

## THE DISTRICT AT MCALLEN

3324 N. McColl Rd  
McAllen, TX 78504

AVAILABLE SPACE  
2,582 SF

### FEATURES

- Proximity to Major Arterial Roads
- Easily Accessible and High Visibility
- Proximity to Shopping, Entertainment, & Dining



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### OFFICE - RETAIL

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**COLDWELL BANKER COMMERCIAL**  
**RIO GRANDE VALLEY**  
508 E Dove Ave, McAllen, TX 78504  
956.631.1322

FOR LEASE

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## THE DISTRICT AT MCALLEN

3324 N. McColl Rd , McAllen, TX 78504



### OFFERING SUMMARY

Available SF:	2,582 SF
Lease Rate:	\$18 per year (NNN)
Lot Size:	4.33 Acres
Year Built:	2007
Building Size:	44,071 SF
Zoning:	C-3 ( General Commercial)
Market:	Rio Grande Valley
Submarket:	McAllen

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### PROPERTY OVERVIEW

This beautiful shopping center is ideally located in The Heart of McAllen, Texas. The center is anchored by The Rio Grande Valley's first and only UFC Gym, and has co-tenancy consisting of Wellmed, Keller Williams Realty, and The Dental Park. The Strip Center enjoys, beautiful, contemporary, architecture and landscaping, proximity to major hospitals, dining, and more. The District at McAllen, is a tremendous, mixed-use center, and is perfect for any retail, office, or medical user. The District at McAllen also has excellent proximity to major, arterial roads allowing for easy access to I-69C and I-2

### PROPERTY HIGHLIGHTS

- Excellent Proximity to Major Arterial Roads
- Mixed- Use Center
- Easily Accessible and Highly Visible
- Negotiable Lease Rates and Tenant Improvement Allowances
- North McAllen Location



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(PUBLICLY RECLASSIFIED)

(PUBLICLY DEDICATED)

# Dragon Warrior Noodle

**Available**  
**2,582 SF**



WELLMED



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## • SUBJECTS •

15 -  
DOC # 154790  
DOC # 154791  
35 PAGES 30 ACTS  
MEDICAL PATENT PROCESS

THE SURVIVAL OF THE FLOOD IN THE SOUTH  
THIS PROJECT IS A  
STATEMENT OF THE  
ZONE "B" OF THE  
SPECIAL FLOOD  
THIS PROJECT IS A

NORTH LINE EAST FERN AVE.





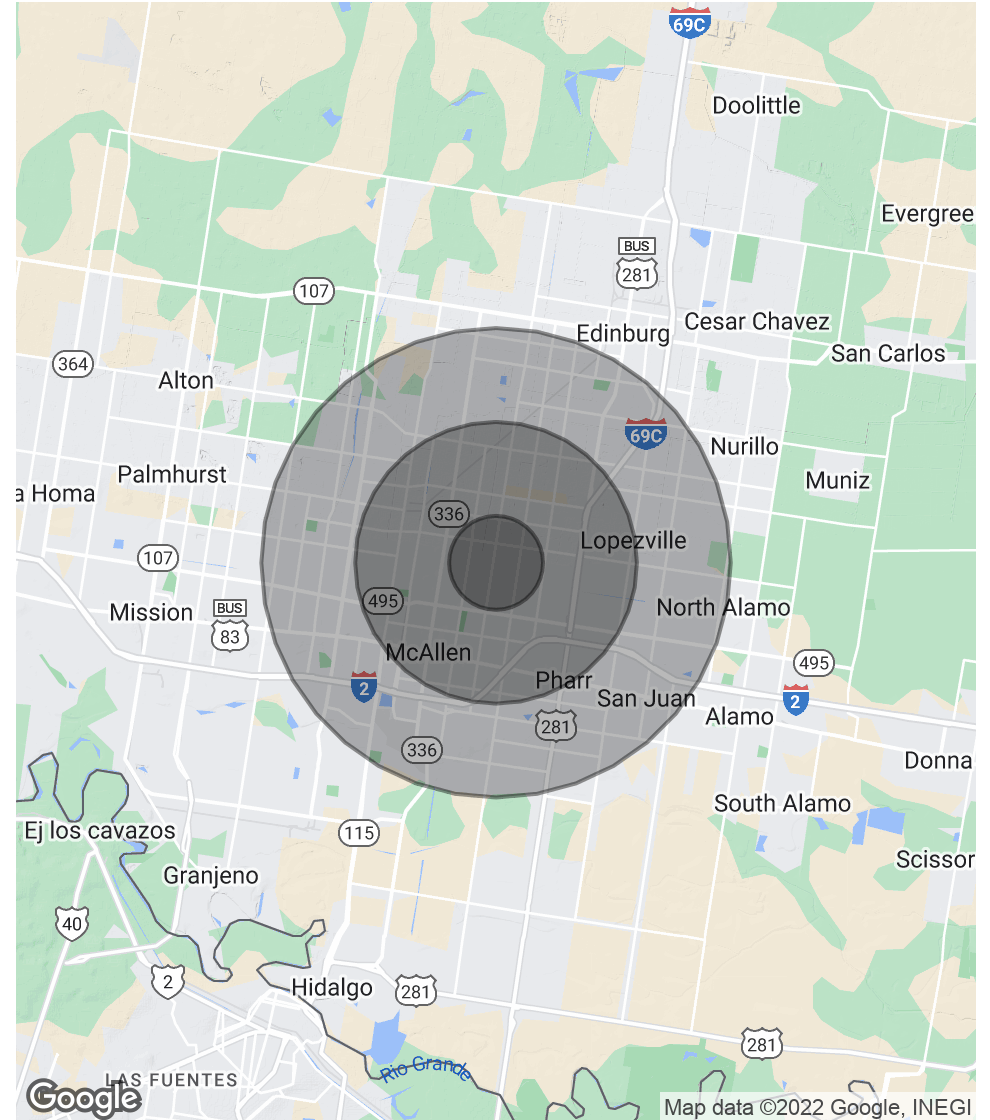
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,473	93,940	218,953
Average age	33.4	31.4	30.5
Average age (Male)	30.9	29.6	28.9
Average age (Female)	37.1	33.5	32.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,067	30,426	67,198
# of persons per HH	2.6	3.1	3.3
Average HH income	\$67,078	\$55,420	\$55,362
Average house value	\$125,145	\$112,126	\$111,990

