

THE INTERPLEX

FOR LEASE

1109 W. NOLANA AVE., MCALLEN, TX 78504 SUITES 202 & 306



Lease Rate

**\$1,995 - \$2,795
PER MONTH + NNN**

OFFERING SUMMARY

Available SF:	Ste # 202= 2,060 SF Ste # 306= 1,452 SF
Building Size:	28,976 SF
Lot Size:	2.01 Acres
Year Built:	1991
Zoning:	C
Market:	McAllen, Mission, Edinburg MSA
Submarket:	Greater McAllen
Traffic Count:	33,000
Taxes	\$49,436 (2023)

PROPERTY OVERVIEW

Professional Office Complex. Beautiful, serene campus setting nestled off of Nolana Ave., just west of N. 10th Street. Lush landscaping and mature trees adorn walkways and islands throughout. Restaurants and shopping within walking distance, including Barnes & Noble, Corner Bakery Cafe, Cowboy Chicken & other retail shops. 2 Suites available. Suites are move-in ready! 3 year lease preferred.

LOCATION OVERVIEW

Professional Office Park in North McAllen. Conveniently located at Nolana and N. 10th Street. 118 Total Parking Spaces, including 4 Handicapped parking spaces.

PROPERTY HIGHLIGHTS

- Beautiful Campus Setting
- Centrally Located
- Lush Lanscaping
- Well Maintained
- Plenty of Parking

CHARLES MARINA, CCIM, CRB, GRI

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Lease Rate	STARTING AT \$1.35PSF/MO+NNN
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PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	C
Lot Size	2.01 Acres
APN #	N3900-00-001-0002-00
Lot Frontage	250 ft
Lot Depth	350 ft
Corner Property	No
Traffic Count	33000
Traffic Count Street	Nolana
Traffic Count Frontage	210

LOCATION INFORMATION

Building Name	The Interplex
Street Address	1109 W. Nolana Ave.
City, State, Zip	McAllen, TX 78504
County	Hidalgo
Market	McAllen, Mission, Edinburg MSA
Sub-market	Greater McAllen
Cross-Streets	Nolana and N. 10th Street
Side of the Street	South
Road Type	Paved
Market Type	Medium
Nearest Highway	Expressway 83 9.1 miles (approx.)
Nearest Airport	MFE - McAllen International Airport (5.2 miles approx.)

BUILDING INFORMATION

Building Size	28,976 SF
Building Class	B
Occupancy %	93.0%
Tenancy	Multiple
Number of Floors	2
Year Built	1991
Construction Status	Existing
Free Standing	Yes
Number of Buildings	3

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Parking Ratio	1.8
Number of Parking Spaces	118

UTILITIES & AMENITIES

Handicap Access	Yes
Elevators	Yes
Number of Elevators	1
Number of Escalators	0
Central HVAC	Yes
HVAC	Yes
Restrooms	Yes
Landscaping	Lush landscaping & mature trees & sprinkler

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AVAILABLE SPACES SUITES 202 & 306

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LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,452 - 2,060 SF

Lease Term:	36 Months
Lease Rate:	\$1,995.00 - \$2,795.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	BASE RENT	DESCRIPTION
Suite 202	Available	2,060 SF	NNN	\$2,795 per month	Suite 202 is located in South Building 1st Floor southeast corner
Suite 306	Available	1,452 SF	NNN	\$1,995 per month	Suite 306 is located in West Building.

