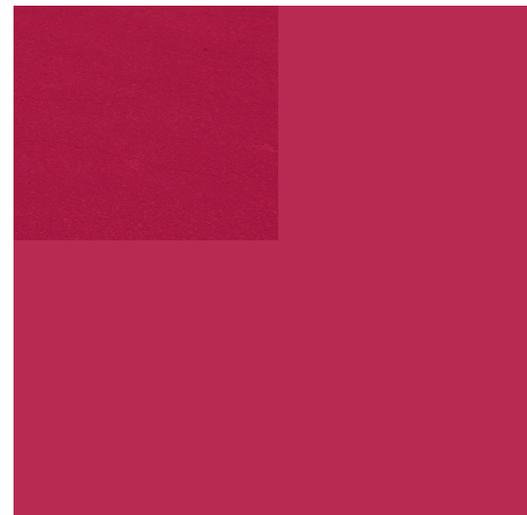
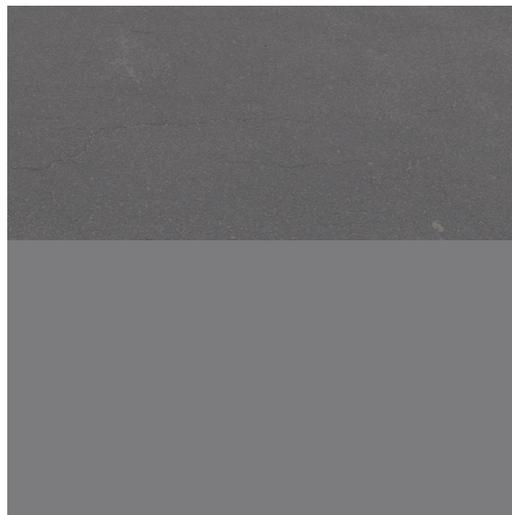


RETAIL PROPERTY FOR LEASE

3101 N 10TH STREET



3101
N 10TH ST
MCALLEN, TX

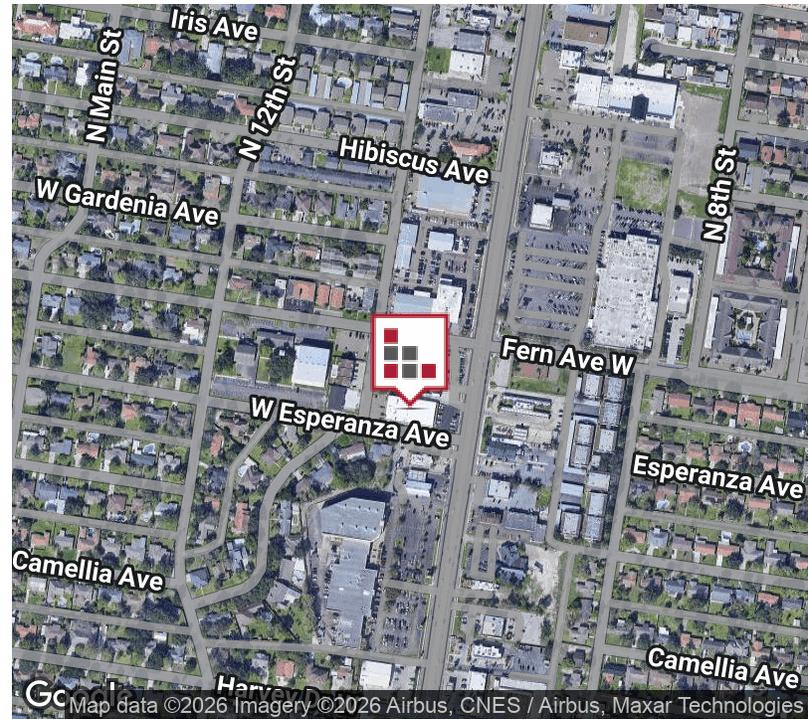


McAllen is a booming and fast-growing city in Texas, known for its strong international trade, logistics, and growing population, though specific rankings can vary by source and year. A 2025 list by moveBuddha identified it as the fastest-growing city in Texas for inbound moves, highlighting its affordability, quality healthcare, and job opportunities as key drivers of its appeal.