\* Demographic data derived from 2010 US Census



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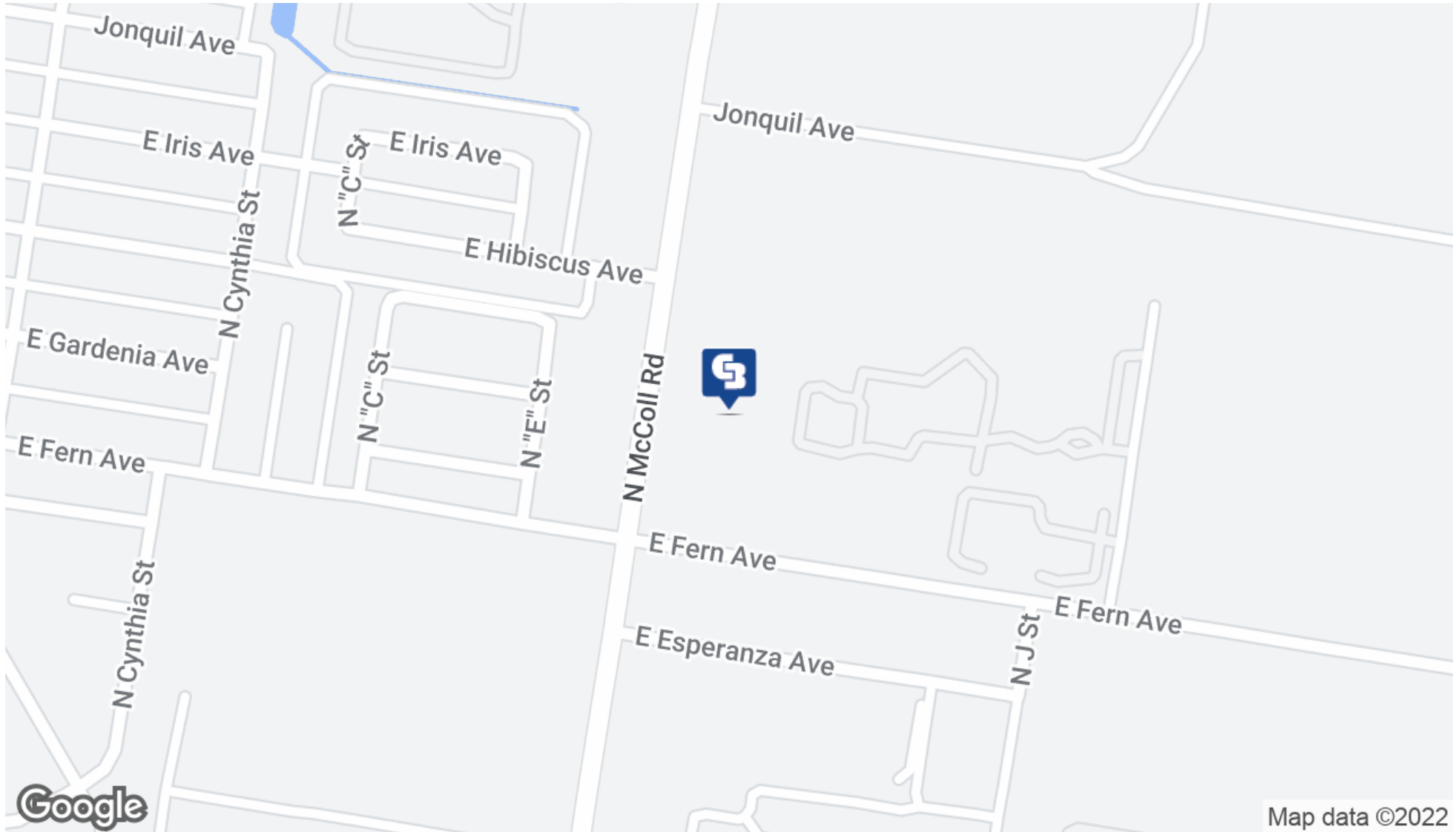




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