

THE DISTICT AT MCALLEN

FOR LEASE

3324 N. McColl Rd McAllen, TX 78504



AVAILABLE SF: 2,582-5,140 SF
LEASE RATE: \$21.00 SF/Yr
NNN: \$5.00 PSF/Yr

Daniel Galvan, SIOR, CCIM
956 451 2983
dgalvan@cbcworldwide.com



**COLDWELL BANKER
COMMERCIAL**
RIO
GRANDE VALLEY

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OFFERING SUMMARY

| | |
|-----------------|---------------------------|
| Lease Rate: | \$21.00 SF/YR |
| NNN: | \$5.00 PSF/YR |
| Available SF: | 2,582 -5,140 SF |
| Lot Size: | 4.33 Acres |
| Year Built: | 2007 |
| Zoning: | C-3 (General Commercial) |
| Market: | Rio Grande Valley |
| Submarket: | McAllen |
| Traffic Counts: | 24,818 +/- VPD |

PROPERTY OVERVIEW

This beautiful shopping center is ideally located in The Heart of McAllen, Texas. The center is anchored by The Rio Grande Valley's first and only UFC Gym, and has co-tenancy consisting of Wellmed, Keller Williams and The Dental Park. The Shopping Center enjoys, beautiful, contemporary, architecture and landscaping, proximity to major hospitals, dining, and more. The District at McAllen, is a tremendous, mixed-use center, and is perfect for any retail, office, or medical user. The District at McAllen has excellent proximity to major, arterial roads allowing for easy access to I-69C and I-2

PROPERTY HIGHLIGHTS

- Excellent Proximity to Major Arterial Roads
- Mixed-Use Center
- Easily Accessible and Highly Visible
- Negotiable Lease Rates and Tenant Improvement Allowances

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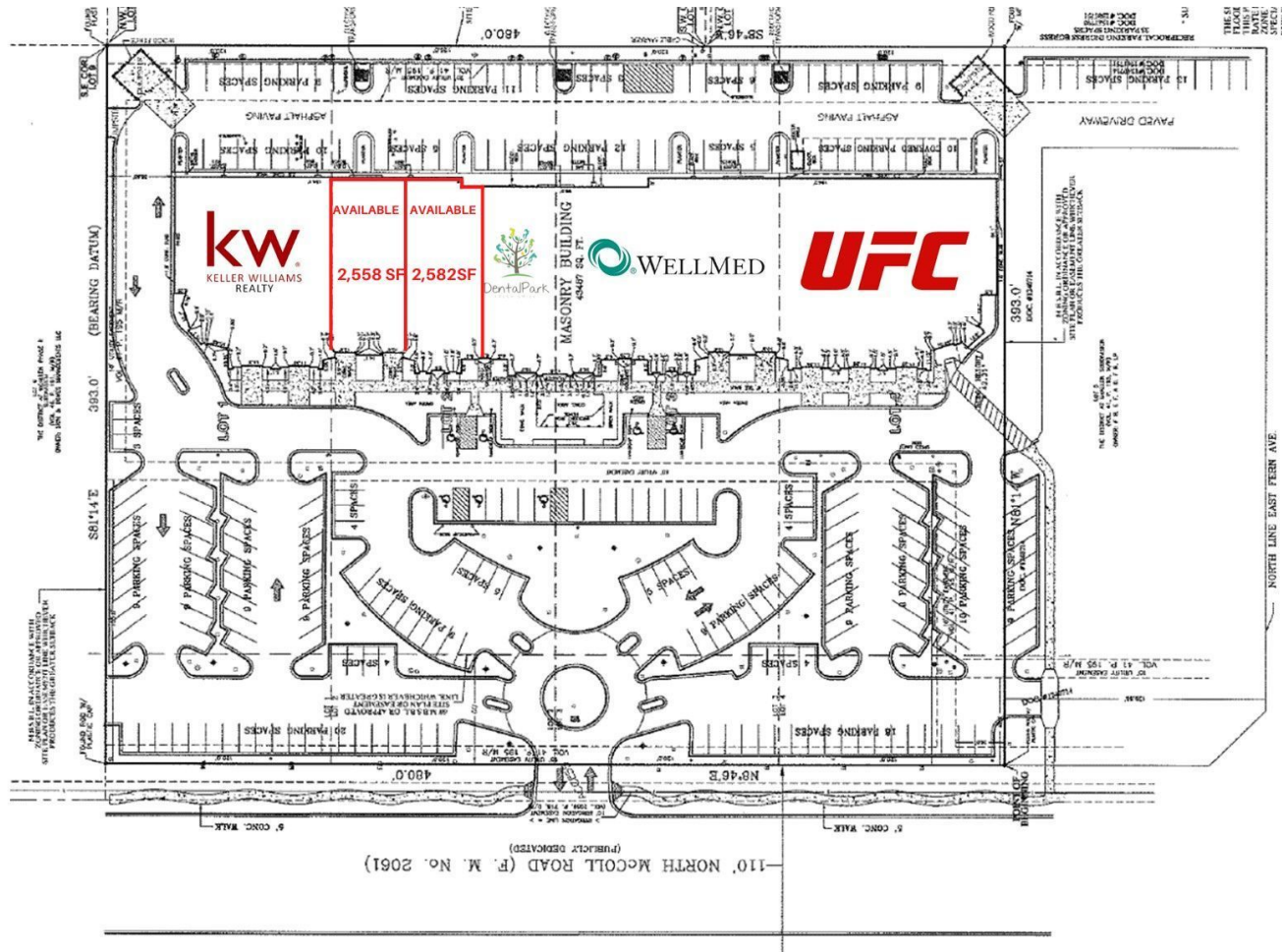


