

FOR LEASE

# PARKE AT NOLANA

NEC OF NOLANA AVE & N. 34TH ST  
MCALLEN, TEXAS 78504



Developed by:



**MIKE GARANSUAY, DIRECTOR OF LEASING**

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**CRAIG GARANSUAY, CEO**

210.667.6466 | [craig@corporateassetpartners.com](mailto:craig@corporateassetpartners.com)

No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.

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## PROPERTY HIGHLIGHTS

Parke at Nolana is anchored by Target (125,000 SF) and Wal-Mart Super Center (203,000 SF) positioned at the controlled intersection of Nolana and 34th Street. Close proximity to:

- McAllen Sports Park – A multi-use facility includes eight fields and one championship field of various sports including soccer, football, rugby, and ultimate Frisbee as well as numerous community and special events, lighted tennis courts, a basketball court, playground & water feature.
- Castaneda Elementary School
- De Leon Middle School
- Boys and Girls Club of McAllen
- Nationally recognized McAllen Library
- Spectrum Communications Call Center (100,000 SF)

## PAD SITES

LOT 3: 2.053 ACRES - Divisible  
LOT 4: 2.062 ACRES - Divisible  
LOT 5: 1.056 ACRES

## POWER CENTER GLA

164,073 SF

## RENTAL RATE/NNN

Call for Pricing

## TRAFFIC COUNTS

Nolana Ave: 37,000 VPD | Ware Rd: 39,000 VPD

## AREA RETAILERS

Target, Wal-Mart Super Center, HEB, Ollie's, South Texas Health Systems, STHS ER, CareNow, Firestone, Take 5, Blue Wave, Chase, 7-11, Wendy's, McDonald's, DQ, Golden Chick, Whataburger, Dutch Bros, Dunkin, Schlotzly's, Peter Piper Pizza, Chick-fil-a and Starbuck's to name a few.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Total Population	16,189	108,816	225,553
2024 Households	5,398	38,573	78,361
2024 Daytime Population	15,291	121,942	281,453
2024 Average Household Income	\$84,829	\$92,717	\$88,378

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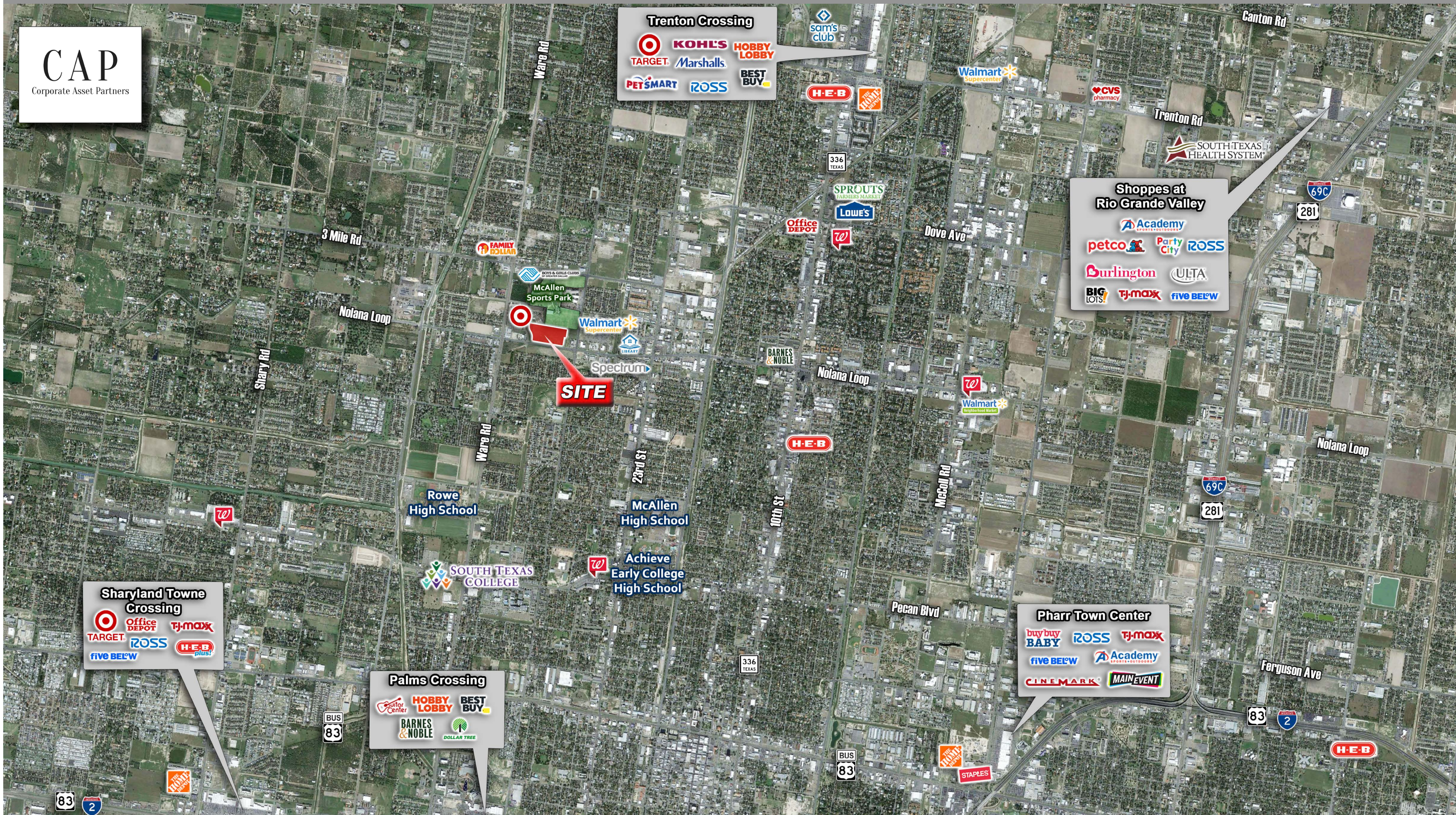
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**Trenton Crossing**

