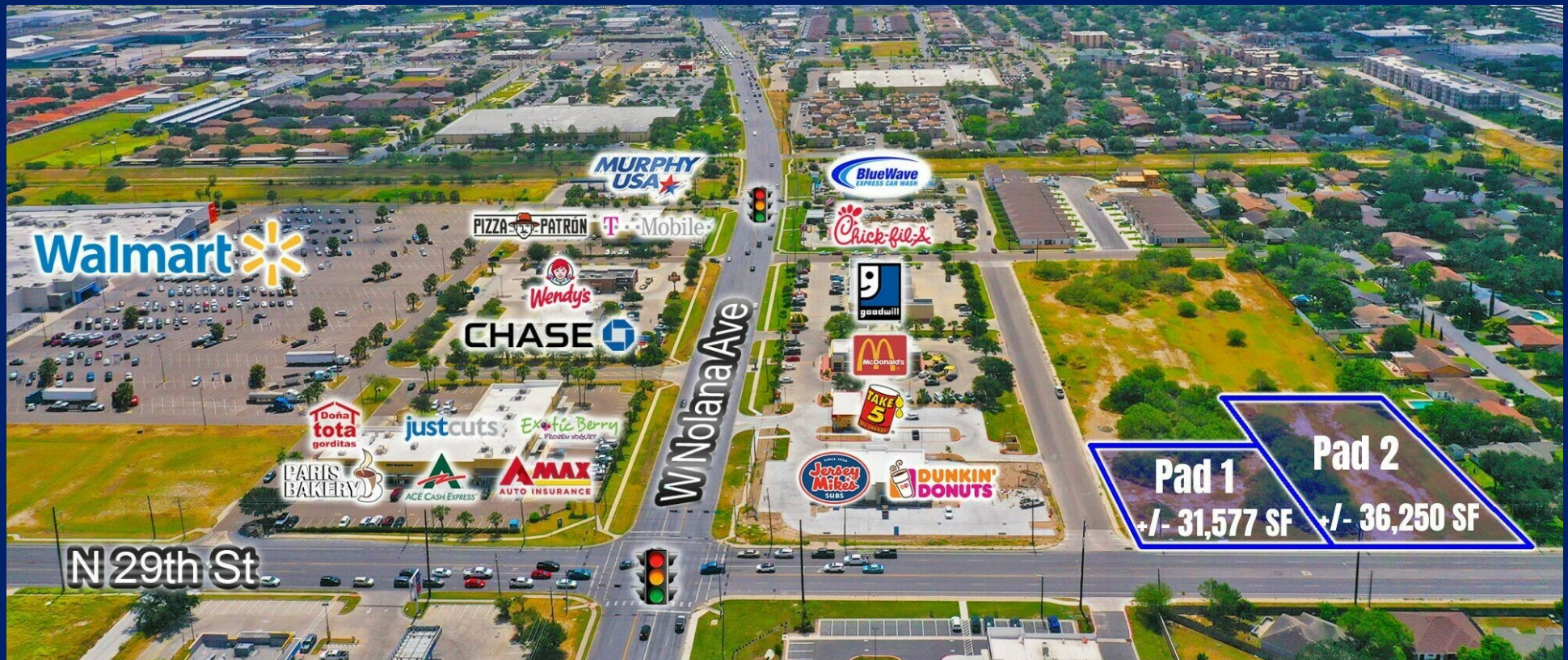


# PAD SITES - MCALLEN, TX SEC OF NOLANA AVENUE & 29TH STREET

McAllen, TX 78504



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COLDWELL BANKER  
**COMMERCIAL**  
RIO  
GRANDE VALLEY



# PROPERTY SUMMARY

## SEC OF NOLANA AVENUE & 29TH STREET

McAllen, TX 78504



### PROPERTY DESCRIPTION

Situated at the south east corner of the signaled intersection of Nolana Avenue and 29th St., this site guarantees maximum exposure and is easily accessible. Adjacent space will be occupied by Dunkin Donuts and Jersey Mike's, creating additional foot and vehicle traffic. Nearby attractions include; Wal-Mart, Chick-Fil-A, McDonald's, Chase Bank, Jack in the Box, BlueWave Carwash, and many more.

