



# WALGREENS GROUND LEASE

901 S 10<sup>th</sup> Mcallen, TX, 78501

Houston Ave

S 10th St

ROSS  
DRESS FOR LESS

dd's  
DISCOUNTS

Burlington

SOUTH TEXAS  
HEALTH SYSTEM  
McALLEN

Tiffany Plaza  
Burger King  
MoneyGram  
Smoothie King  
Paper 8  
Days Inn  
SUBWAY  
Little Caesars  
Comfort Suites  
Black Bear Diner  
Baymont INN & SUITES  
MAJOR HEALTH FOODS  
WHATABURGER  
GAVEL  
OLD NAVY  
McDonald's

14,168  
SF



Siempre  
Natural

DOLLAR  
TREE



H-E-B

SOUTH TEXAS HEALTH SYSTEM  
McALLEN

Tiffany Plaza

Burger King

MoneyGram

Super 8

Little Caesars

Subway

Comfort Suites

Black Bear Diner

EAYMONT INN & SUITES

Old Navy

MAJOR HEALTH FOODS

WHATABURGER

GRAVEL

Starbucks

Chick-fil-a

Dillard's

Logan's ROADHOUSE

Macy's

GameStop

STVT

PANDORA

CINEMARK

SEPHORA

JCPenney

Best Western PLUS

INTERSTATE TEXAS  
2

Burlington

dd's DISCOUNTS

ROSS DRESS FOR LESS

SIEMPRE Natural

10th St

TRUFIT ATHLETIC CLUBS

Houston Ave

LAREDO TACO COMPANY



Houston Ave

S 10th St



# Location Description

Strategically located just north of Expressway 83 on South 10th Street, this property sits at the center of McAllen's retail, healthcare, and logistics hub. Serving a regional cross-border population of over 1.3 million, McAllen is one of the fastest-growing and most resilient markets in South Texas. The site benefits from excellent frontage, signalized intersection access, and adjacency to major national retailers within the Central Market Place development.

## Investment Highlights

- Excellent store front visibility and location
- Signalized Intersection
- Drive-thru available
- 901 S. 10th Street, McAllen, TX
- Part of the Central Market Place development; situated on a busy retail boulevard just north of Expressway 83
- Current Occupancy:
- Occupied by Dollar Tree
- Regional Demographics & Market Strength:
- Population: 42,223 within 2 miles; 233,917 within 5 miles
- Households: 14,139 within a 2-mile radius
- Consumer Spending: \$340.3 million within a 2-mile radius

## Property Details

Sale Price:

Contact For Pricing

Lot Sizes:

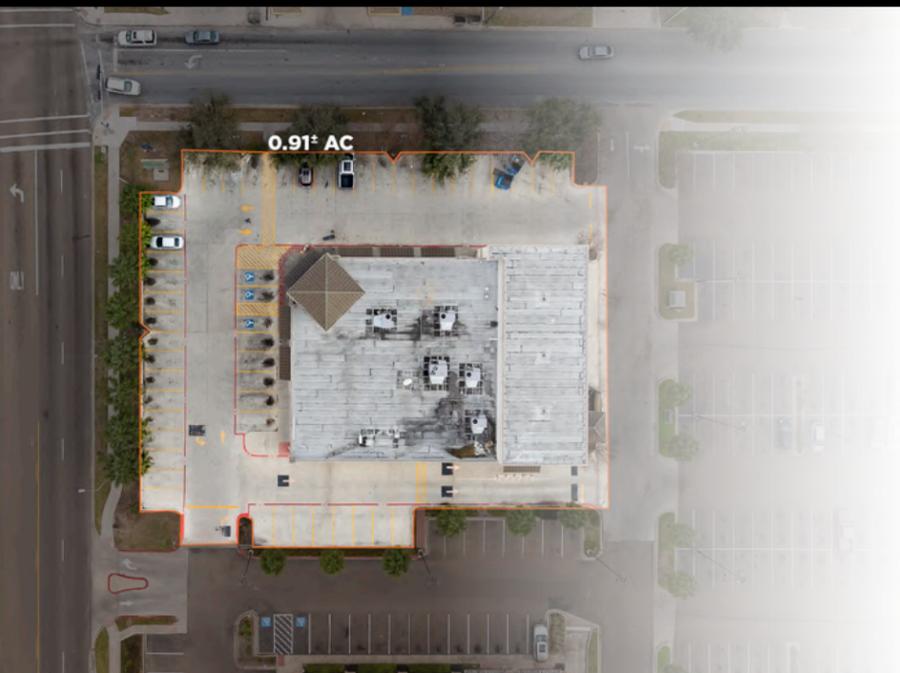
0.91 ±AC

Building Size:

