

931 S MCCOLL RD
EDINBURG, TX 78539

RETAIL PROPERTY FOR LEASE

1,257 - 2,057 SF



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

LAURA LIZA PAZ, SIOR
Senior Partner | Managing Broker
956.227.8000 | lauralizap@stx-cre.com



NAI STX | 800 W DALLAS AVE, MCALLEN, TX 78501 | 956.994.8900 | STX-CRE.COM

PROPERTY SUMMARY

931 S MCCOLL RD | EDINBURG, TX 78539



PROPERTY DESCRIPTION

McColl Plaza is a newly constructed, high-exposure retail center offering premier leasing opportunities in one of the area's most active commercial corridors. Strategically located on S. McColl Road just south of Sprague Street, the property benefits from exceptional visibility and strong vehicular traffic counts. The plaza features versatile suite configurations ranging from $\pm 1,257$ to $\pm 5,045$ square feet, ideal for retail, office, or professional service users seeking a prominent location with modern infrastructure. A highly desirable end-cap suite is available, equipped with a drive-thru window—perfect for businesses looking to maximize convenience and accessibility.

PROPERTY HIGHLIGHTS

- Conveniently situated near the Hidalgo County Courthouse and the University of Texas Rio Grande Valley
- Well-suited for retail, office, or professional service businesses
- Located in a high-visibility, high-traffic area

OFFERING SUMMARY

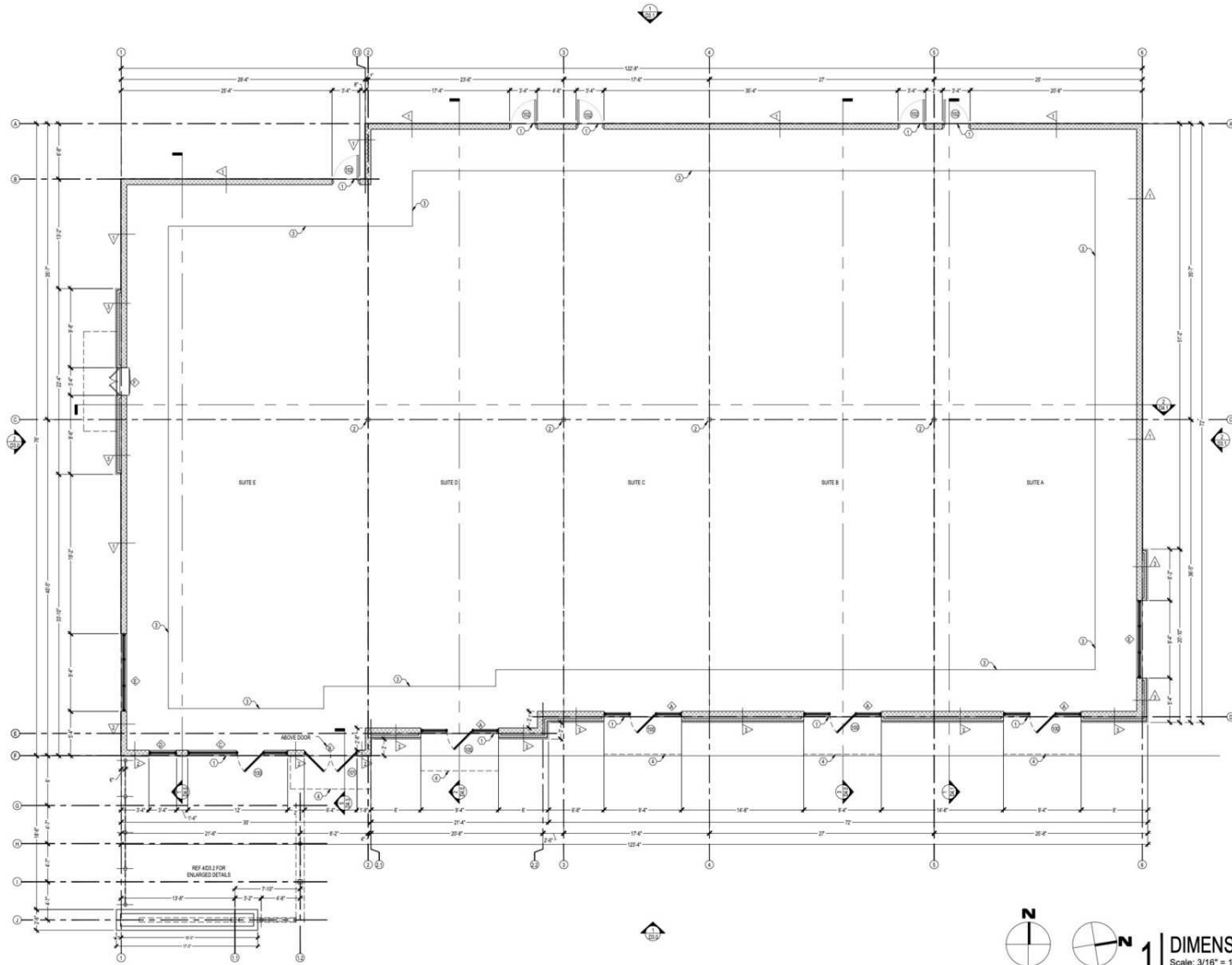
Suite C and D Lease Rate:	\$24.00/SF/YR + NNN (\$3.96/SF)
Suite E with Drive-Thru Lease Rate:	\$32.00/SF/YR + NNN (\$3.96/SF)
Suite C (1,257 SF):	\$2,514 (Base Rent) + \$414.81 (NNN) = 1st Estimated Monthly Total: \$2,928.81
Suite D (1,731 SF):	\$3,462 (Base Rent) + \$571.23 (NNN) = 1st Estimated Monthly Total: \$4,033.23
Suite C and D (2,988 SF):	\$5,976 (Base Rent) + \$986.04 (NNN) = 1st Estimated Monthly Total: \$6,962.04
Suite E (2,057 SF):	\$5,485.33 (Base Rent) + \$678.81 (NNN) = Estimated Monthly Total: \$6,164.14
Suite C, D, and E (5,045 SF):	\$11,461.33 (Rent) + \$1,664.85 (NNN) = Estimated Monthly Total \$13,126.18

