

1501 N International Blvd // Hidalgo, TX 78557
EXECUTIVE OFFICES AT TRES PUENTES
IMMEDIATE AVAILABILITY



PROPERTY FEATURES

Total Office Space:	7,446 SF
Minimum Size:	229 SF
Maximum Contiguous:	1,534 SF
Car Parks:	45 Spaces
Fire Protection:	Fully Sprinklered
Construction:	Concrete Tilt Wall

LOCATION OVERVIEW

The property features $\pm 870'$ of frontage on 23rd St and is situated less than two miles from the Hidalgo International Bridge. The property is centrally located for international business as three international bridges and the McAllen International Airport all lie inside a 4 mile radius.



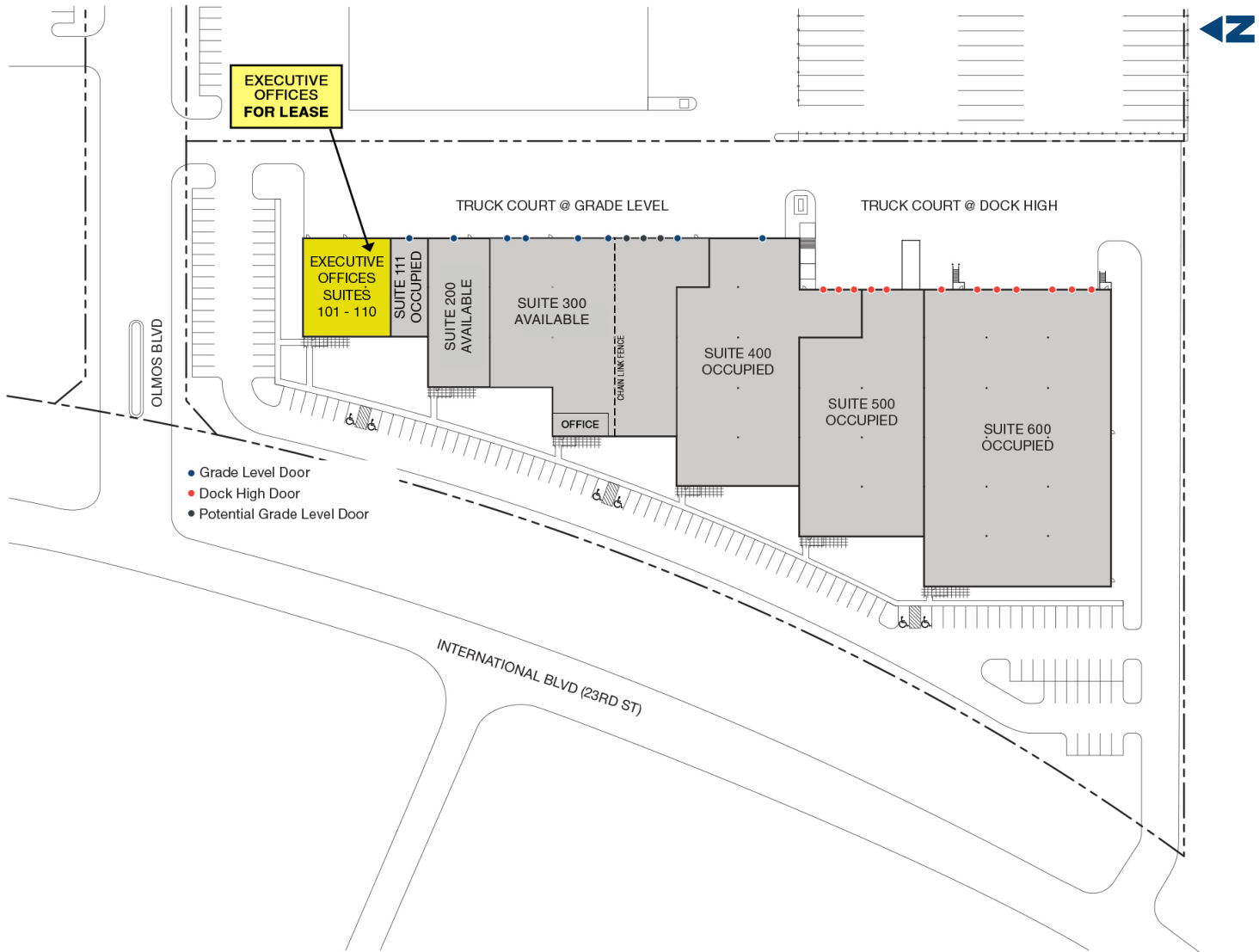
PRESENTED BY:

EDWARD VILLAREAL, SIOR
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McAllen, TX 78501
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SITE PLAN

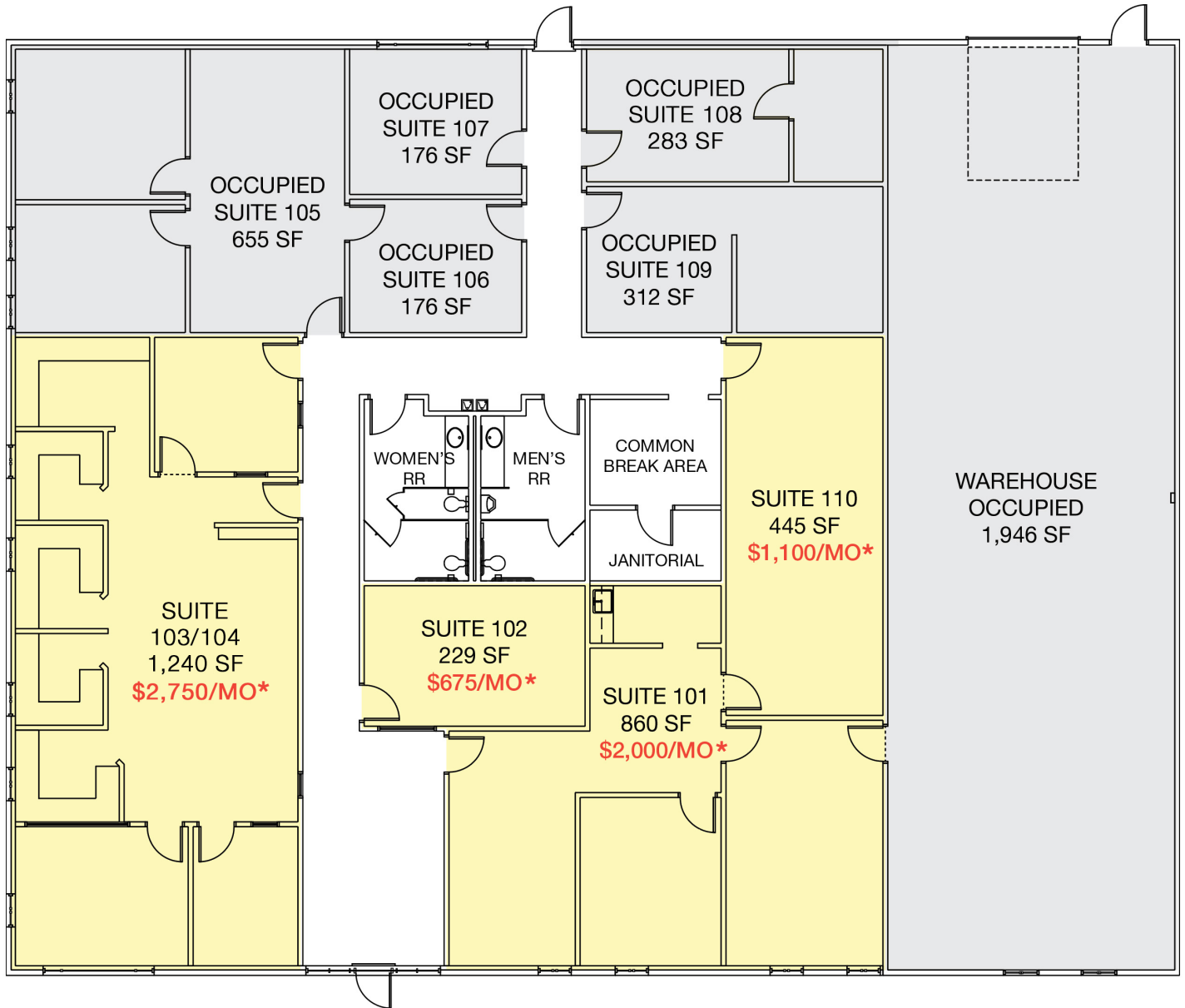


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EXISTING PLAN AS BUILT



* BASED ON A MINIMUM OF A 3-5 YEAR LEASE AGREEMENT

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SUITE 101



SUITE 101



SUITE 101



SUITE 101



SUITE 101



SUITE 103



SUITE 103



SUITE 103



SUITE 110



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