FOR LEASE 3101 N 10TH STREET

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr Tenant Pays NNN independent
MONTHLY BASE RENT:	\$18,421.33
Available SF:	13,816 SF
Lot Size:	26,682 SF
Year Built:	1977
Renovated:	2010
Zoning:	C-3
Market:	Rio Grande Valley
Submarket:	McAllen

PROPERTY OVERVIEW

McAllen is a booming and fast-growing city in Texas, known for its strong international trade, logistics, and growing population, though specific rankings can vary by source and year. A 2025 list by moveBuddha identified it as the fastest-growing city in Texas for inbound moves, highlighting its affordability, quality healthcare, and job opportunities as key drivers of its appeal.

Established 13,816 SF Freestanding Retail Building on highly-desired N 10th Street in McAllen, Texas is available for lease. Current tenant - Central Showrooms Appliances -- will be vacating 3QR26. Retail space is ideal for a Furniture or Appliance use with showroom, business offices and warehouse with two (2) roll up doors. Rear parking provides employee parking area and 20' Pole Sign for advertising. N 10 Street is a major north/south thoroughfare in McAllen, Texas and boasts high traffic counts of 29,000 CPD TXDOT.

PROPERTY HIGHLIGHTS

- McAllen, Texas -- 2025 Fastest Growing City
- Freestanding Retail Building
- 29,000 CPD TX DOT
- Major North/South Thoroughfare



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FOR LEASE
3101 N 10TH STREET
ADDITIONAL PHOTOS