- TARGET
- KOHL'S
- HOBBY LOBBY
- Marshall's
- PETSMART
- ROSS
- BEST BUY
- HEB
- Walmart Supercenter
- CVS pharmacy
- South Texas Health System

**Shoppes at Rio Grande Valley**

- Academy Sports & Outdoors
- petco
- Party City
- ROSS
- Burlington
- ULTA
- BIG LOTS
- TJ-MAXX
- FIVE BELOW

**Sharyland Towne Crossing**

- TARGET
- Office DEPOT
- TJ-MAXX
- ROSS
- HEB plus!
- FIVE BELOW

**Palms Crossing**

- Office Center
- HOBBY LOBBY
- BEST BUY
- BARNES & NOBLE
- DOLLAR TREE

**Pharr Town Center**

- buybuy BABY
- ROSS
- TJ-MAXX
- FIVE BELOW
- Academy Sports & Outdoors
- CINEMARK
- MAINEVENT

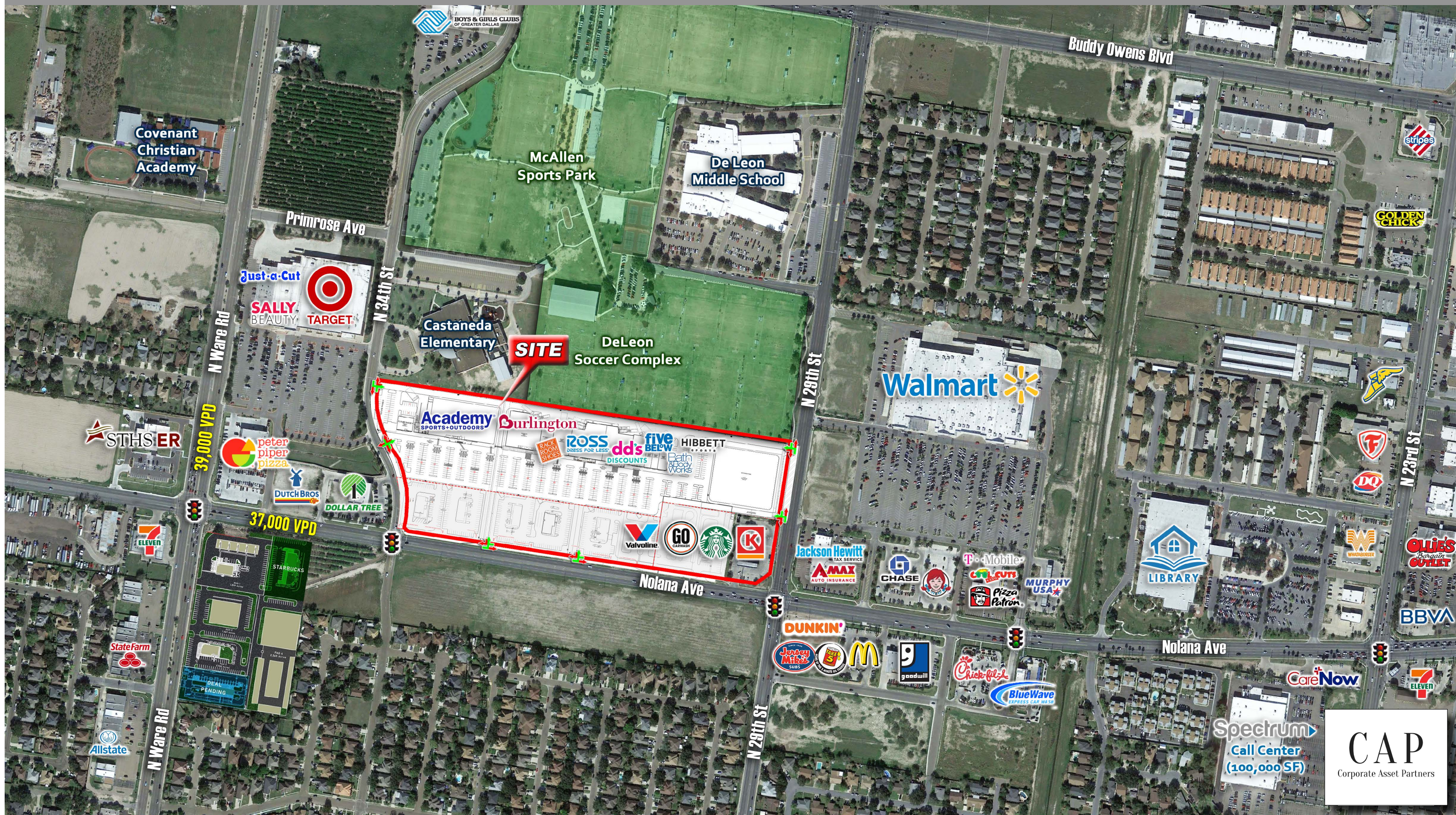
**SITE**



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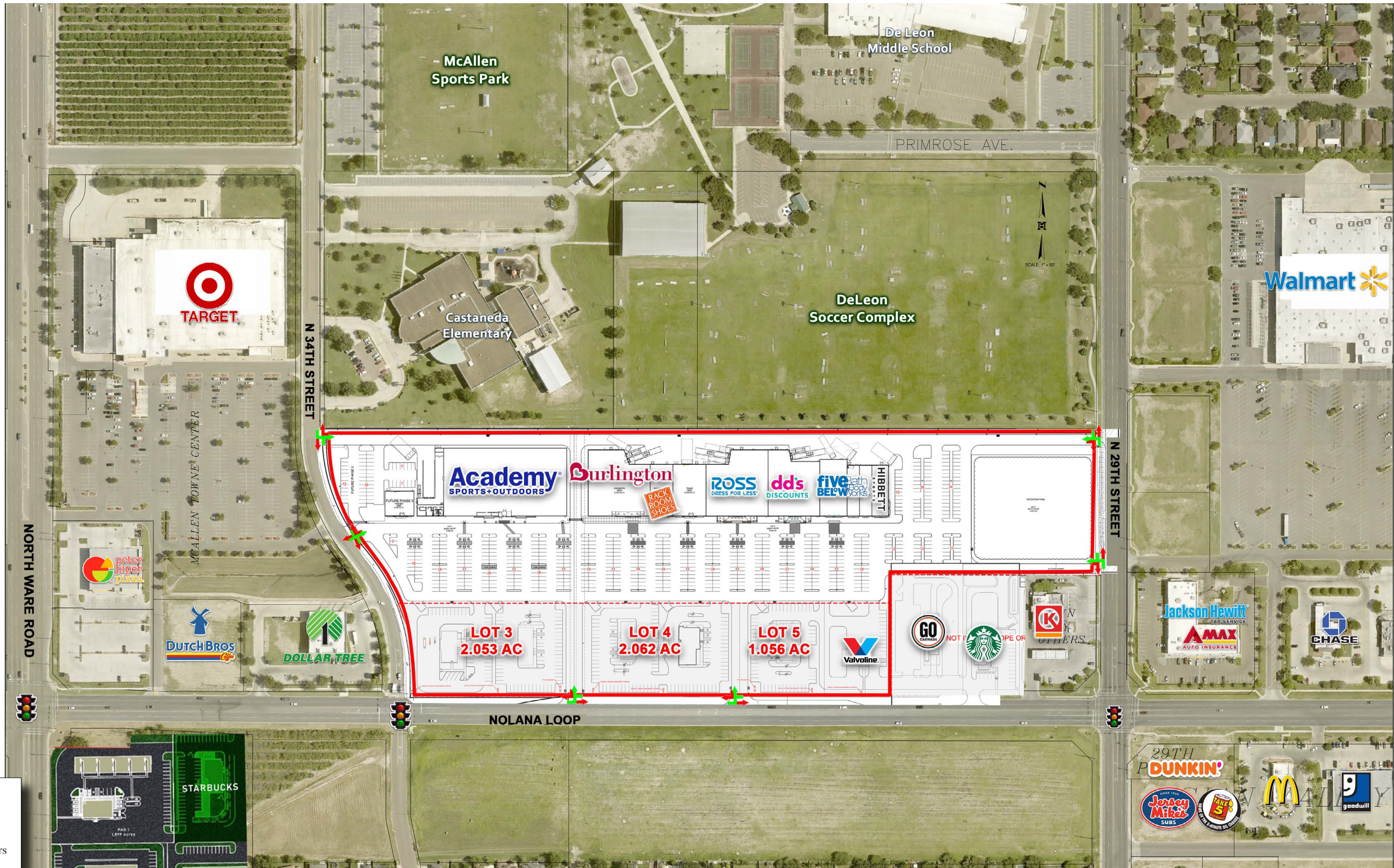


**CAP**  
Corporate Asset Partners

FOR LEASE

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### PARKE AT NOLANA PARKING RECONCILIATION

