

MCCOLL COMMERCIAL PARK

2624 N. MCCOLL RD., MCALLEN, TX 78501

FOR LEASE



Lease Rate	\$4,135/MO
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OFFERING SUMMARY

Building Size:	18,000 SF
Available SF:	6,000 SF
Lot Size:	1.084 Acres
Year Built:	1998
Market:	McAllen, Edinburg, Pharr MSA
Submarket:	Greater McAllen
Traffic Count:	26,000

PROPERTY OVERVIEW

2624 N. McColl has a reception area, 7 offices, lobby, 4 storage spaces, breakroom, 10x12 overhead door & 5 half-wall. Office 3,000 SF and 3,000 SF warehouse.

LOCATION OVERVIEW

McColl Commercial Park - Located on the Southeast corner of N. McColl & Whitewing Ave. in McAllen.

PROPERTY HIGHLIGHTS

- Heavy Traffic
- Excellent Visibility
- 6,000 Square Feet
- Office with Warehouse space in back

2624 N McColl	\$4,135 per month	6,000 SF
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PROPERTY INFORMATION

Property Type	Flex Space
Property Subtype	Office Warehouse
APN #	M2550-00-000-0001-00
Corner Property	Yes
Traffic Count	26000
Traffic Count Street	McColl
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
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UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Gas / Propane	Yes
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

LOCATION INFORMATION

Building Name	McColl Commercial Park
Street Address	2624 N. McColl Rd.
City, State, Zip	McAllen, TX 78501
County	Hidalgo
Market	McAllen, Mission, Edinburg
Sub-market	Greater McAllen
Cross-Streets	N. McColl Rd & Whitewing Ave.
Side of the Street	North
Road Type	Paved
Market Type	Medium
Nearest Highway	Expressway 281
Nearest Airport	McAllen (MFE)

BUILDING INFORMATION

Building Class	B
Occupancy %	100.0%
Tenancy	Multiple
Number of Floors	1
Year Built	1998
Gross Leasable Area	18,000 SF
Warehouse %	50.0%
Roof	Flat
Free Standing	Yes
Number of Buildings	1

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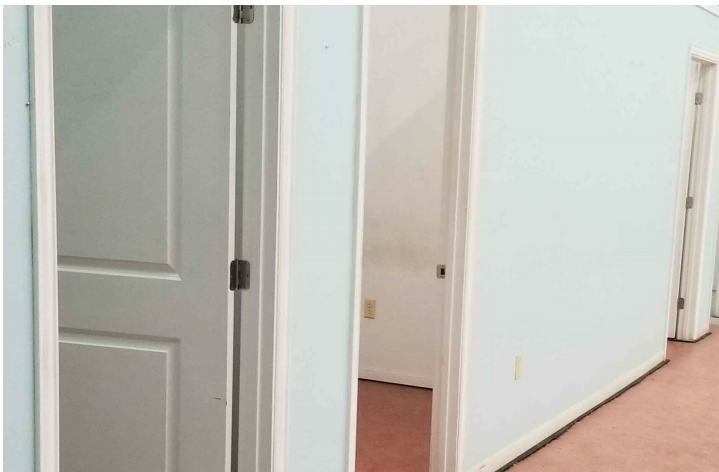


ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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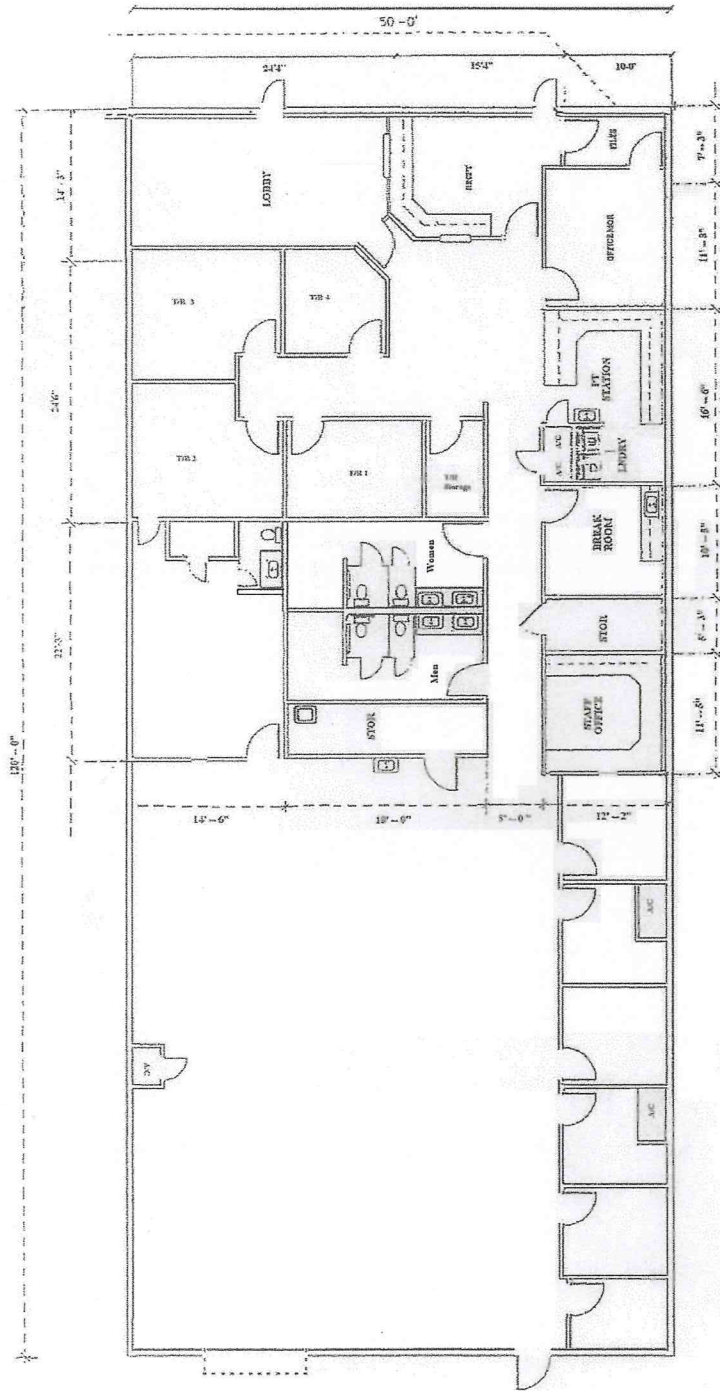


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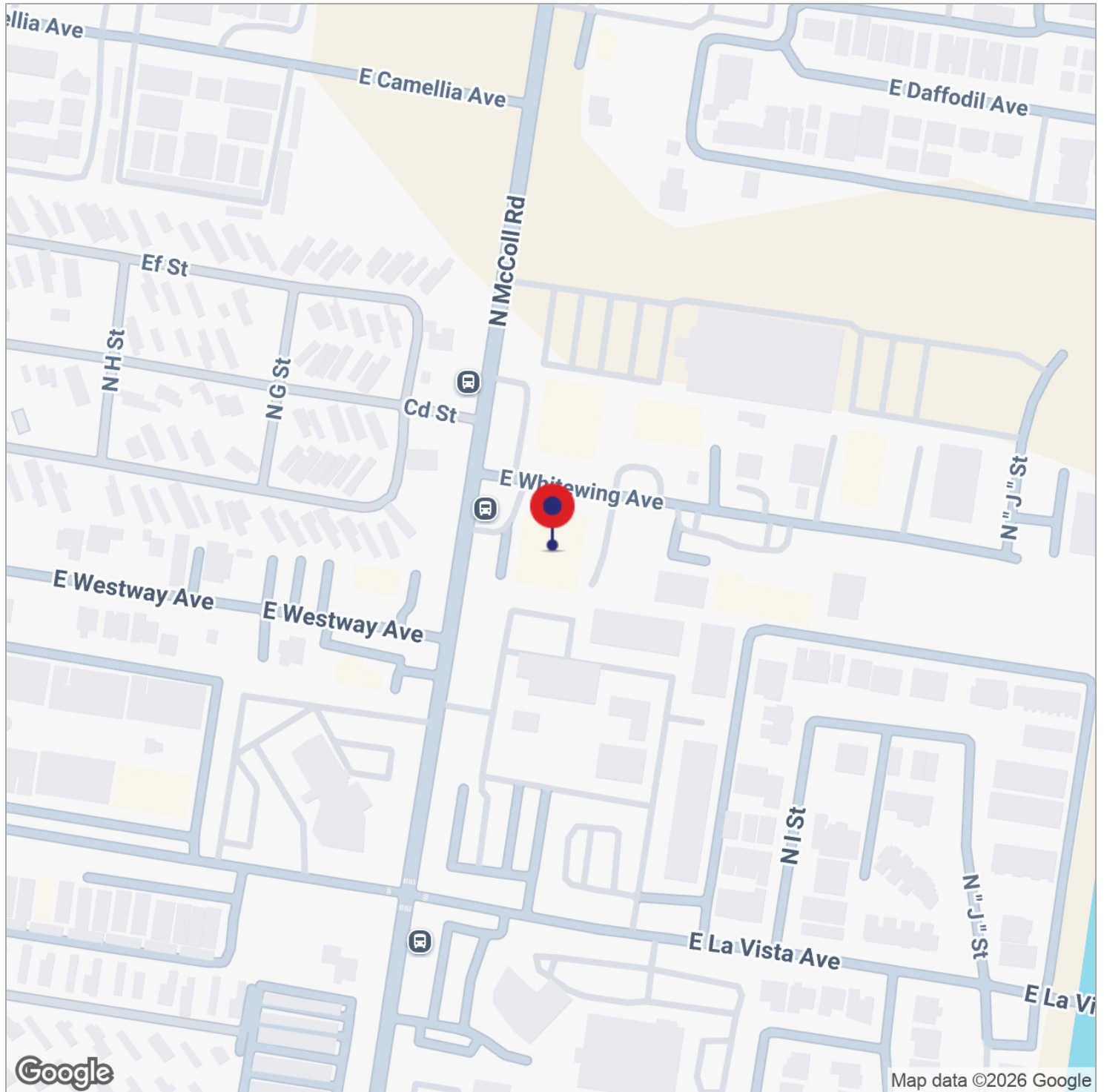


