

INTERNATIONAL BOULEVARD PLAZA

916 INTERNATIONAL BLVD

Hidalgo, TX 78557



LEASE RATE - NEGOTIABLE

LEASE TYPE - NNN

SPACE AVAILABLE - 3,600 - 7,600 SF

Tristan Flores

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

LEASE

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PROPERTY DESCRIPTION

Explore an exceptional business opportunity at the forefront of international trade with proximity to the United States's 5th most crossed border. The McAllen Hidalgo International Bridge encompasses strategic positioning, high traffic flow, and nearby renowned national retailers. This property is a supreme location for businesses aiming for prominence and success as both of these markets are in confluence with one another. This establishes a unique traffic flow by creating customers from both the USA and Mexico.

OFFERING SUMMARY

Lease Rate:	Negotiable + NNN
Available SF:	3,600 - 7,600 SF
Building Size:	46,752 SF

PROPERTY HIGHLIGHTS

- 15,679,128 ENTERING IN 2022 = 42,957 ENTERING PER DAY
- 2,069,123 FOOT TRAFFIC/ANUALLY = 5,668 PEOPLE PER DAY
- 9.701.948 VEHICLE TRAFFIC/ANUALLY = 26.580 VEHICLES PER DAY

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AERIAL

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MAP

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DEMOGRAPHICS

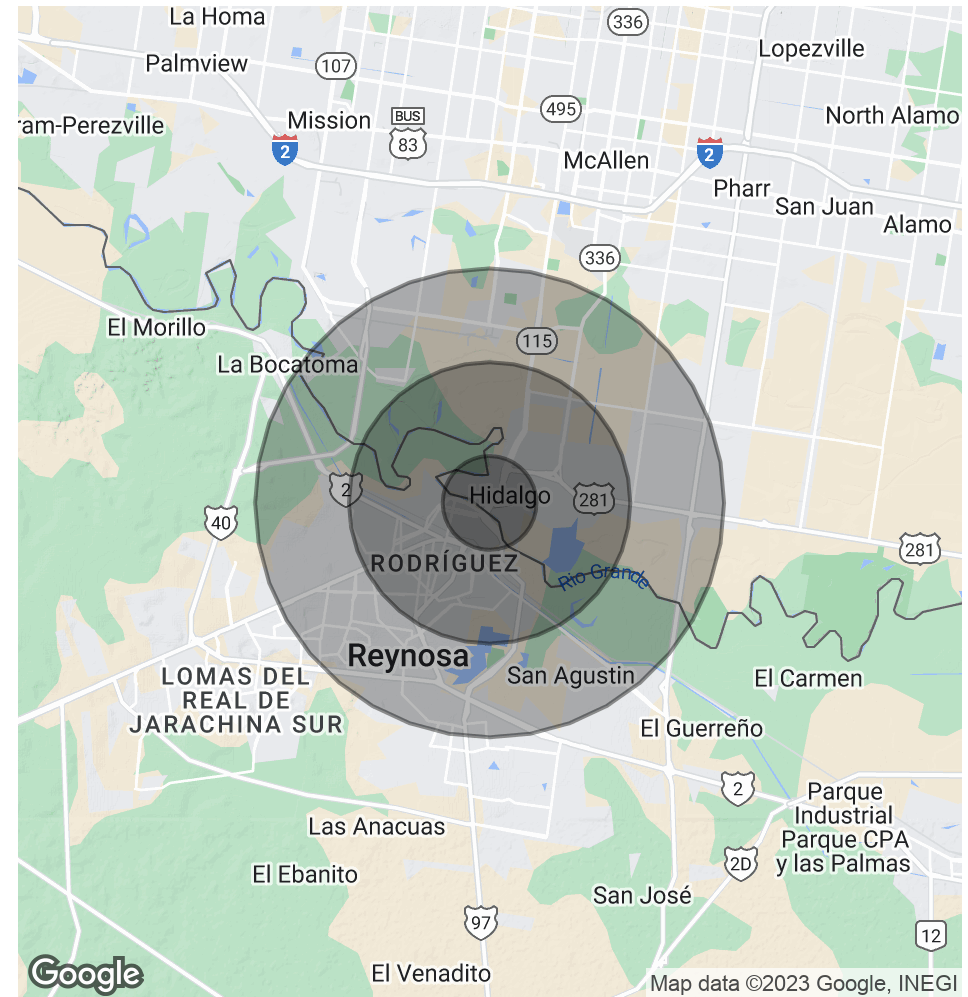
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,152	8,765	39,396
Average Age	26.1	32.9	30
Average Age (Male)	26.4	29.6	26.6
Average Age (Female)	22.5	33.1	32.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	384	2,655	11,383
# of Persons per HH	3	3.3	3.5
Average HH Income	\$33,648	\$46,403	\$49,978
Average House Value	\$42,089	\$108,472	\$105,629

* Demographic data derived from 2020 ACS - US Census



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