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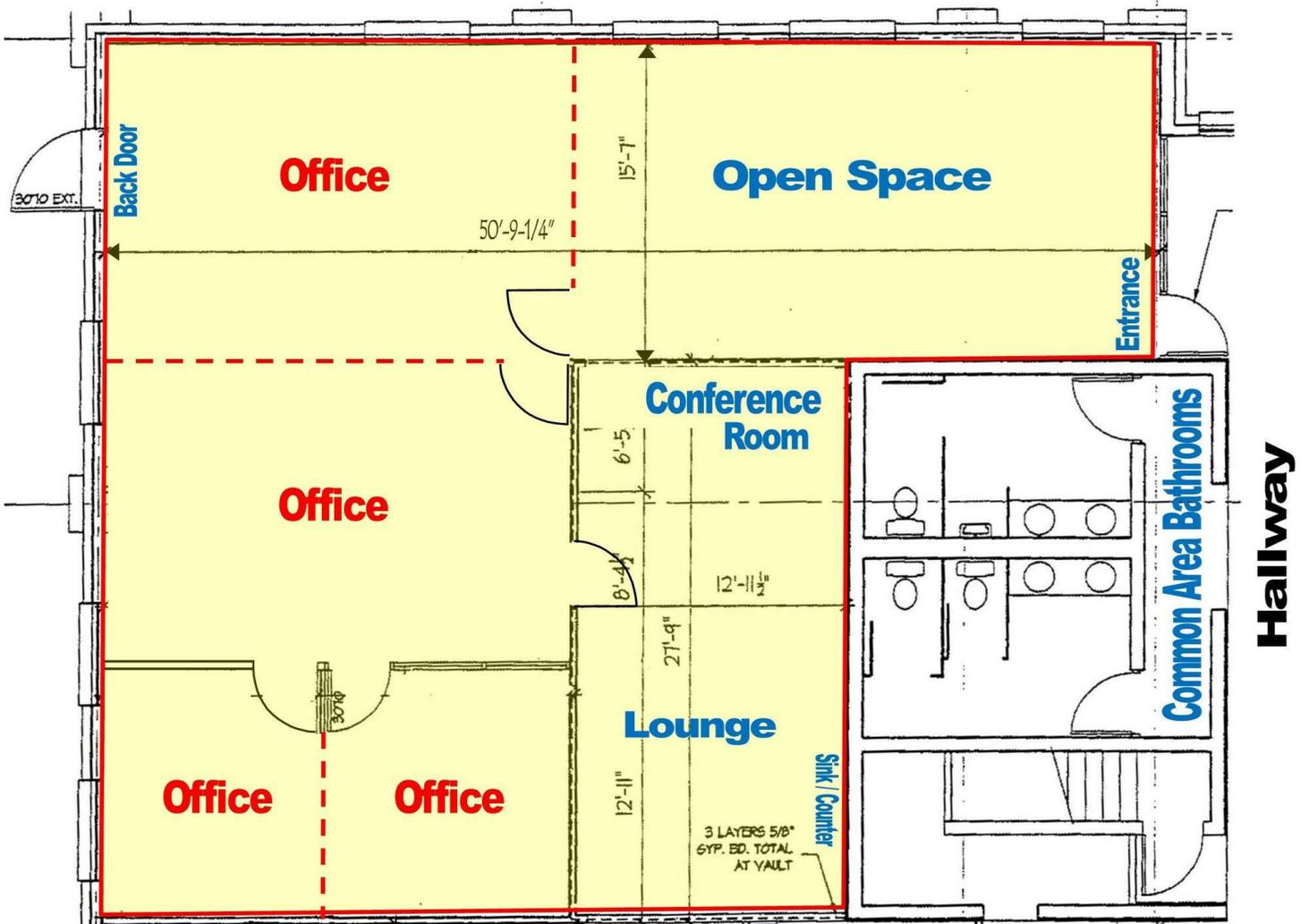


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1109 W. NOLANA AVE., MCALEN, TX 78504 SUITE 202 & 306

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Proposed Floorplan - Suite 202 - 2,060 sf



