

Tribeca Square

FOR LEASE



Rio Grande Valley

4229 W. Expressway 83, McAllen, TX 78503



Tribeca Square Plaza
4229 W. Expressway 83
McAllen, TX 78503

Coldwell Banker Commercial
Rio Grande Valley

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CBCWorldwide.com

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Tribeca Square



Rio Grande Valley

Property Overview

Tribeca Square Plaza
4229 W. Expressway 83
McAllen, TX 78503

Property Specifications

Property Type:	Strip Center
Sub-Type:	Retail – Office - Medical
Class:	A
Building Size:	19,803 square feet
Land:	1.65 Acres
Number of stories:	1
Year Built:	2017
Typical Floor Size:	1,800 square feet +/-
Parking Ratio:	6/1000

Site Specifications

Cross Street:	Bentsen Rd & Expressway 83
Traffic Counts:	35,000 +/- vpd
Zoning:	C-3 (General Commercial)
Submarket:	Rio Grande Valley
County:	Hidalgo

Lease Information

Lease Type:	Net
Lease Term:	36 Month's (minimum)

Space Information

Total Available Space:	5,650 square feet
Minimum Divisible:	968 square feet
Max Contiguous:	4,682 square feet
Annual Rent:	\$26 per square foot
T.I. Allowance:	Negotiable

Basic Demographics (5-Mile Radius)

Total Population:	188,573
Total Households:	61,445
Avg. HH Income:	\$64,770
Retail Sales Volume:	\$2,455,183,295

Tribeca Square

Additional Photos



Rio Grande Valley

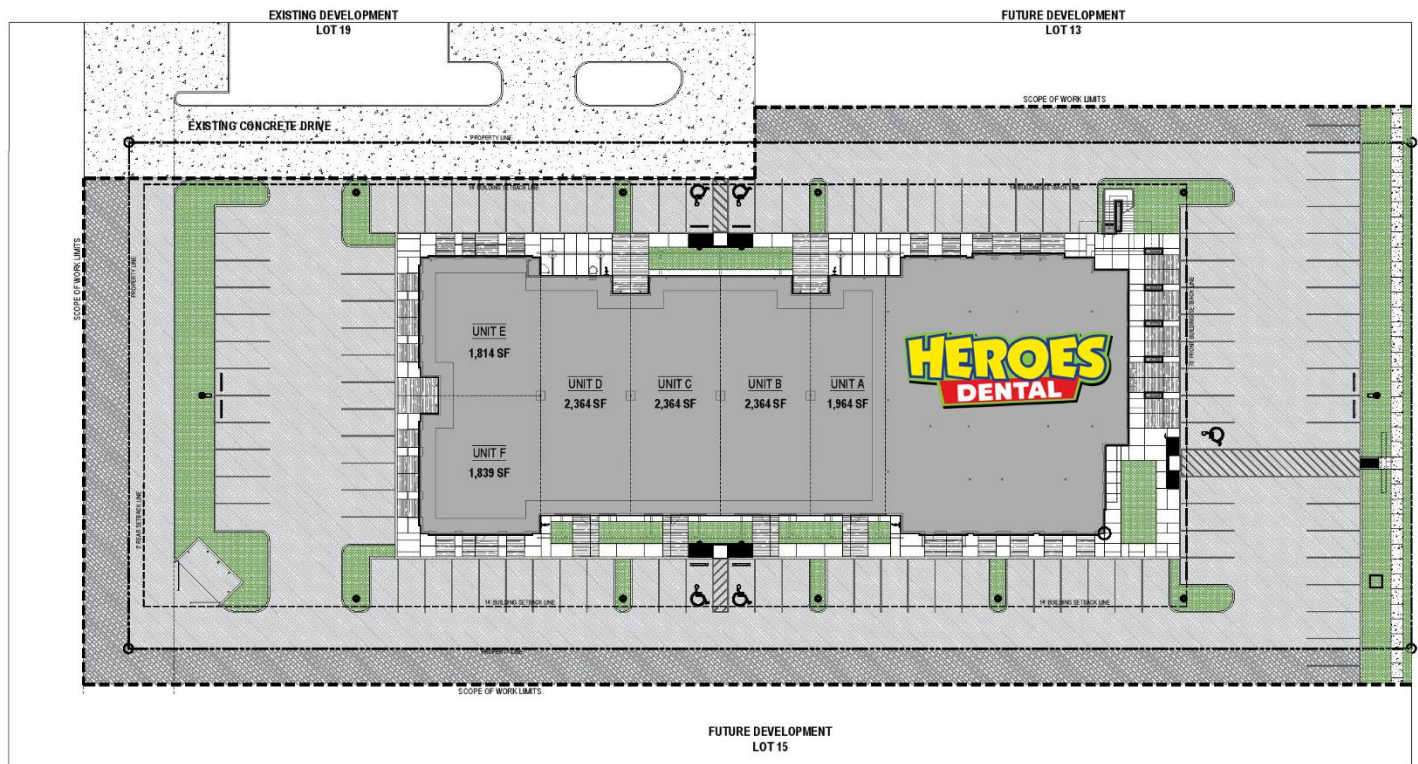


Tribeca Square

Site Plan



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ORANGE MADE architecture
GUZMAN PROFESSIONAL PLAZA
4229 EXPRESSWAY 83 | MCALLEN, TEXAS 78501
PRELIMINARY DRAWINGS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

