

Austin 495 Plaza

4101 Pecan Blvd, McAllen, TX 78501

Presented by
Austin 495 LLC



Price: \$24.00 - \$30.00 /SF/YR

New Constructed Building right next to STC new campus at Ware Rd & Pecan Blvd in McAllen TX.

Austin 495 Plaza

4101 Pecan Blvd, McAllen, TX 78501



The plaza offers 4,425 square feet of total leasable space, with individual units ranging from 1,015 to 3,153 square feet.

Features full sprinkler systems.

Newly constructed building located adjacent to the new South Texas College (STC) campus.

Rental rates are offered on a Full Service Gross lease basis.

Sam Liu

hellosamliu@gmail.com

(646) 289-1560

Austin 495 LLC

4101 Pecan Blvd
McAllen, TX 78501

Austin 495 Plaza

4101 Pecan Blvd, McAllen, TX 78501

4101 Pecan Blvd, McAllen, TX 78501



image 1



Aerial Context

Listing spaces

1st Floor Ste 1

Space Available	1,272 SF
Rental Rate	\$30.00 /SF/YR
Date Available	October 01, 2025
Service Type	Full Service
Space Type	New
Space Use	Retail
Lease Term	3 - 5 Years

1st Floor Ste 3

Space Available	1,051 - 3,153 SF
Rental Rate	\$24.00 /SF/YR
Date Available	October 01, 2025
Service Type	Full Service
Space Type	New
Space Use	Retail
Lease Term	3 - 5 Years

4101 Pecan Blvd, McAllen, TX 78501



Aerial Context



Aerial Context

Listing spaces

1st Floor Ste 4

Space Available	1,015 SF
Rental Rate	\$24.00 /SF/YR
Date Available	October 01, 2025
Service Type	Full Service
Space Type	New
Space Use	Retail
Lease Term	3 - 5 Years

1st Floor Ste 5

Space Available	1,015 SF
Rental Rate	\$24.00 /SF/YR
Date Available	October 01, 2025
Service Type	Full Service
Space Type	New
Space Use	Retail
Lease Term	3 - 5 Years

Austin 495 Plaza

4101 Pecan Blvd, McAllen, TX 78501

Property Photos



Aerial Context



Aerial Context

Austin 495 Plaza

4101 Pecan Blvd, McAllen, TX 78501

Property Photos



Aerial Context



Aerial Context

Austin 495 Plaza

4101 Pecan Blvd, McAllen, TX 78501

Property Photos



Aerial Context



Aerial Context

Austin 495 Plaza

4101 Pecan Blvd, McAllen, TX 78501

Property Photos



Aerial Context



Aerial Context

Austin 495 Plaza

4101 Pecan Blvd, McAllen, TX 78501

Property Photos



Aerial Context



Aerial Context

Austin 495 Plaza

4101 Pecan Blvd, McAllen, TX 78501

Property Photos



Aerial Context



Aerial Context

Austin 495 Plaza

4101 Pecan Blvd, McAllen, TX 78501

Property Photos



Aerial Context



Aerial Context

Austin 495 Plaza

4101 Pecan Blvd, McAllen, TX 78501

Property Photos



Aerial Context



Aerial Context

Austin 495 Plaza

4101 Pecan Blvd, McAllen, TX 78501

Property Photos



Aerial Context



Aerial Context

Austin 495 Plaza

4101 Pecan Blvd, McAllen, TX 78501

Property Photos



Aerial Context



Aerial Context

Austin 495 Plaza

4101 Pecan Blvd, McAllen, TX 78501

Property Photos



Aerial Context



Aerial Context

Austin 495 Plaza

4101 Pecan Blvd, McAllen, TX 78501

Location