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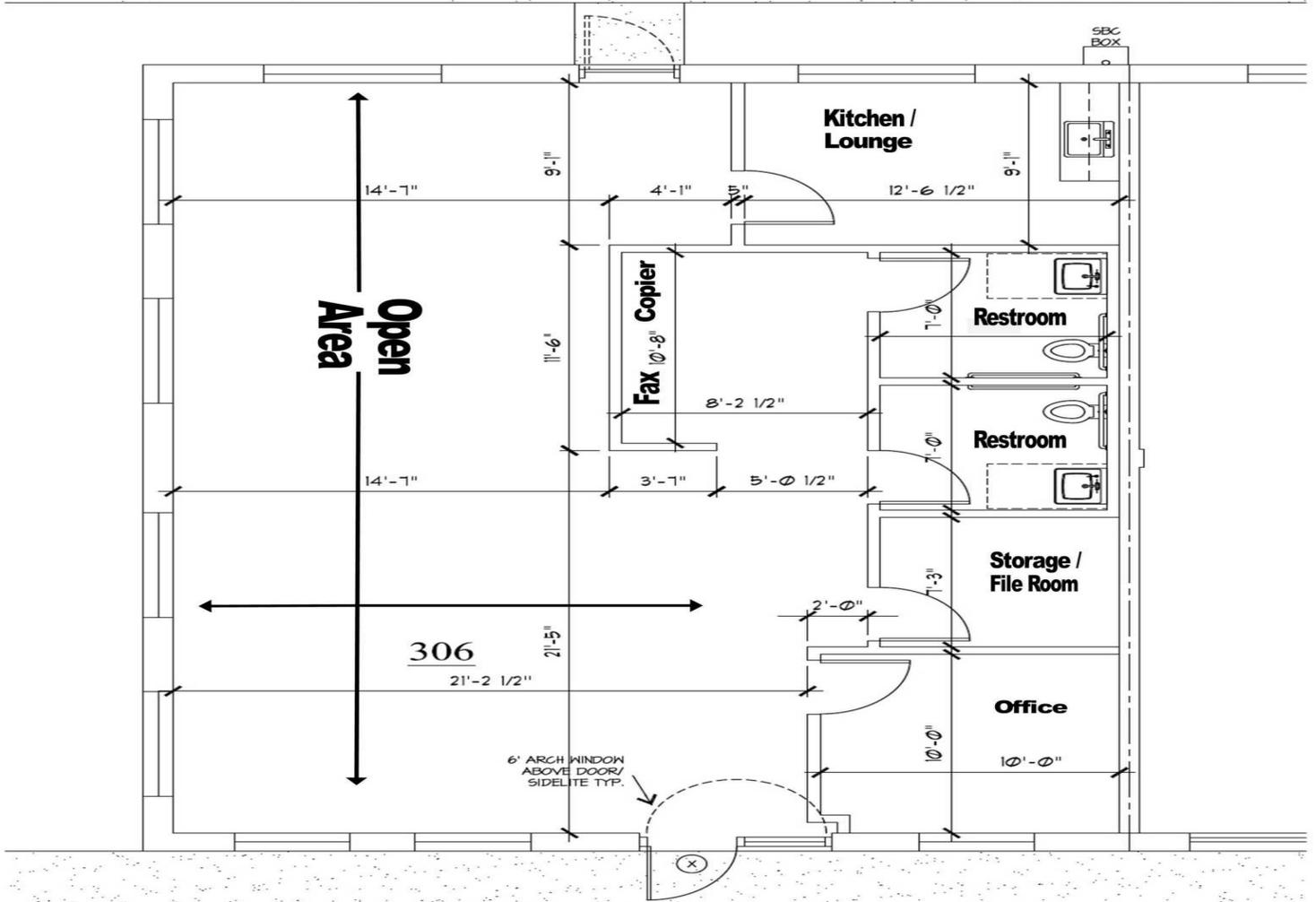
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SUITE 306
01 FLOOR PLAN
3/16" = 1'-0"



APPROX. 1450 S.F.

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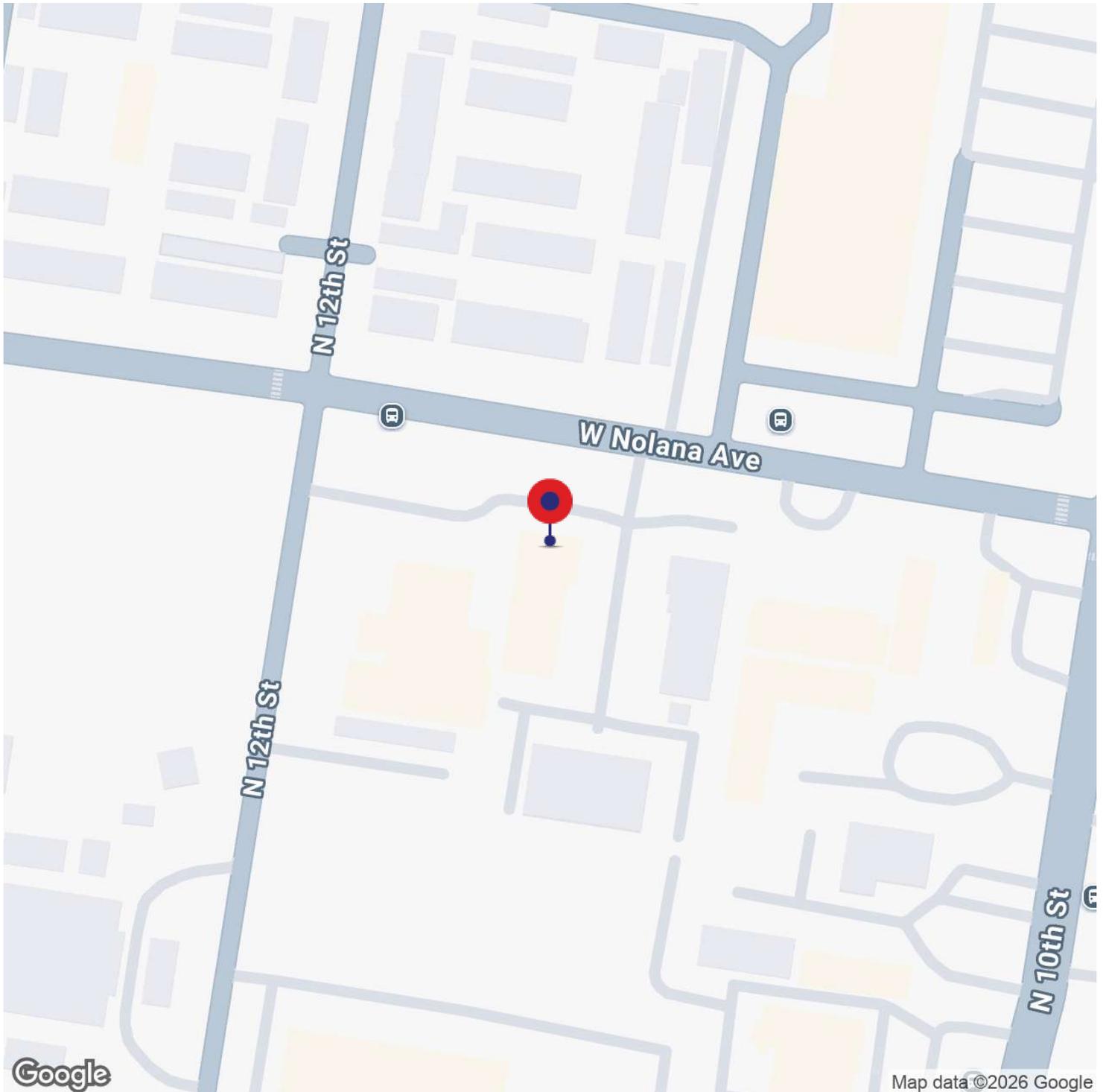
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ADDITIONAL PHOTOS