### PROPERTY HIGHLIGHTS

- Excellent Visibility From Nolana Avenue
- Proximity to McAllen's Public Library
- Pad Site Available
- Extremely High Traffic

### OFFERING SUMMARY

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	257	1,412	5,477
Total Population	798	4,108	15,942
Average HH Income	\$76,867	\$62,714	\$54,463

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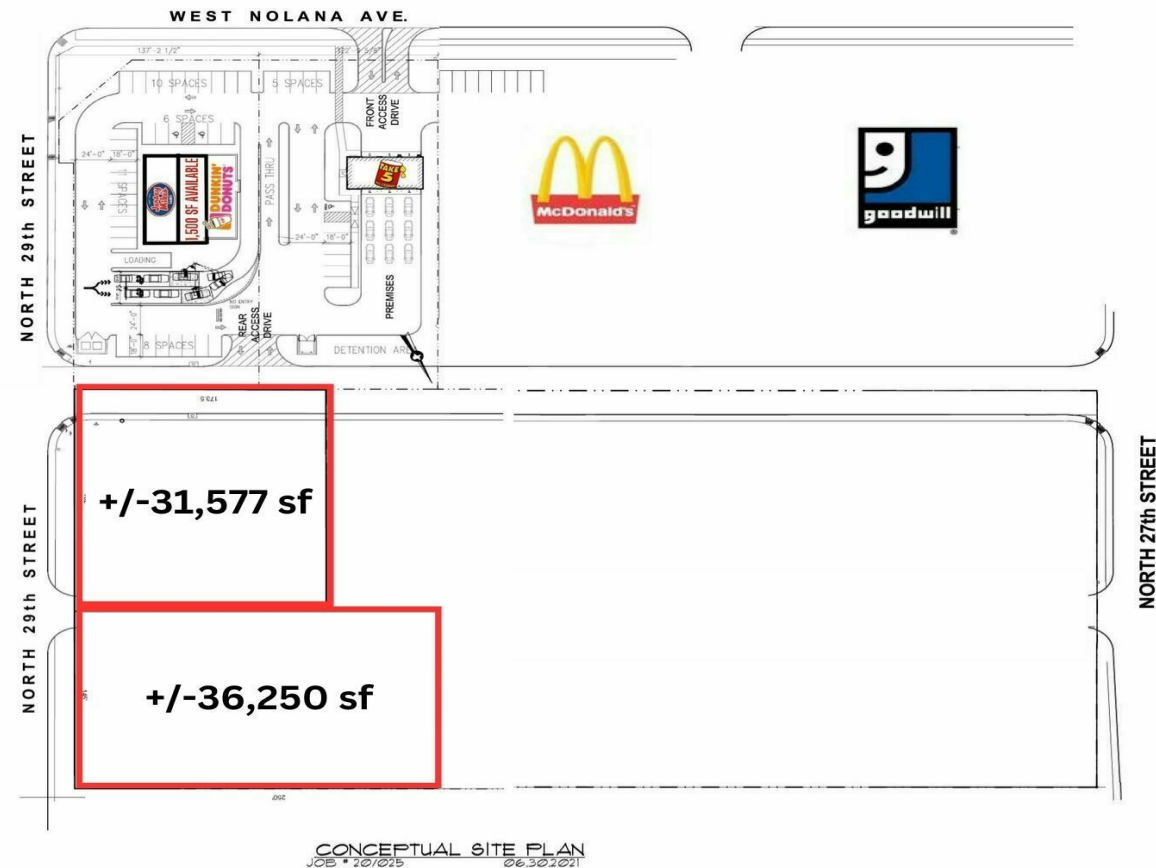