FOR LEASE
3101 N 10TH STREET

INTERIOR PHOTOS



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AERIAL MAP



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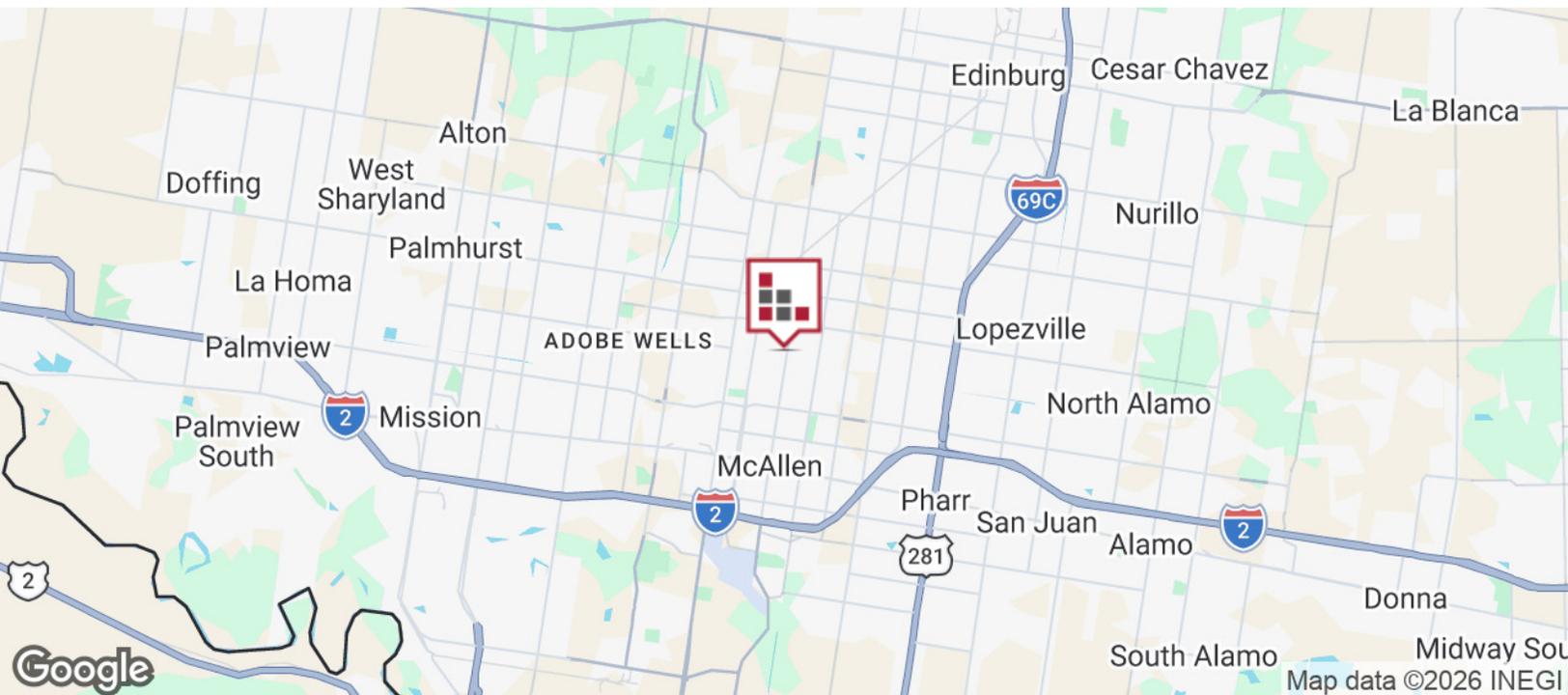
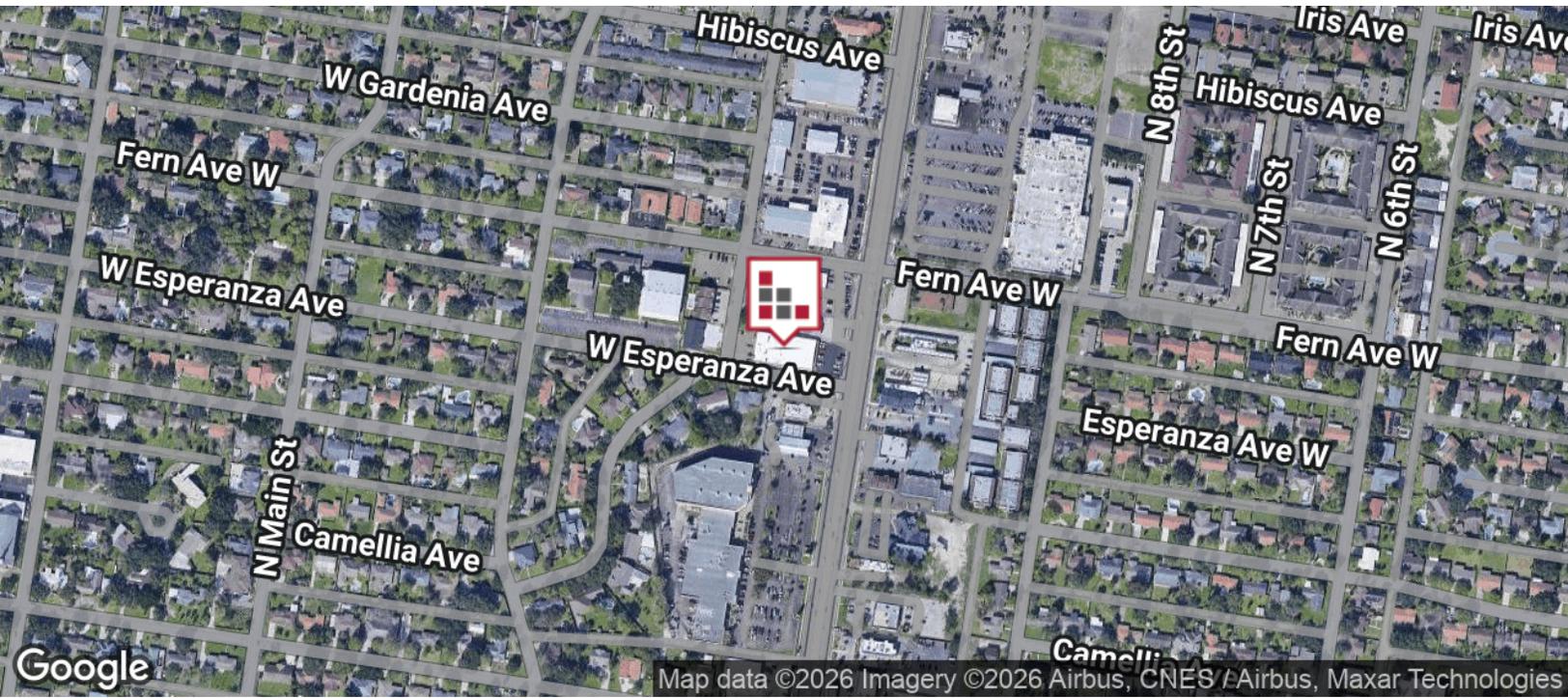
RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