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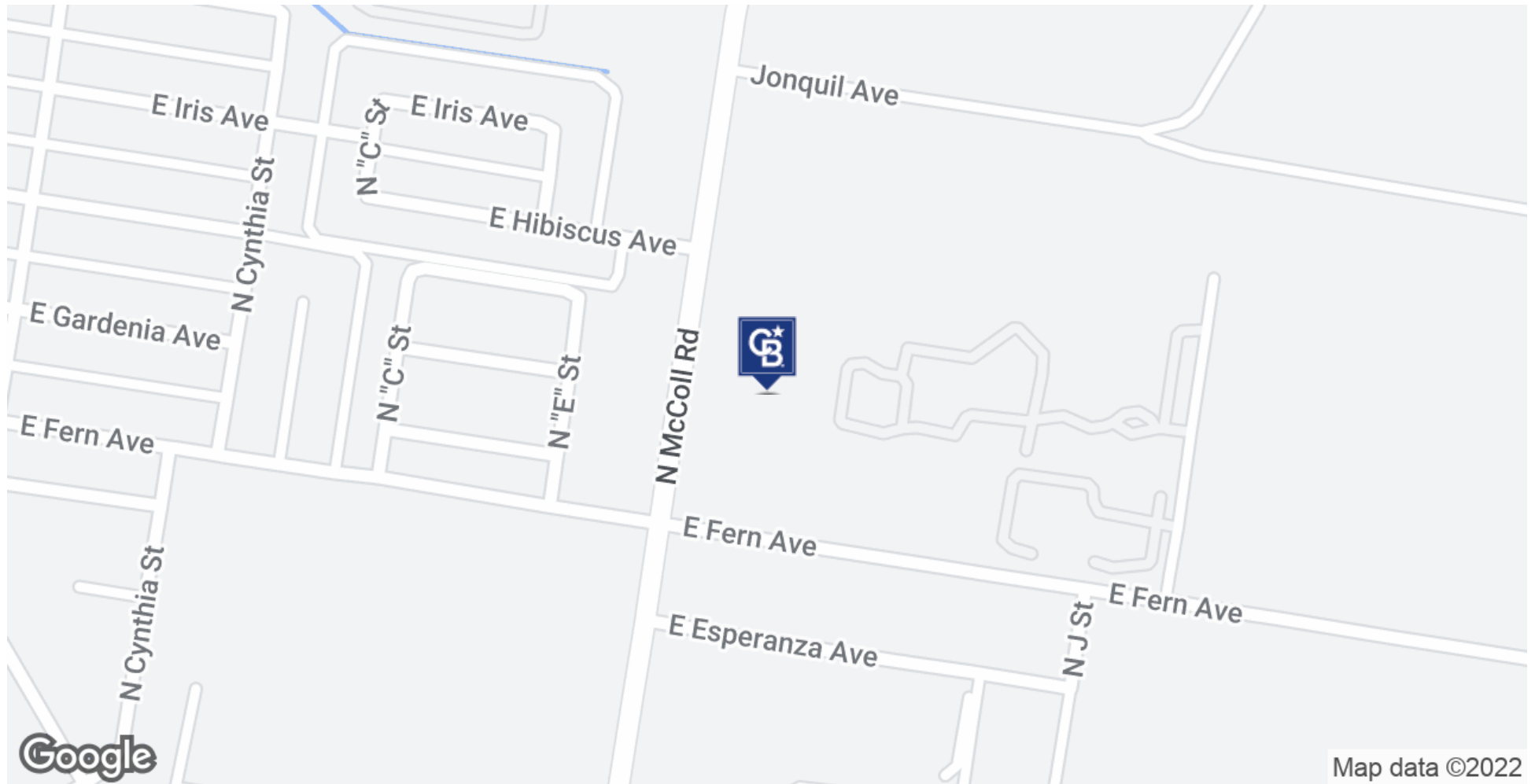


