

TRAFFIC COUNTS
WARE RD: 13,633 VPD

The Shoppes at Tres Lagos

4200 Tres Lagos Blvd, McAllen, TX 78504

Property Overview

Property Details

The Shoppes at Tres Lagos is a remarkable commercial property in north McAllen, Texas. With retail spaces ranging from 1,100-20,000 SF, this is the perfect location for your business. Join a vibrant mix of businesses and enjoy the advantages of a high-traffic, ample parking, and a beautifully designed commercial space.

The Shoppes at Tres Lagos are strategically located near the Texas A&M and IDEA Public School campuses, providing a steady flow of potential customers. Additionally, with over 5,000 homes within a one-mile radius, your business will benefit from a diverse and growing community of residents eager to support local businesses.



Building A

15,686 total SF leased

Subway - Now Open

Dominos - Now Open

La Ganadera Meat Market - Now Open

Dona Lula - Now Open

Tres Lagos Academy Learning Center - Opening Soon

Liquore Store - Coming Soon



Building C

13,114 total SF leased

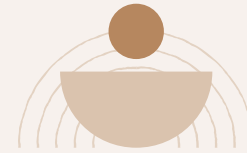
Building C - Fully leased and open for business

Fork to Fit

Reset Specialty Coffee

South Texas Health Systems

San Jacinto Title Company



Building D

13,086 SF - Leasing now

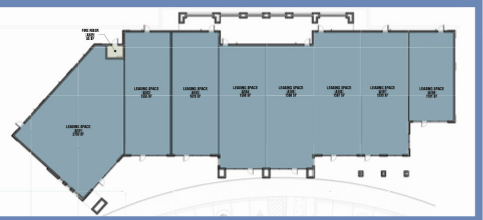
RGV Top Fitness - Coming Soon

Dentist Office - Leased

5 spaces available For Lease in Building D

Tres Lagos Site Plan

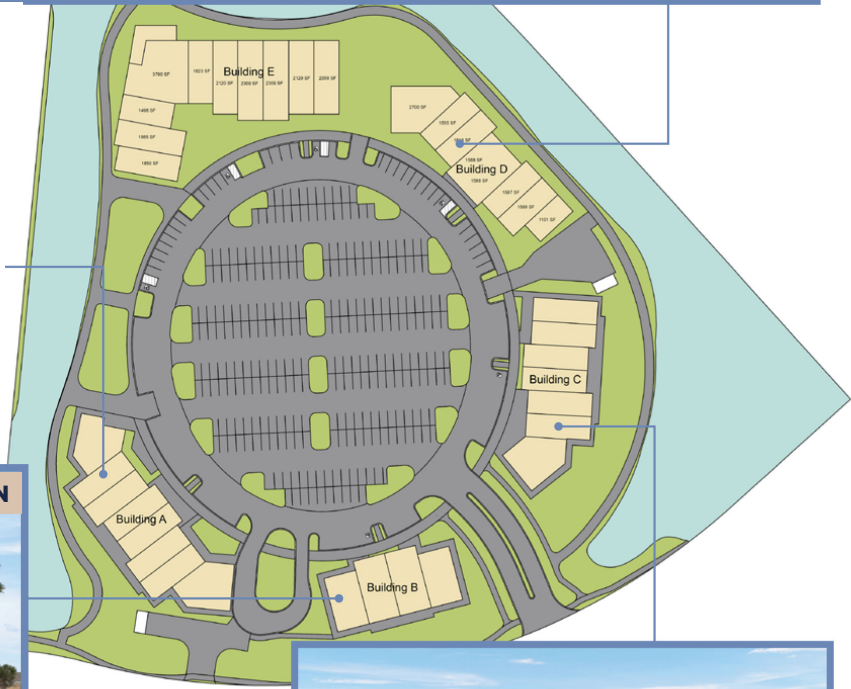
BUILDING D



BUILDING A

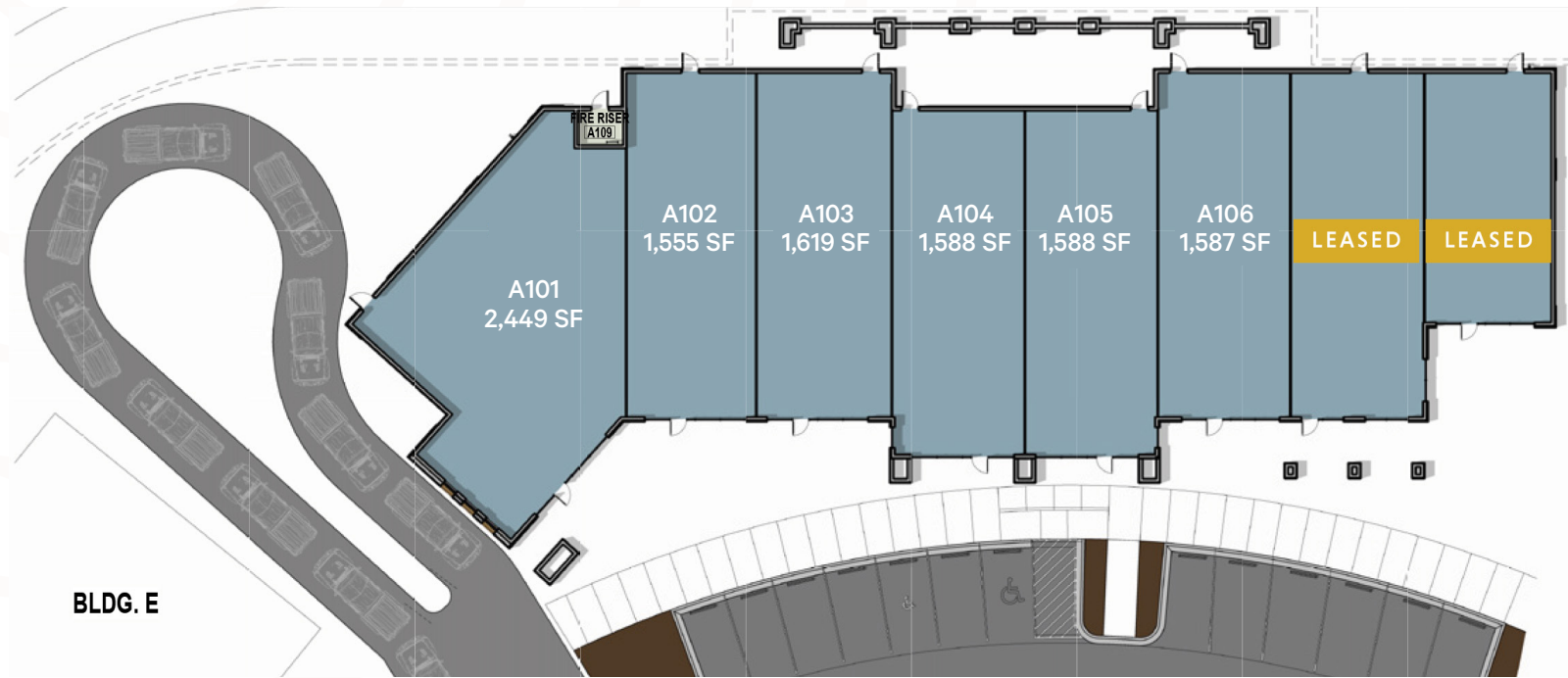


BUILDING B



BUILDING C

Building D



Floor 7

+/- 10,386 RSF

Building A



Floor 7

100% LEASED

Building B

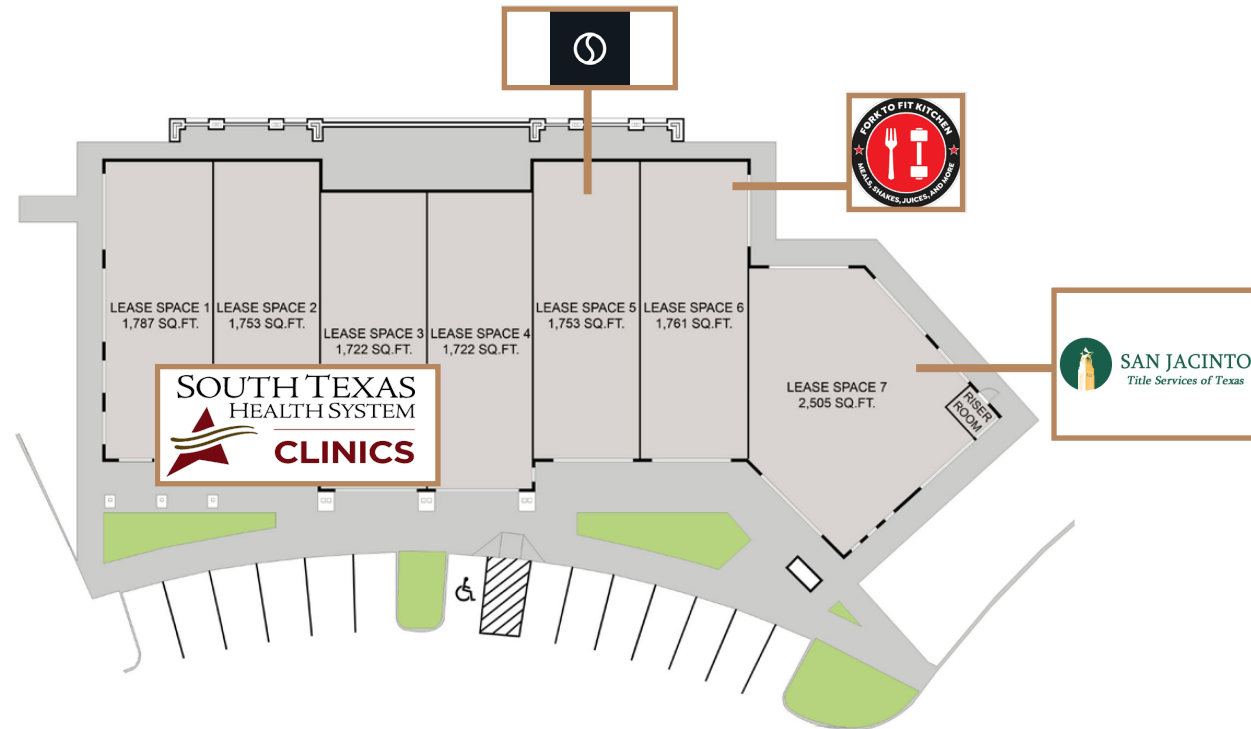


8

Floor 7

100% LEASED

Building C



Floor 7