FOR LEASE
3101 N 10TH STREET

LOCATION MAP

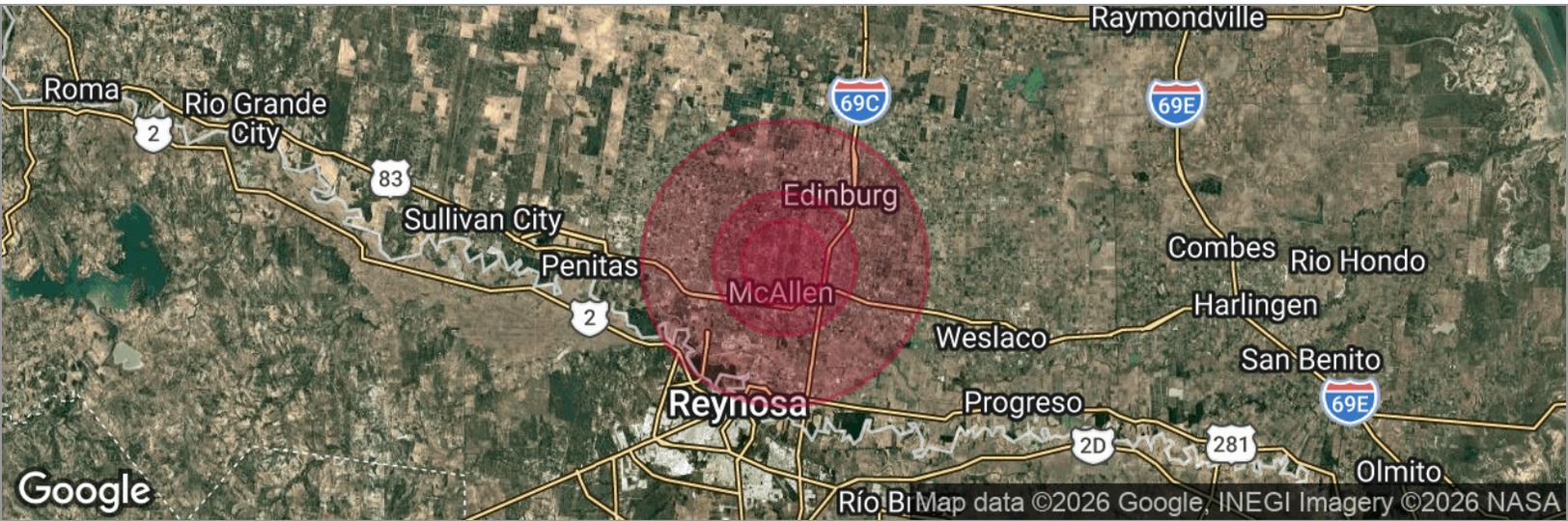


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FOR LEASE
3101 N 10TH STREET

DEMOGRAPHICS MAP



POPULATION	3 MILES	5 MILES	10 MILES
Total population	109,203	247,468	611,621
Median age	38	37	35
Median age (Male)	37	36	34
Median age (Female)	39	39	37
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	39,454	85,100	192,016
# of persons per HH	2.8	2.9	3.2
Average HH income	\$78,431	\$81,612	\$73,105
Average house value	\$200,008	\$206,472	\$184,597
ETHNICITY (%)	3 MILES	5 MILES	10 MILES
Hispanic	88.8%	90.1%	92.6%
RACE (%)	3 MILES	5 MILES	10 MILES
White	34.4%	33.2%	32.6%
Black	0.9%	0.8%	0.7%
Asian	2.1%	1.8%	1.2%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.8%	0.7%	0.7%
Other	18.1%	19.3%	22.2%

* Demographic data derived from 2020 ACS - US Census



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