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# SITE PLAN

## SEC OF NOLANA AVENUE & 29TH STREET

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# AERIAL

## SEC NOLANA AVE & 29TH STREET

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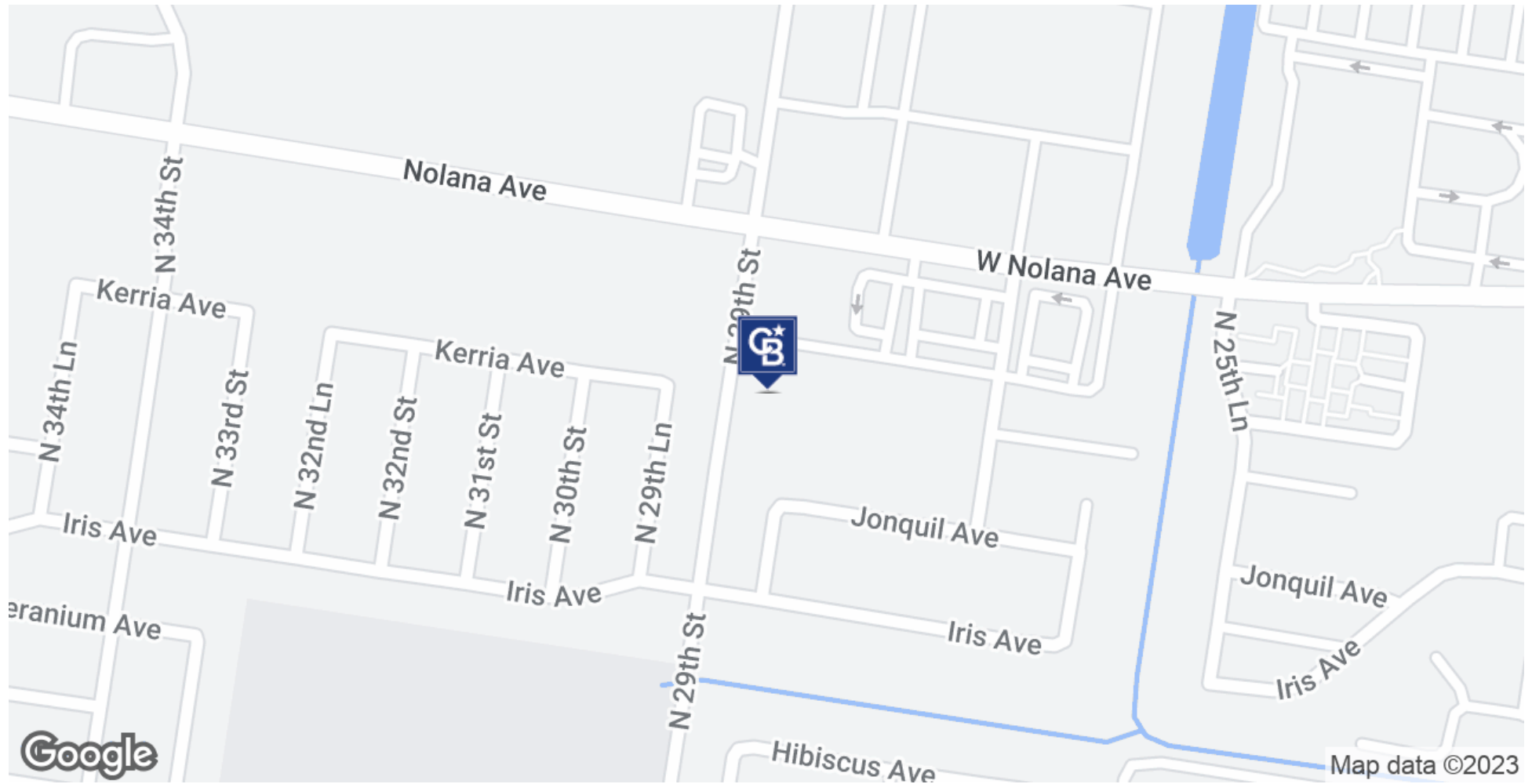
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# MAP