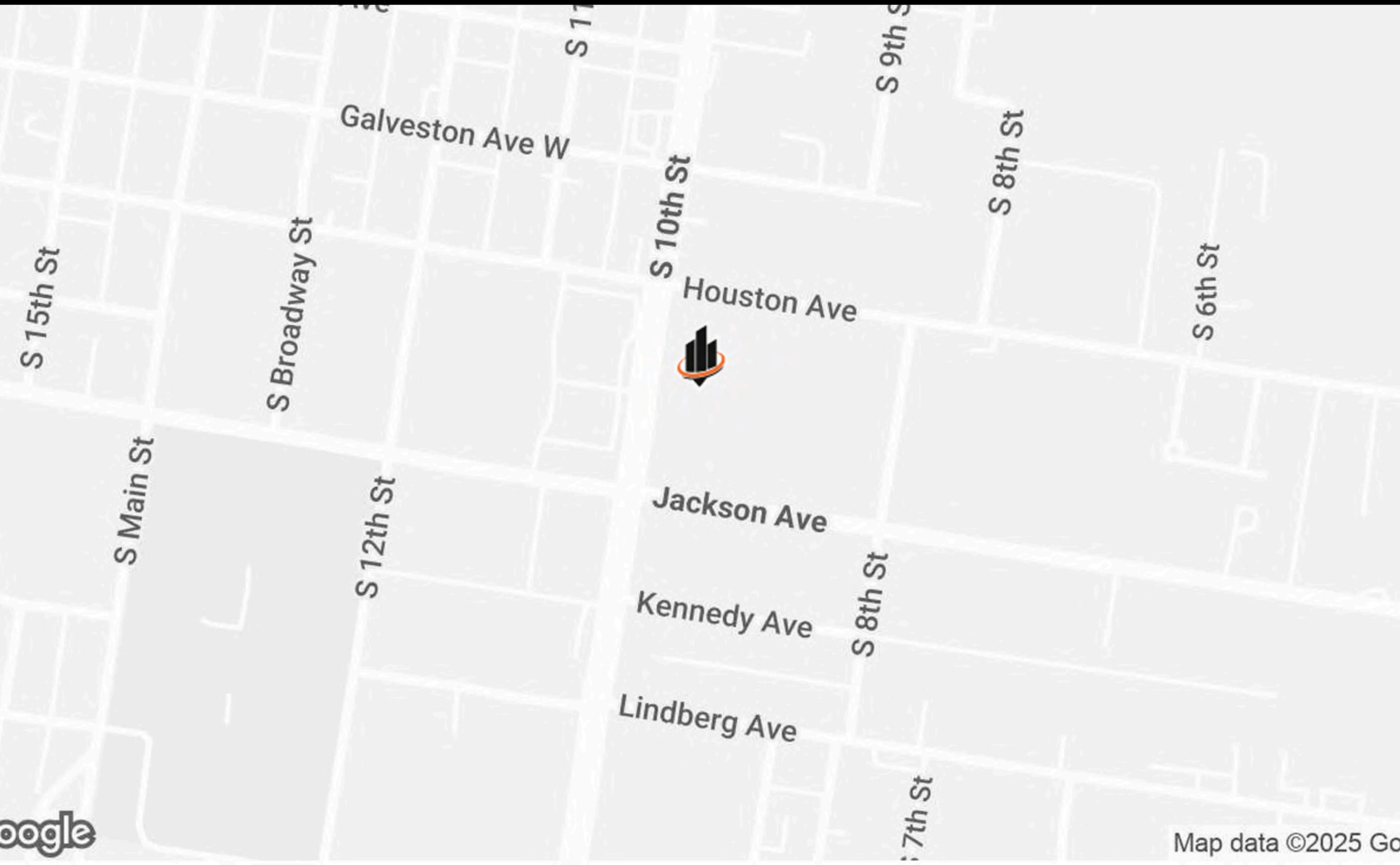
14,168± SF

Property Type:

Retail



# Location Map



# DEMOGRAPHIC SUMMARY

## POPULATION

1 MILE	8,922
3 MILES	91,203
5 MILES	221,723

## HOUSEHOLDS

1 MILE	3,486
3 MILES	32,840
5 MILES	76,035

## HOUSEHOLD INCOME

1 MILE	\$52,876
3 MILES	\$64,034
5 MILES	\$78,179



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BEYOND ORDINARY COMMERCIAL REAL ESTATE