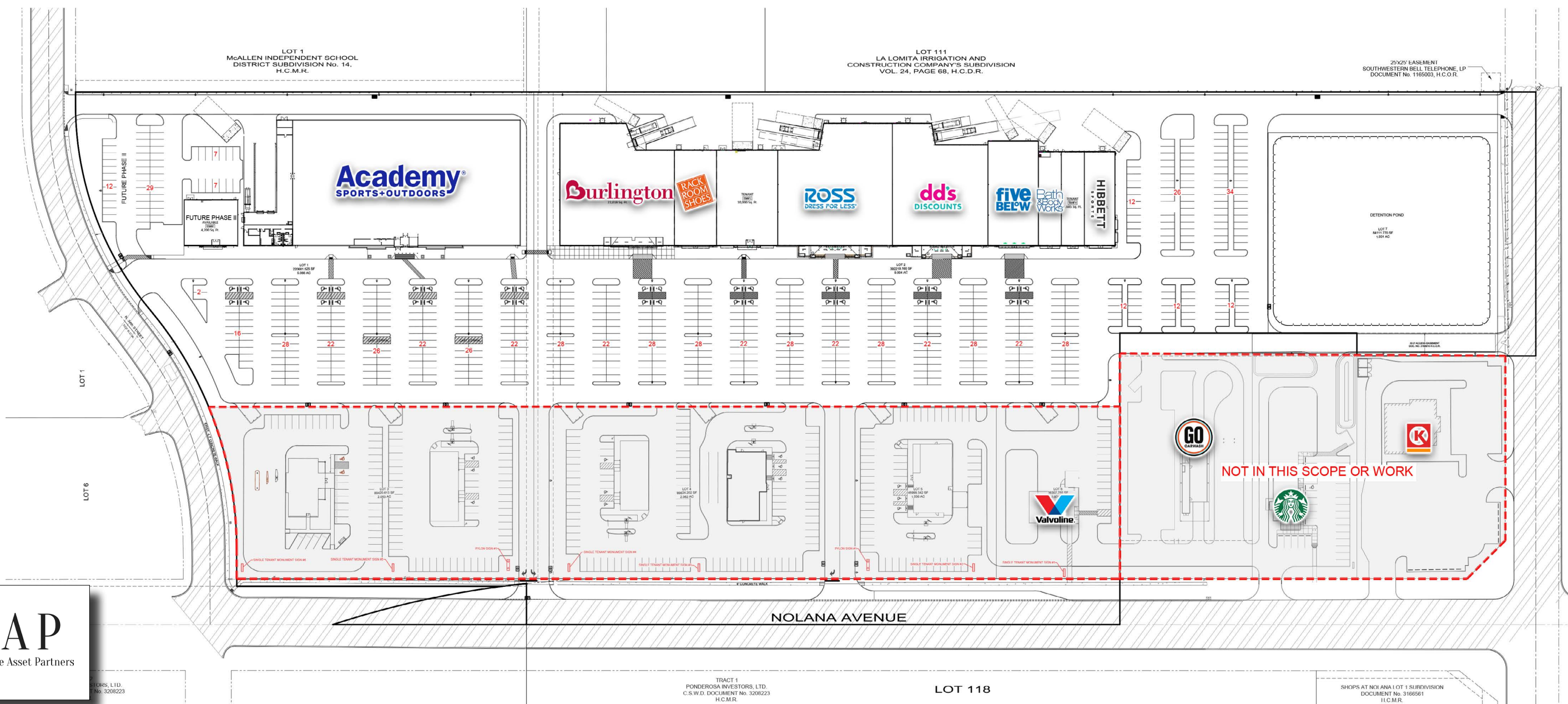
TOTAL GLA	159,473 S.F.	MCALEN PARKING CODE	
PARKING STALLS	633	1 PER 400 S.F.	1 PER 250 S.F.
HANDI-CAP STALLS	36	2.5 PER 1,000	4 PER 1,000
TOTAL PARKING STALLS	669	TOTAL PARKING STALLS REQUIRED	TOTAL PARKING STALLS REQUIRED
TOTAL	1 PER 238.38 S.F.	398.68	637.89

### LAND AREA ANALYSIS

RETAIL SITE AREA	14.07 ACRES
PAD SITES 3-6	6.005 ACRES
DETENTION POND	1.931 ACRES
NOLANA R.O.W. DEDICATION	1.339 ACRES
29th ST. R.O.W. DEDICATION	0.396 ACRES
TOTAL	23.741 ACRES

### BUILDING AREAS

BURLINGTON	22,018 SQ. FT.
RACK ROOM SHOES	6,875 SQ. FT.
TENANT	10,000 SQ. FT.
ROSS	22,008 SQ. FT.
DD'S	18,010 SQ. FT.
FIVE BELOW	9,942 SQ. FT.
BATH & BODY WORKS	3,685 SQ. FT.
TENANT	3,685 SQ. FT.
HIBBET	4,950 SQ. FT.
MISC. RETAIL PHASE II	4,200 SQ. FT.
SPORTING GOODS PHASE II	55,000 SQ. FT.
TOTAL	159,473 SQ. FT.



**CAP**  
Corporate Asset Partners

SHOPS, LTD.  
No. 3208223

TRACT 1  
PONDEROSA INVESTORS, LTD.  
C.S.W.D. DOCUMENT No. 3208223  
H.C.M.R.

LOT 118

SHOPS AT NOLANA LOT 1 SUBDIVISION  
DOCUMENT No. 3166561  
H.C.M.R.