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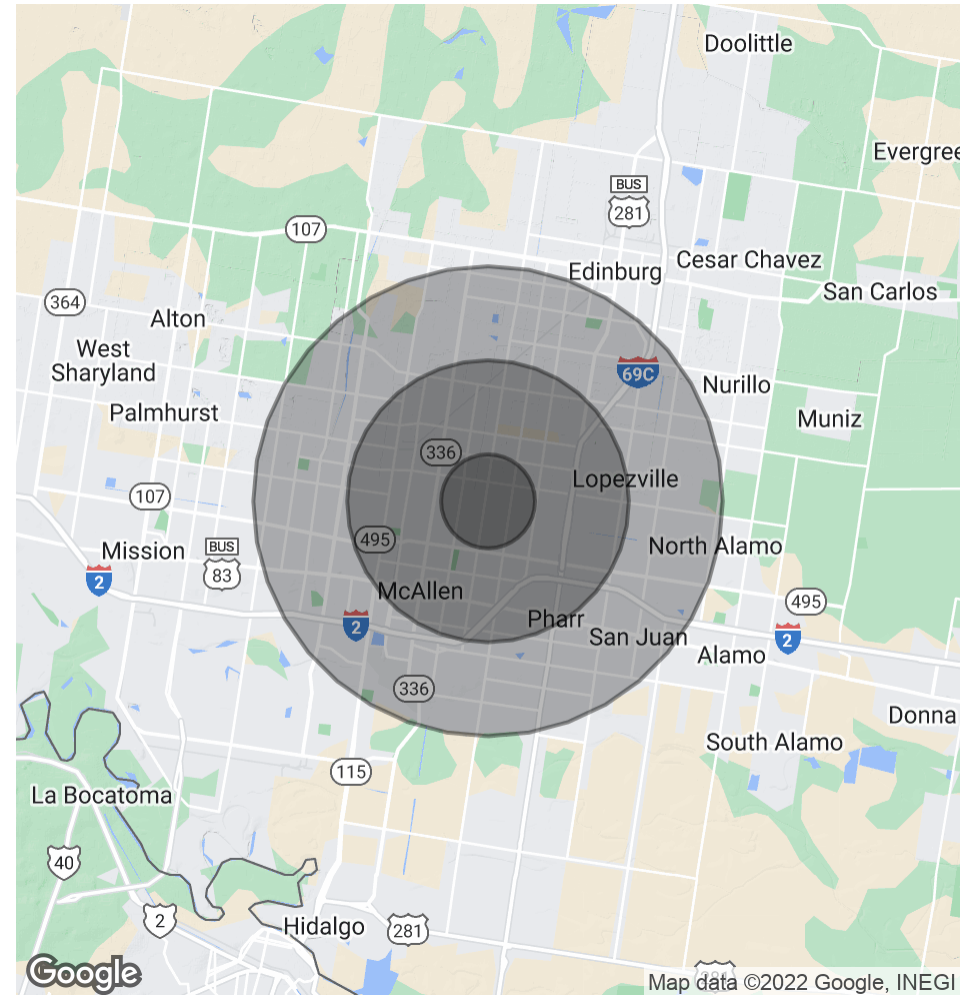
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 10,473 | 93,940 | 218,953 |
| Average Age | 33.4 | 31.4 | 30.5 |
| Average Age (Male) | 30.9 | 29.6 | 28.9 |
| Average Age (Female) | 37.1 | 33.5 | 32.4 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,067 | 30,426 | 67,198 |
| # of Persons per HH | 2.6 | 3.1 | 3.3 |
| Average HH Income | \$67,078 | \$55,420 | \$55,362 |
| Average House Value | \$125,145 | \$112,126 | \$111,990 |

* Demographic data derived from 2020 ACS - US Census



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