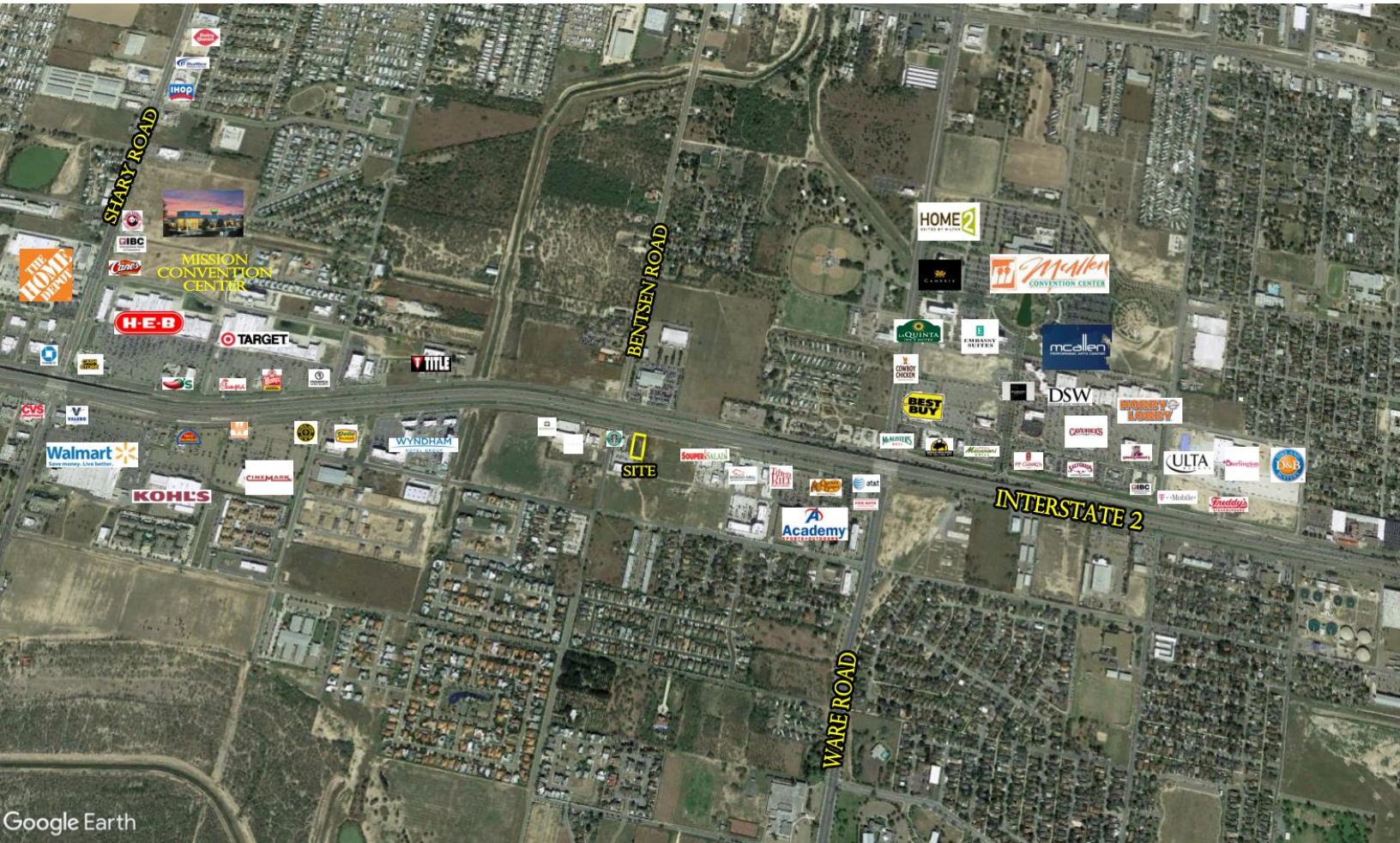
LEASING SQUARE FOOTAGES
SCALE 1/32" = 1'-0"
13 APRIL 2017

Tribeca Square

Aerial



Rio Grande Valley



Tribeca Square

Executive Summary



Rio Grande Valley

Tribeca Square is perfectly situated in one of McAllen, TX's busiest, commercial, districts, and has excellent frontage on Interstate 2. The mixed-use center has great access from Interstate 2, and is surrounded by dense, mixed-use development. Tribeca Square will be anchored by Heroes Dental, and is an excellent location for any retail, medical, or office user.

Area Retailers & Attractions:

The McAllen Convention Center, The McAllen Performing Arts Center, Dave & Busters, Best Buy, ATT, Five Guys Burger & Fries, Tilted Kilt, Academy, Starbucks, Cracker Barrel, Longhorn Steak House, Salt Grass, Buffalo Wild Wings, Cavender's, Hobby Lobby, Cheddar's.

For more information, please contact:

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