FOR LEASE | RETAIL PROPERTY

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI STX makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

FLOOR PLANS

931 S MCCOLL RD | EDINBURG, TX 78539



GENERAL NOTES
GENERAL CONDITIONS OF THE CONTRACTOR FOR CONSTRUCTION:

1. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BECOME FAMILIAR WITH THE PROJECT AND THE SPECIFICATIONS PRIOR TO BIDDING OR COMMENCING WORK.
2. BRING IMMEDIATE ATTENTION TO THE DESIGNER REGARDING ANY ERRORS, OMISSIONS OR DISCREPANCIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT ANY DEFECTIVE WORK CAUSED BY PROCEEDING WITH WORK WHEN CLARIFICATIONS FROM THE DESIGNER WERE NOT SOUGHT.
3. EXAMINE SPECIFIED PRODUCTS AND SUBMIT WRITTEN EXCEPTIONS, OBJECTIONS, OR SUBSTITUTIONS WITH ANALYSIS AND RECOMMENDATIONS PRIOR TO SUBMITTING BID COSTS OR COMMENCING WORK.
4. THE RESPONSIBILITY FOR THE ADEQUACY OF PROPOSED SUBSTITUTIONS FALLS ON THE GENERAL CONTRACTOR. SHOULD A SUBSTITUTION PRODUCT FAIL TO PERFORM WHERE THE ORIGINALLY SPECIFIED PRODUCT WOULD HAVE PERFORMED, THE GENERAL CONTRACTOR SHALL PERFORM ALL NECESSARY WORK TO REINSTATE THE ORIGINAL PRODUCT AT NO ADDITIONAL COST.
5. ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED AGAINST DEFECTS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM APPROVAL FOR FINAL PAYMENT, UNLESS STIPULATED OTHERWISE.
6. WHENEVER MATERIAL ARE STORED AT THE JOB SITE, THEY SHOULD BE PROTECTED FROM DAMAGE, VANDALISM, FIRE AND INCIDENT WEATHER. THE GENERAL CONTRACTOR SHALL PRODUCE EVIDENCE OF INSURANCE FOR MATERIALS STORED PRIOR TO PAYMENT BY THE OWNER.
7. THE WORD "PROVIDE" SHALL MEAN "FURNISH AND INSTALL COMPLETE AND READY TO USE".
8. PROVIDE ALL REQUIRED UTILITY/STRUCTURAL COMPONENTS AND/OR CONNECTIONS FOR THE FUNCTIONAL USE OF ALL CONTRACTOR SUPPLIED EQUIPMENT OR APPLIANCES, REGARDLESS OF ANY DIMENSIONS OR INCONSISTENCIES IN THE CONSTRUCTION DOCUMENTS.
9. PROVIDE ACOUSTICAL BARRIER BETWEEN FLOOR LEVELS AND ON INTERIOR WALLS.