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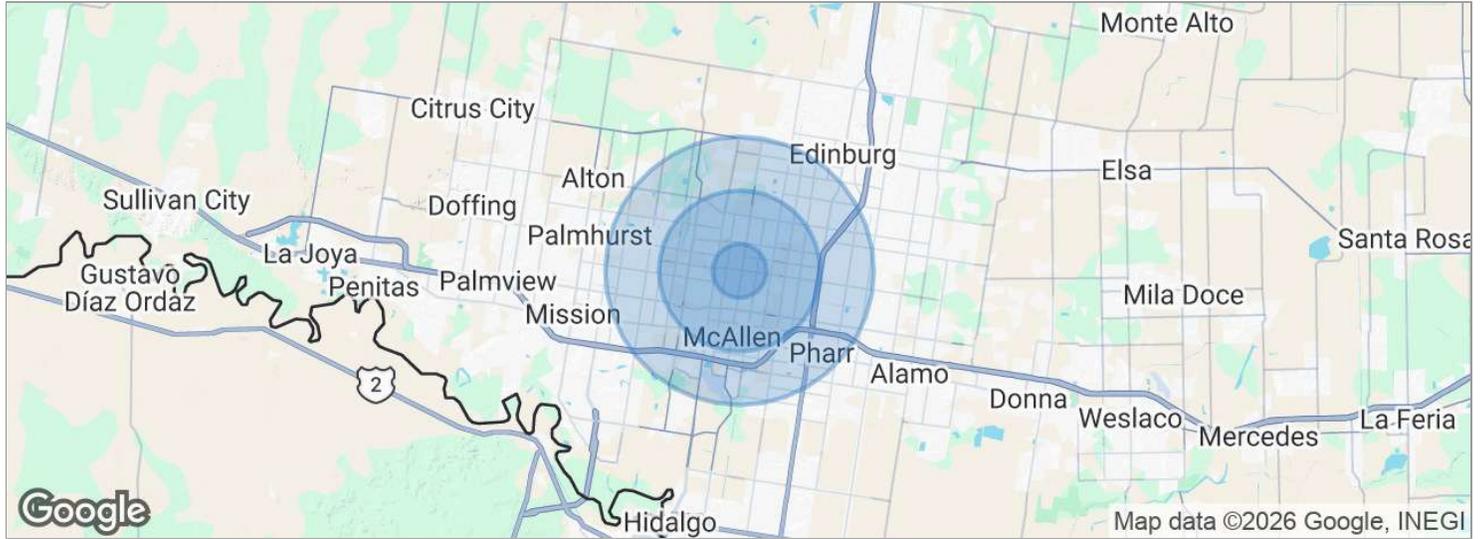
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	15,955	109,661	241,468
Median age	34.4	33.6	32.9
Median age (Male)	31.8	30.1	30.6
Median age (Female)	40.4	36.9	35.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,956	40,437	86,159
# of persons per HH	2.3	2.7	2.8
Average HH income	\$69,382	\$63,842	\$62,418
Average house value	\$166,974	\$135,569	\$134,231

* Demographic data derived from 2020 ACS - US Census

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DISCLAIMER

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DISCLAIMER

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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

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