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<b>SIGN A</b>	Parke at Nolana
Type:	Pylon
Illumination:	Internally Illuminated LED
Square Footage:	252.00

<b>SIGN B</b>	Parke at Nolana
Type:	Pylon
Illumination:	Internally Illuminated LED
Square Footage:	252.00

<b>SIGN C</b>	Monument Sign
Type:	Single -Tenant Monument Sign
Actual Size:	120" x 120"
Viewable Size:	84" x 10'-0" Cabinet
Square Footage:	100.00

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FRONT ELEVATION



FRONT ELEVATION

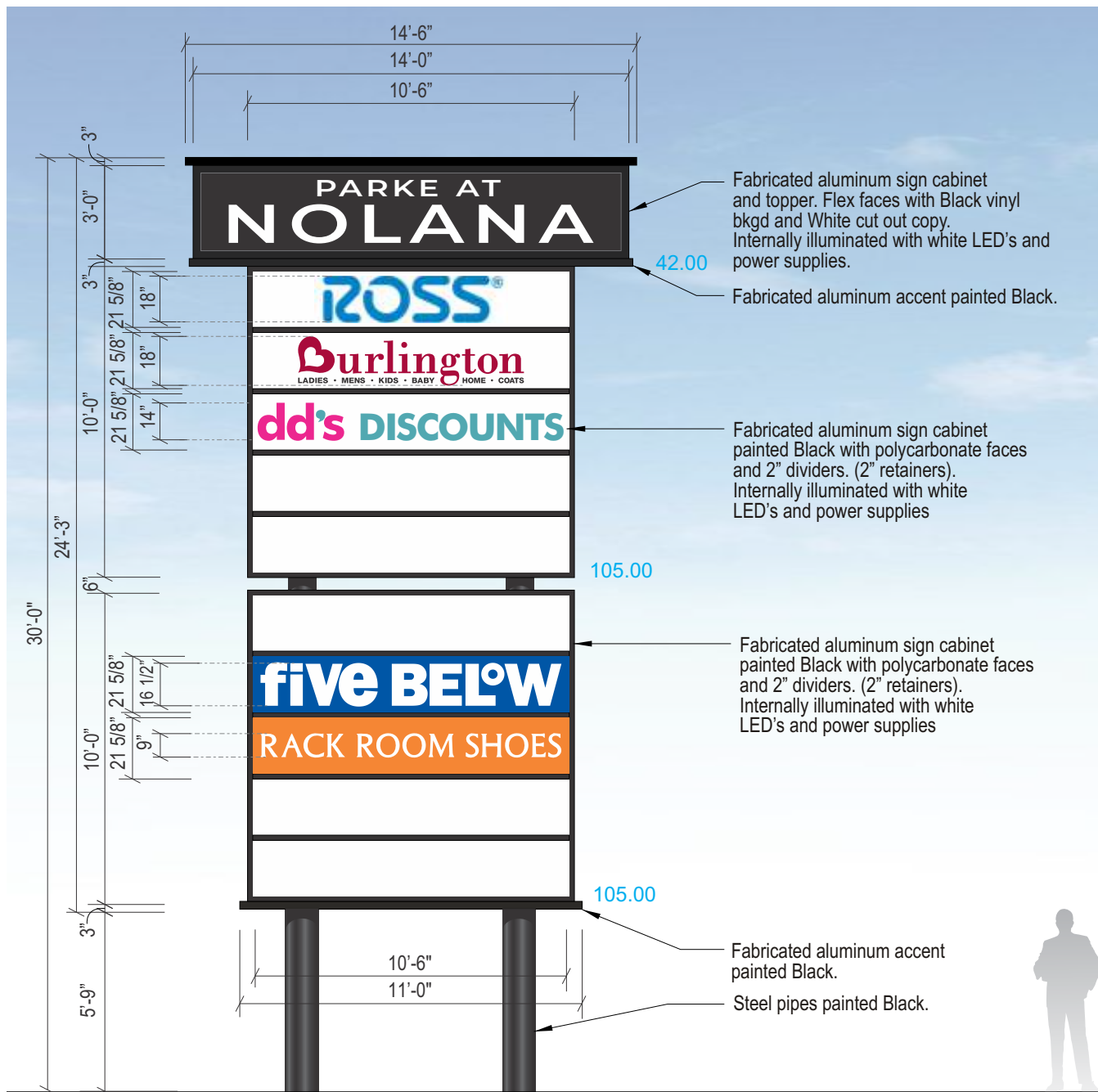


FRONT ELEVATION

**FOR LEASE**

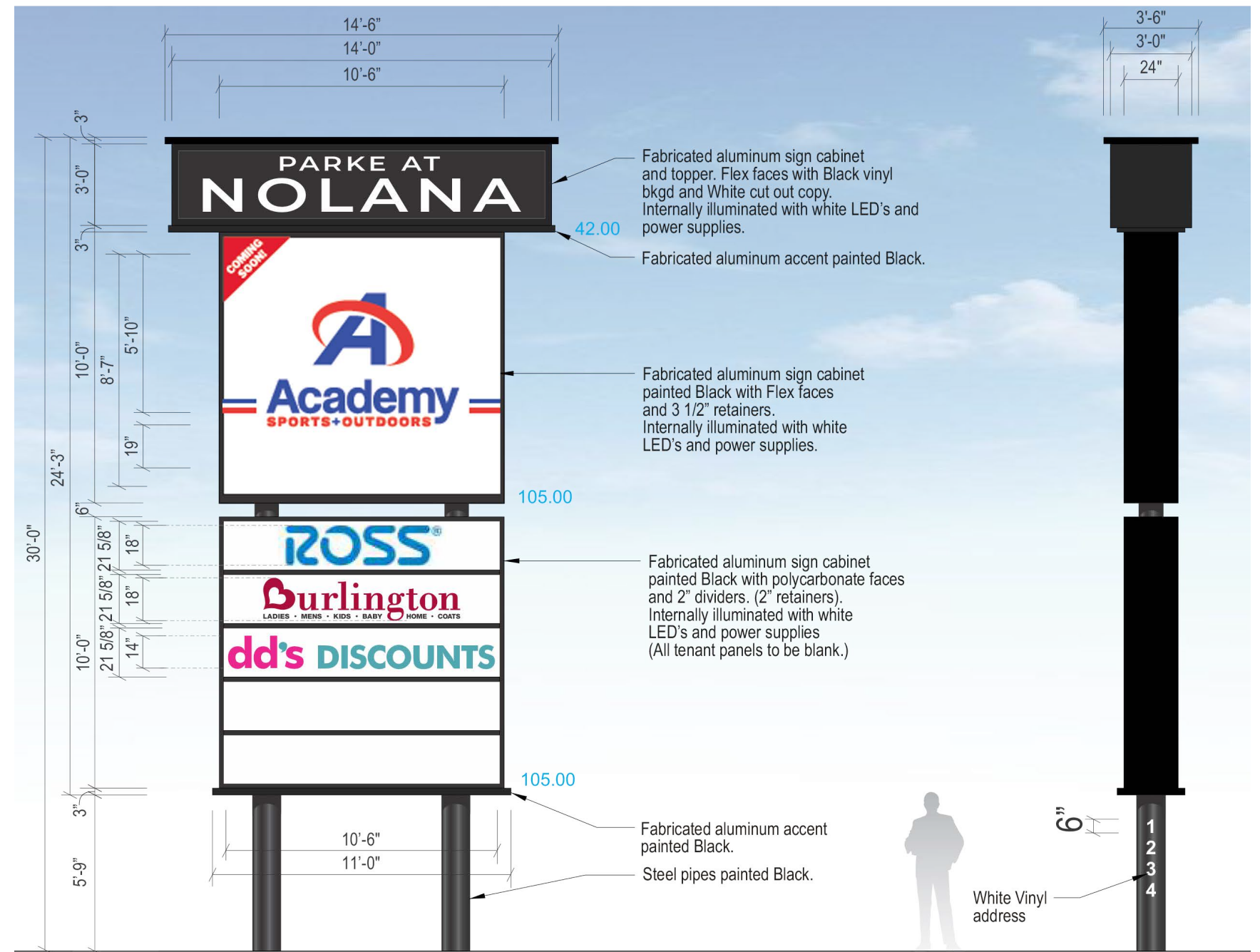
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**Sign Layout Detail**

Qty: (1) Scale: 3/16" = 1'-0"



**Sign Layout Detail**

Qty: (1) Scale: 3/16" = 1'-0"

**Side View**





# 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.

### 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.

<b>Corporate Asset Partners, LLC</b>	<b>9007627</b>	<b>craig@corporateassetpartners.com</b>	<b>210.667.6466</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Craig Joseph Garansuay</b>	<b>471665</b>	<b>craig@corporateassetpartners.com</b>	<b>210.667.6466</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Michael Fertitta</b>	<b>612317</b>	<b>michael@corporateassetpartners.com</b>	<b>409.791.6453</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date