AREA SCHEDULE

AREA	DATA
TOTAL BUILDING AREA:	8,791 SQ. FT.
SUITE A:	1,797 SQ. FT.
SUITE B:	1,389 SQ. FT.
SUITE C:	1,207 SQ. FT.
SUITE D:	1,731 SQ. FT.
SUITE E:	1,677 SQ. FT.

KEY NOTES

1. LINE OF CHANGE IN FLOORING
2. COLUMN TO BE PAINTED, REFER TO STRUCTURAL DWGS
3. POOR STOP REFER TO STRUCTURAL DWGS
4. LINE OF CANOPY ABOVE

WALL LEGEND

- 1. 1/2" CMU WALL WITH ORIGINAL COLOR BRICK FINISH OR PAPER BACKED 3/4 POUNDS METAL LATH REFER TO EXTERIOR ELEVATIONS FOR COLOR.
- 2. 1/2" CMU WALL WITH CONCRETE PLASTER FINISH
- 3. 1/2" CMU WITH 1/2" CMU HANDSCOT AND MODULAR SIZE BRICK BY BRICK SELECTIONS

NOMA

400 N. WOLANA SUITE 100
MCKENNA, TX 75801
OFFICE: 936.432.7172
FAX: 936.432.7171
WWW.NOMADIGITALDESIGN.COM

PROJECT NAME

**MCCOLL PHASE-1
PLAZA**
EDINBURG, TX

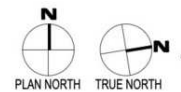
PROJECT No: 1867
PHASE: CD's
ISSUE DATE: 05/06/19
DRAWN BY: AC
CHECKED BY: CC

- AS1-1-07.18.19
- AS1-2-08.07.19
- AS1-3-08.26.19
- AS1-4-09.24.19

S H E E T

D2.0

COPYRIGHT PROTECTED
NOMA DESIGN STUDIO



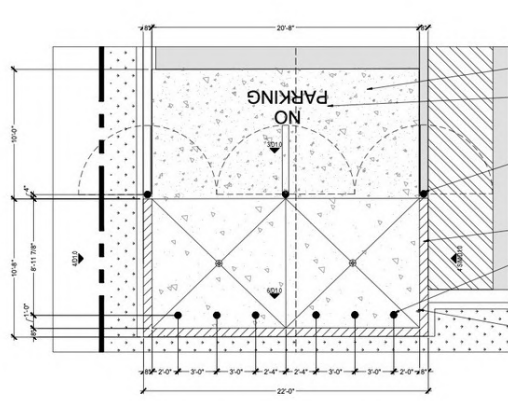
DIMENSIONAL FLOOR PLAN
Scale: 3/16" = 1'-0"

FOR LEASE | RETAIL PROPERTY

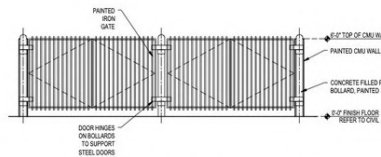
Disclaimer: The information contained herein was obtained from sources believed reliable. NAI STX makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