2624 N. McColl
 6,000 sf (50' x 120')

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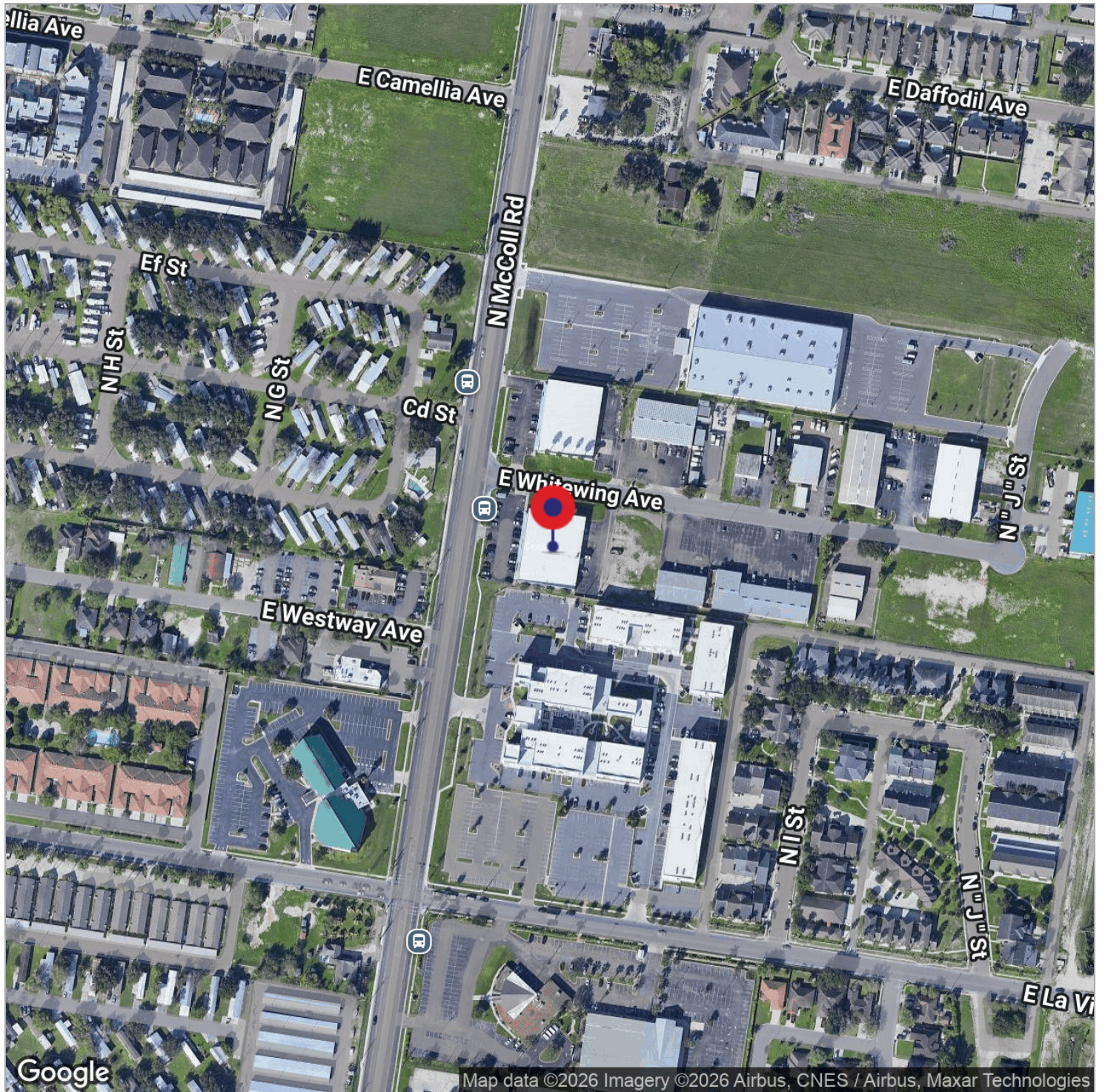
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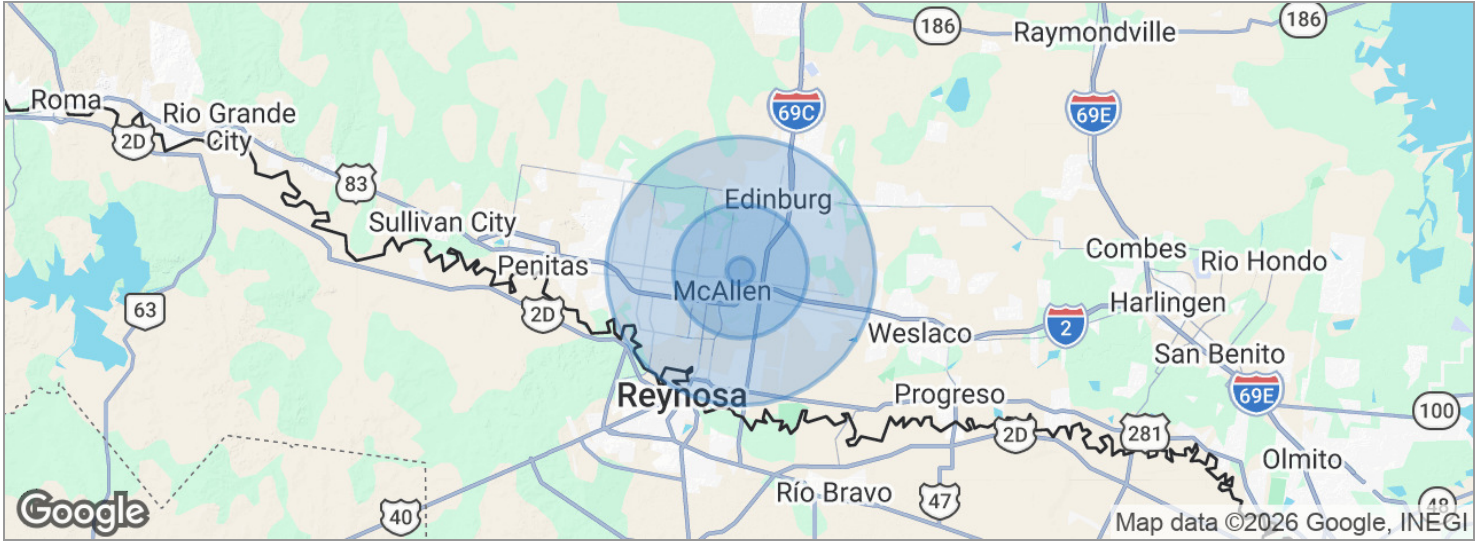
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	13,072	250,595	594,226
Median age	32.7	33.7	32.2
Median age (Male)	30.8	32.0	30.9
Median age (Female)	33.1	35.3	33.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	4,741	82,816	186,270
# of persons per HH	2.8	3.0	3.2
Average HH income	\$70,542	\$81,615	\$76,354
Average house value	\$126,689	\$172,689	\$156,724

* Demographic data derived from 2020 ACS - US Census

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DISCLAIMER 2

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DISCLAIMER

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Information About Brokerage Services

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

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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date