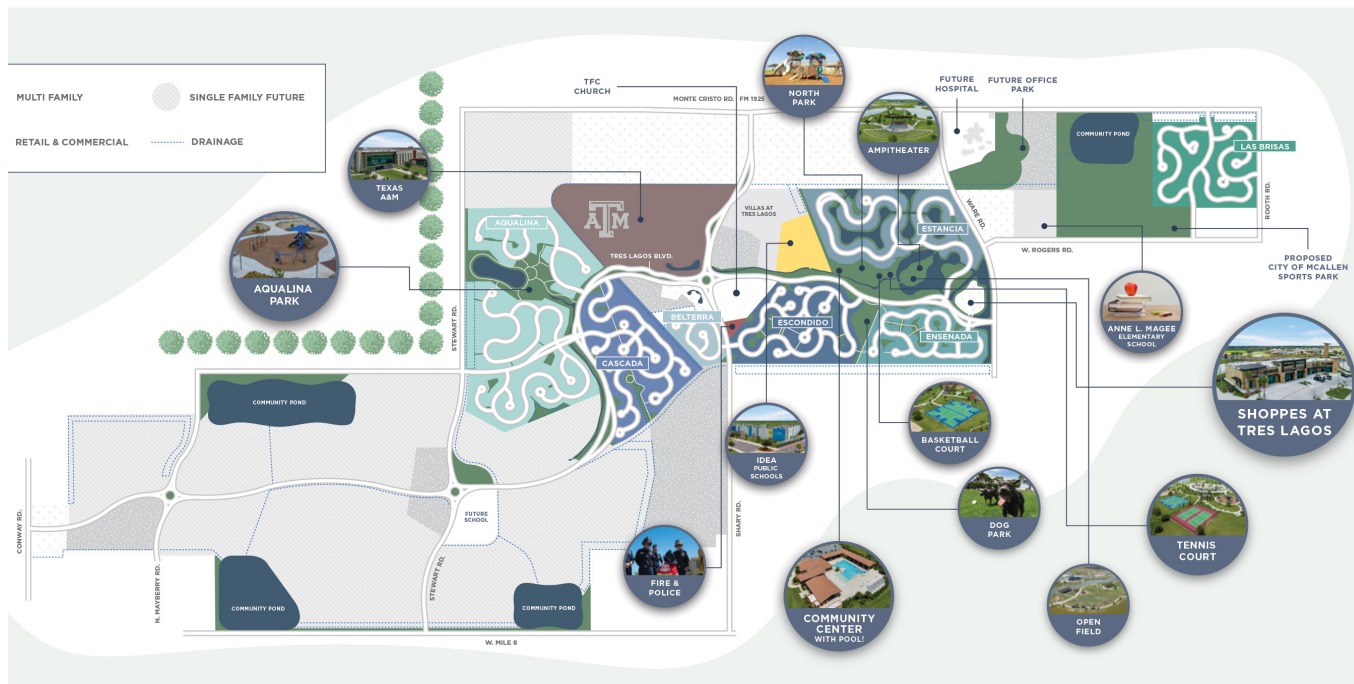
+/- 12,973 RSF



**3,000+
CURRENT RESIDENTS**

**THE SHOPPES AT
TRES LAGOS**

Future Expansion



7,000+

Future homesites



24,000+

Future residents and potential customers



1.5 Million SF

Future commercial retail space

THE TRES LAGOS COMMUNITY

Residents of Tres Lagos enjoy an exceptional lifestyle close to work and recreation. As a walkable community, families with children can easily get to and from schools via hike and bike trails. Tres Lagos includes thousands of affordable, quality single family homes, townhomes, and multi-family homes, surrounded by all of the amazing amenities that have been thoughtfully incorporated into the master plan. And given the community's convenient north McAllen location, residents have access to healthcare, shopping, dining, entertainment, and more just minutes from their front door. Tres Lagos is a community where families can truly have the best of both worlds: a safe hometown neighborhood minutes from big city conveniences.

- Over 200 acres of parks including sports fields, playgrounds, picnic areas, lighted tennis & basketball courts, & amphitheater
- Community Surveillance via cameras monitored by the McAllen PD & 24-hour Security Team
- Gigabit speed internet, community WiFi and alarm monitoring
- Smart Home Technology and security systems
- Reuse Water for all lawns and parks
- Multi-million-dollar community center with swimming and fitness facilities



This 2,571 acre master-planned community includes single-family homes, multi-family homes, commercial and retail space, health care facilities, top rated IDEA schools, Texas A&M University and churches. And with the creation of over 6,000 new jobs, residents can even walk to work.