SITE PLANS

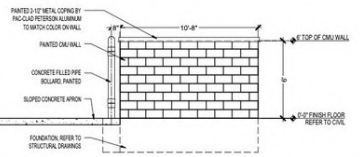
931 S MCCOLL RD | EDINBURG, TX 78539



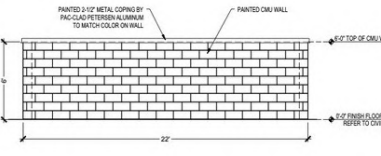
2 | ENLARGED DUMPSTER
Scale: 1/4" = 1'-0"



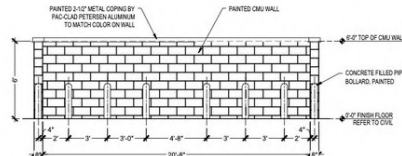
3 | DUMPSTER FRONT ELEVATION
Scale: 1/4" = 1'-0"



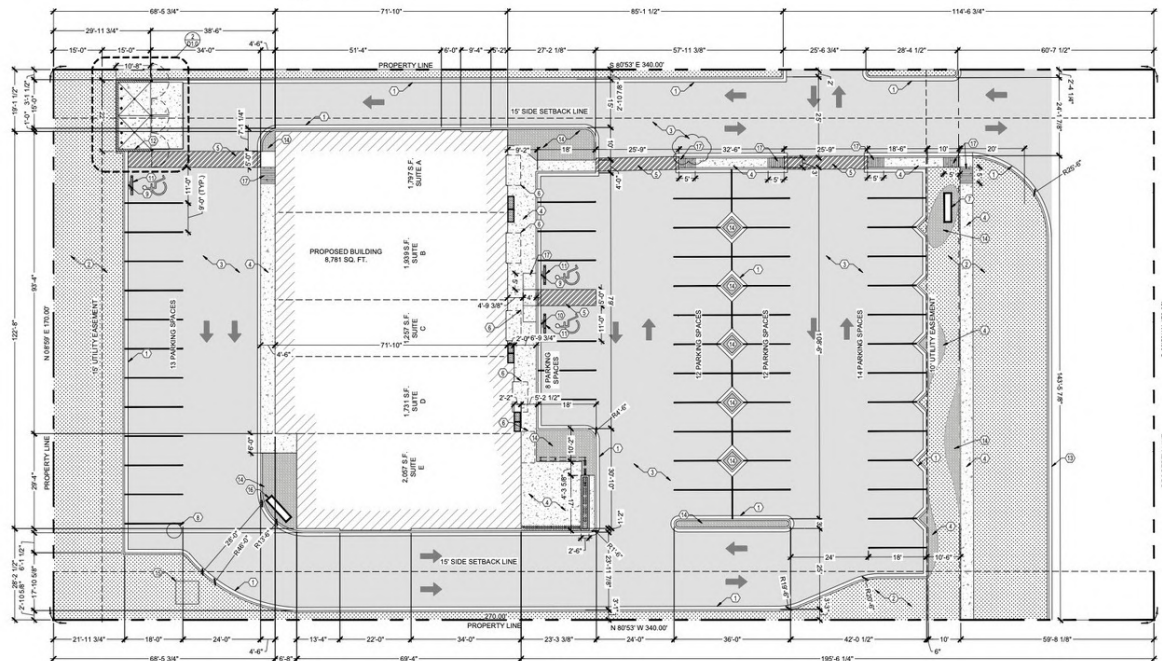
4 | DUMPSTER SIDE ELEVATION
Scale: 1/4" = 1'-0"



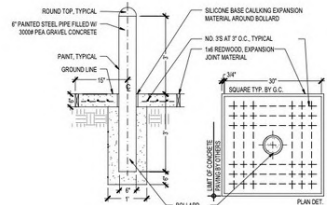
5 | DUMPSTER BACK ELEVATION
Scale: 1/4" = 1'-0"



6 | DUMPSTER INTERIOR ELEVATION
Scale: 1/4" = 1'-0"



1 | SITE PLAN
Scale: 1/16" = 1'-0"



7 | BOLLARD DETAIL
Scale: 1" = 1'-0"

- SITE GENERAL NOTES**
- NO WALLS TO EXCEED 2% CROSS SLOPE NOT TO EXCEED 2% UNLESS OTHERWISE NOTED.
 - REFER TO CIVIL DRAWINGS FOR GRADING, SITE UTILITIES, ASPHALT AND CONCRETE FINISHES, CURBS, GUTTERS, BUILDING & DRIVE DIMENSIONS & LOCATIONS.
 - ALL WORK SHOWN IS EXISTING UNLESS INDICATED AS NEW.
 - ALL DIMENSIONS AT CURB LINES TO FACE OF CONCRETE CURBS.
 - REFER TO MEP DRAWINGS FOR UNDERGROUND ELECTRICAL & OVERHEAD UTILITIES.