## SEC OF NOLANA AVE & 29TH STREET

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# DEMOGRAPHICS

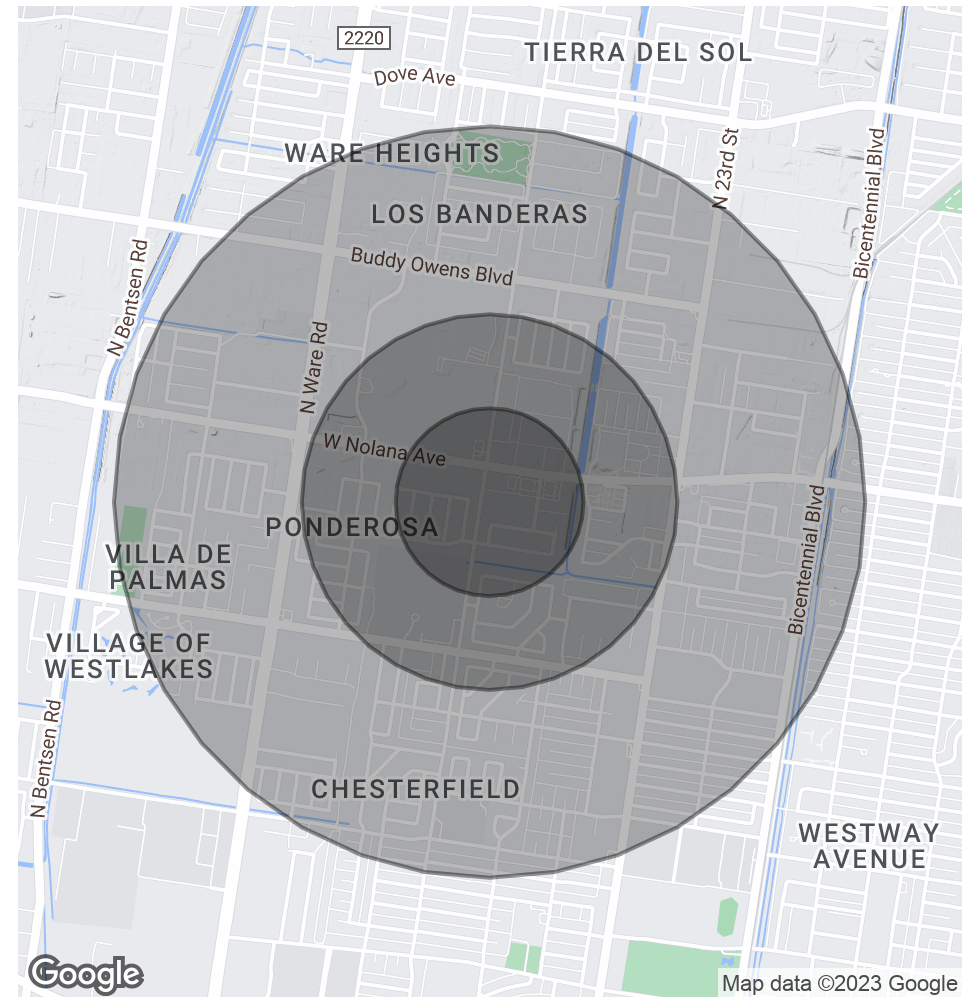
## SEC OF NOLANA AVE & 29TH STREET

McAllen, TX 78504

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	798	4,108	15,942
Average Age	31.4	31.2	31.6
Average Age (Male)	28.8	28	28.2
Average Age (Female)	39.7	38.2	36.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	257	1,412	5,477
# of Persons per HH	3.1	2.9	2.9
Average HH Income	\$76,867	\$62,714	\$54,463
Average House Value	\$138,600	\$120,838	\$110,929

\* Demographic data derived from 2020 ACS - US Census



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