2,571 ACRES



IDEA PUBLIC SCHOOLS



**TEXAS A&M HIGHER
EDUCATION**



200 ACRE PARKS



**BEST MASTER PLANNED
DEVELOPMENT 2017**



**1.5 MILLION SF
FUTURE COMMERCIAL
& RETAIL SPACE**



North McAllen, Texas



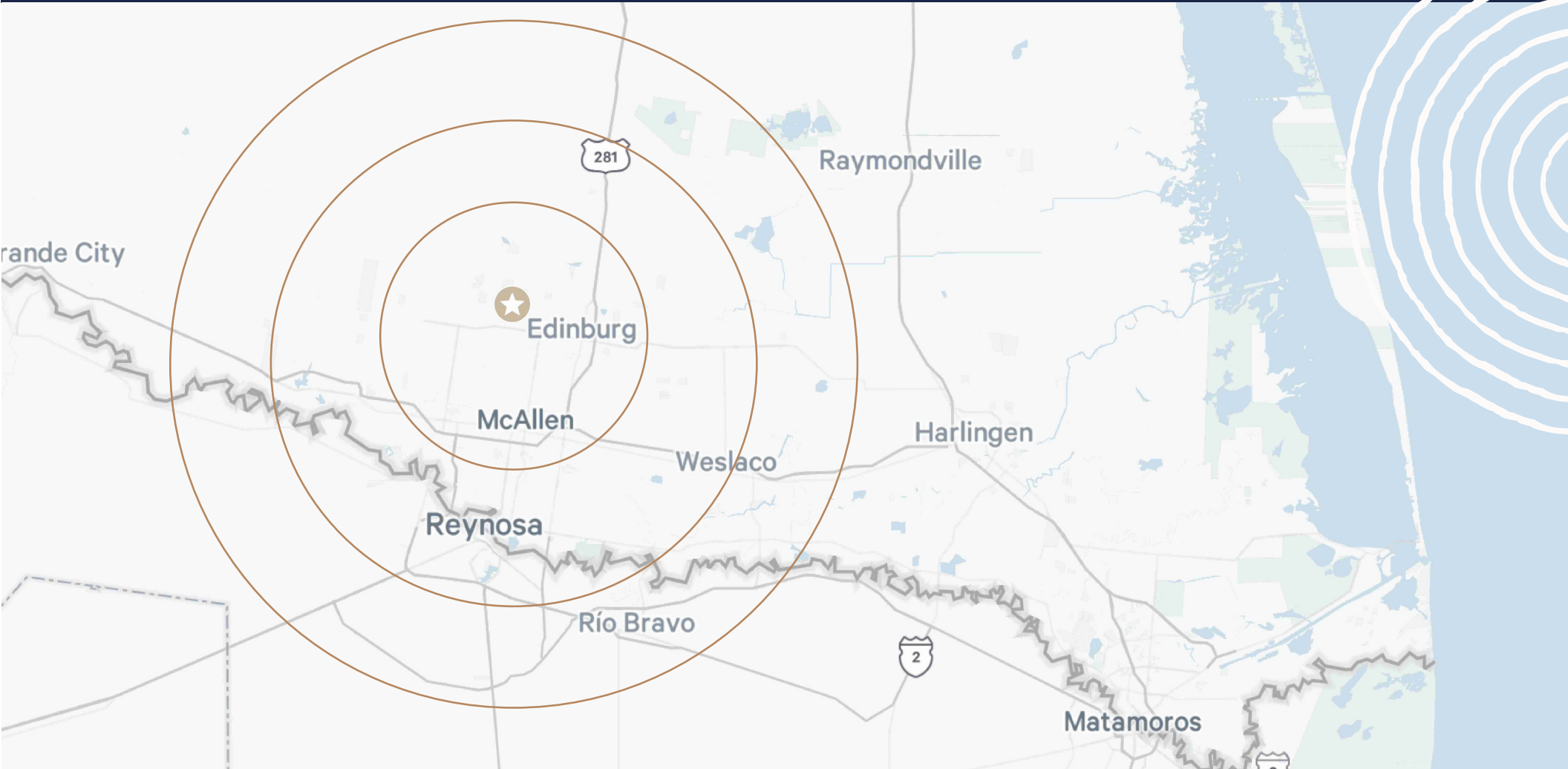
Located in north McAllen, TX at the southwest corner of Ware Road and Monte Cristo, Tres Lagos offers easy access to both McAllen and Edinburg. While this beautiful community surrounded by lakes and greenspace offers everything you need for work, school, shopping, and recreation, residents will find they are also within minutes to their favorite area shopping, dining, parks, and entertainment, including:

- 1 Mile from 107 and Ware Road
- 7 Miles from 10th and Trenton Shopping Area
- 7 Miles from Expressway 281
- 6 Miles from University Texas Rio Grande Valley
- 1,500 Rooftops within a 1 Mile Radius
- 5,250 People within a 1 Mile Radius
- 25,000 Rooftops within a 5 Mile Radius
- 88,000 People within a 5 Mile Radius
- Located in the 78504 zip code in North McAllen

Trade Area Demographics

	3 MILES	5 MILES	7 MILES
HOUSEHOLD INCOME	\$104,245	\$83,491	\$87,383
TOTAL POPULATION	14,883	87,436	195,752
DAYTIME POPULATION	11,595	68,806	192,847
TOTAL HOUSEHOLDS	4,531	28,318	62,694
MEDIAN AGE	32.6	30.8	32.2

2025 Traffic Counts	Vehicles Per Day
Ware Road	13,633 VPD
Highway 107	68,584 VPD



TRAFFIC COUNTS
WARE RD: 13,633 VPD

CONTACTS

Louie Tijerina

Vice President

956 455 7807

louie.tijerina@cbre.com

Leslie Villa

Associate

956 887 0121

leslie.villa@cbre.com

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

CBRE, Inc.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

299995

License No.

texaslicensing@cbre.com

Email

+1 210 225 1000

Phone

Jeremy McGown

Designated Broker of Firm

620535

License No.

jeremy.mcgown@cbre.com

Email

+1 214 979 6100

Phone

John Moake

Licensed Supervisor of Sales Agent/Associate

540146

License No.

john.moake@cbre.com

Email

+1 210 225 1000

Phone

Louie Tijerina

Sales Agent/Associate's Name

655302

License No.

louie.tijerina@cbre.com

Email

956 455 7807

Phone

Buyer/Tenant/Seller/Landlord Initials

Date