SITE INFORMATION

TOTAL BUILDING AREA	8,781 SQ. FT.
BUILDING USE	RETAIL
RESTAURANT DINING AREA	1,071 SQ. FT.
RESTAURANT (1 SPACE IS 50 SQ. FT.)	28
PARKING PROVIDED	59

- SITE LEGEND**
- PROPOSED BUILDING LOCATION
 - LANDSCAPE AREA. REFER TO CIVIL DWGS
 - CONCRETE SIDEWALK. REFER TO CIVIL DWGS
 - ASPHALT PAVEMENT. REFER TO CIVIL DWGS

- SITE KEY NOTES**
- CURB AND GUTTER. REFER TO CIVIL DWGS.
 - PLANTING AREA. REFER TO CIVIL DWGS. AND SHEET L15'S
 - ASPHALT PAVEMENT. REFER TO CIVIL DWGS.
 - CONCRETE SIDEWALK. REFER TO CIVIL DWGS.
 - PAINTED STRIPING. REFER TO CIVIL DWGS.
 - LINE OF CANOPY ABOVE RESTAURANT ELEVATIONS
 - MANHOLE SIGN COORDINATE WITH MEP FOR ELECTRICAL
 - PROPOSED GREASE TRAP LOCATION
 - H/C SIGN. REFER TO SHEET D03 - ACCESSIBILITY REQUIREMENTS.
 - UNACCESSIBLE H/C SIGN REFER TO SHEET D01 - ADA GENERAL NOTES.
 - CONCRETE WHEEL STOP
 - DUMPSTER ENCLOSURE
 - EXISTING CURB AND GUTTER
 - DECOMPOSED GRANITE GROUND COVER BY SOUTHERN NATURAL STONE
 - CONCRETE PAD FOR UTILITY COMPANY TRANSFORMER. REFER TO MEP.
 - DRIVE-THRU ACCESS SIGN
 - SAMP REFER TO CIVIL DWGS FOR FINISH

NOMA
488 W. NOLA AVE. SUITE 104
MCKINNEY, TX 75069
OFFICE: 972.353.1972
FAX: 972.353.7321
WWW.NOMADDESIGNSTUDIO.COM

PROJECT NAME
MCCOLL PHASE-1
PLAZA
EDINBURG, TX

PROJECT No: 1867
PHASE: CD's
ISSUE DATE: 05/06/19
DRAWN BY: AC
CHECKED BY: CC

ASI # 4 - 09.24.19
SHEET
D1.0

COPYRIGHT PROTECTED
NOMA DESIGN STUDIO

FOR LEASE | RETAIL PROPERTY

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI STX makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

ADDITIONAL PHOTOS

931 S MCCOLL RD | EDINBURG, TX 78539

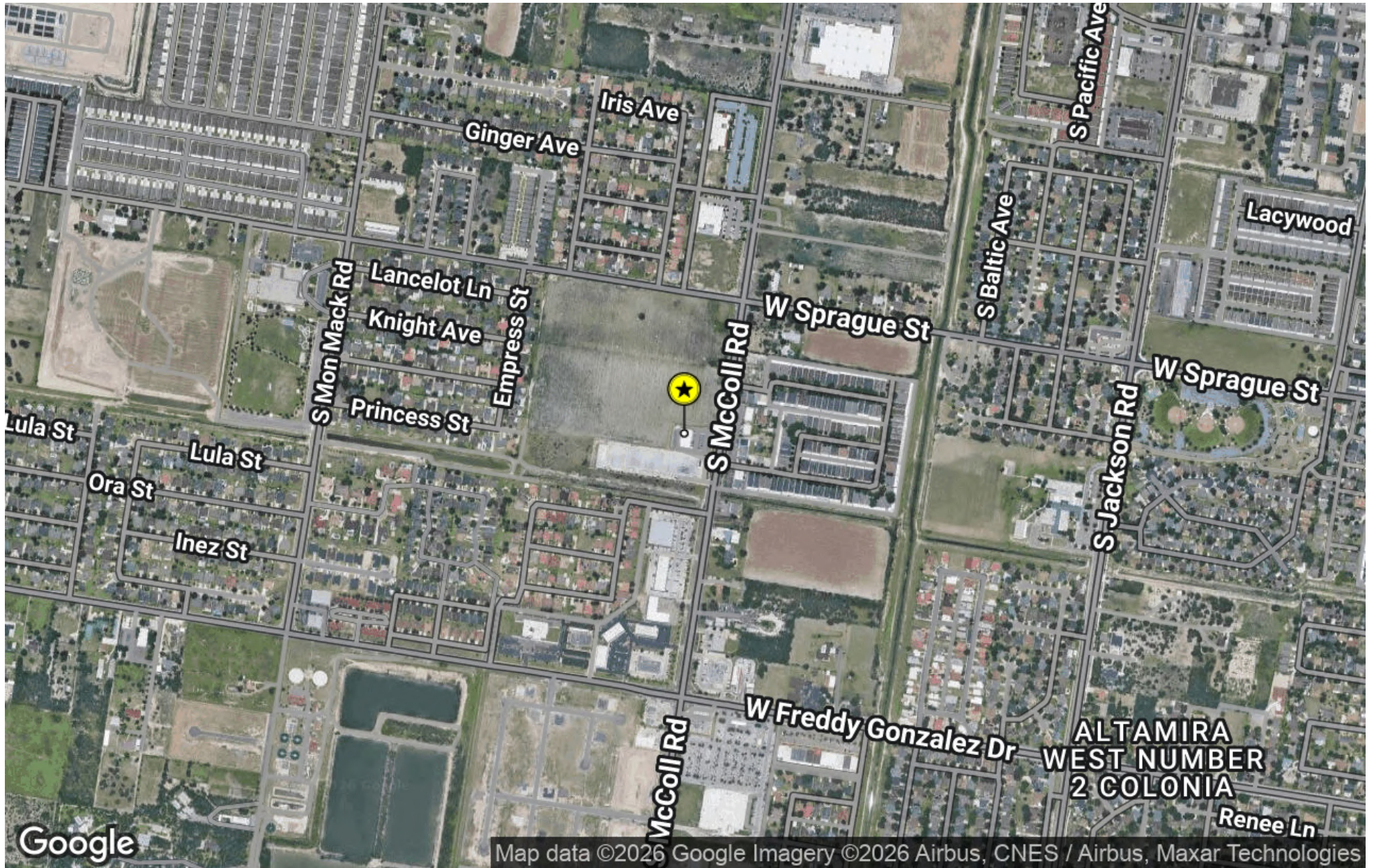


FOR LEASE | RETAIL PROPERTY

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI STX makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

AERIAL MAP

931 S MCCOLL RD | EDINBURG, TX 78539



FOR LEASE | RETAIL PROPERTY

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI STX makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

RETAIL MAP

931 S MCCOLL RD | EDINBURG, TX 78539



FOR LEASE | RETAIL PROPERTY

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI STX makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

FOR INFORMATION & SITE TOURS CONTACT:

LAURA LIZA PAZ, SIOR
NAI STX

Senior Partner | Managing Broker

lauralizap@stx-cre.com

956.227.8000



The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI STX, and should not be made available to any other person or entity without the written consent of the Broker. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. NAI STX has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property.

The information contained herein has been obtained from sources we believe to be reliable; however, NAI STX has not verified, and will not verify, any of the information contained herein, nor has the aforementioned Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent. **An owner’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

NAI STX	9008410	lauralizapaz@stx-cre.com	956.994.8900
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Laura Liza Paz, SIOR	437175	lauralizapaz@stx-cre.com	956.994.8900
Designated Broker of Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Laura Liza Paz, SIOR	TX #437175	lauralizap@stx-cre.com	956.227.8000
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date