

FREESTANDING, MCALLEN LOCATION

AVAILABLE

4401 N 23rd St, Mcallen, TX 78504



LEASE RATE

Subject to Offer

LEASE TYPE

Net

LEASE TERMS

Negotiable

Daniel Galvan, SIOR, CCIM

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Jacob Galvan

956 363 1179

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COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

PROPERTY SUMMARY

4401 N 23RD ST

McAllen, TX 78504



PROPERTY DESCRIPTION

Nestled along a vibrant avenue, this freestanding restaurant, built on a former site, features a convenient drive-thru and boasts remarkable visibility and accessibility. Its strategic positioning is amplified by nearby attractions including the McAllen Parks and Rec facility, various business parks, sports facilities, educational institutions, and the nearby Walmart.

PROPERTY HIGHLIGHTS

- Freestanding with Drive Thru
- All or Part
- Ground Lease or Build-to-Suit
- Frontage on 23rd Street

OFFERING SUMMARY

Lease Rate:	Subject to Offer
Lot Size:	1.26 AC
Building Size:	4,160 SF
VPD:	22,480
County:	Hidalgo
Market:	Rio Grande Valley
Submarket:	McAllen
Zoning:	CO

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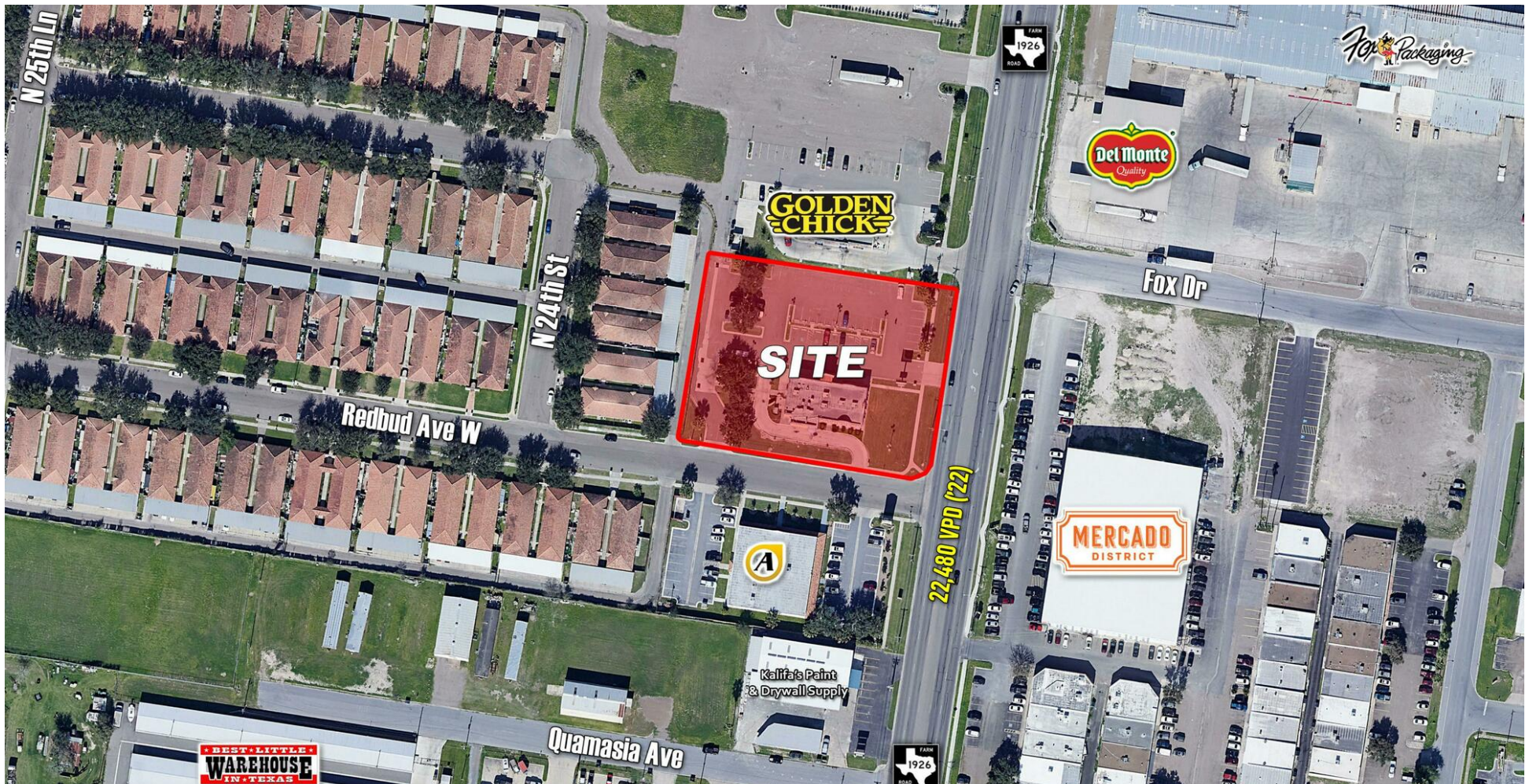


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AERIAL

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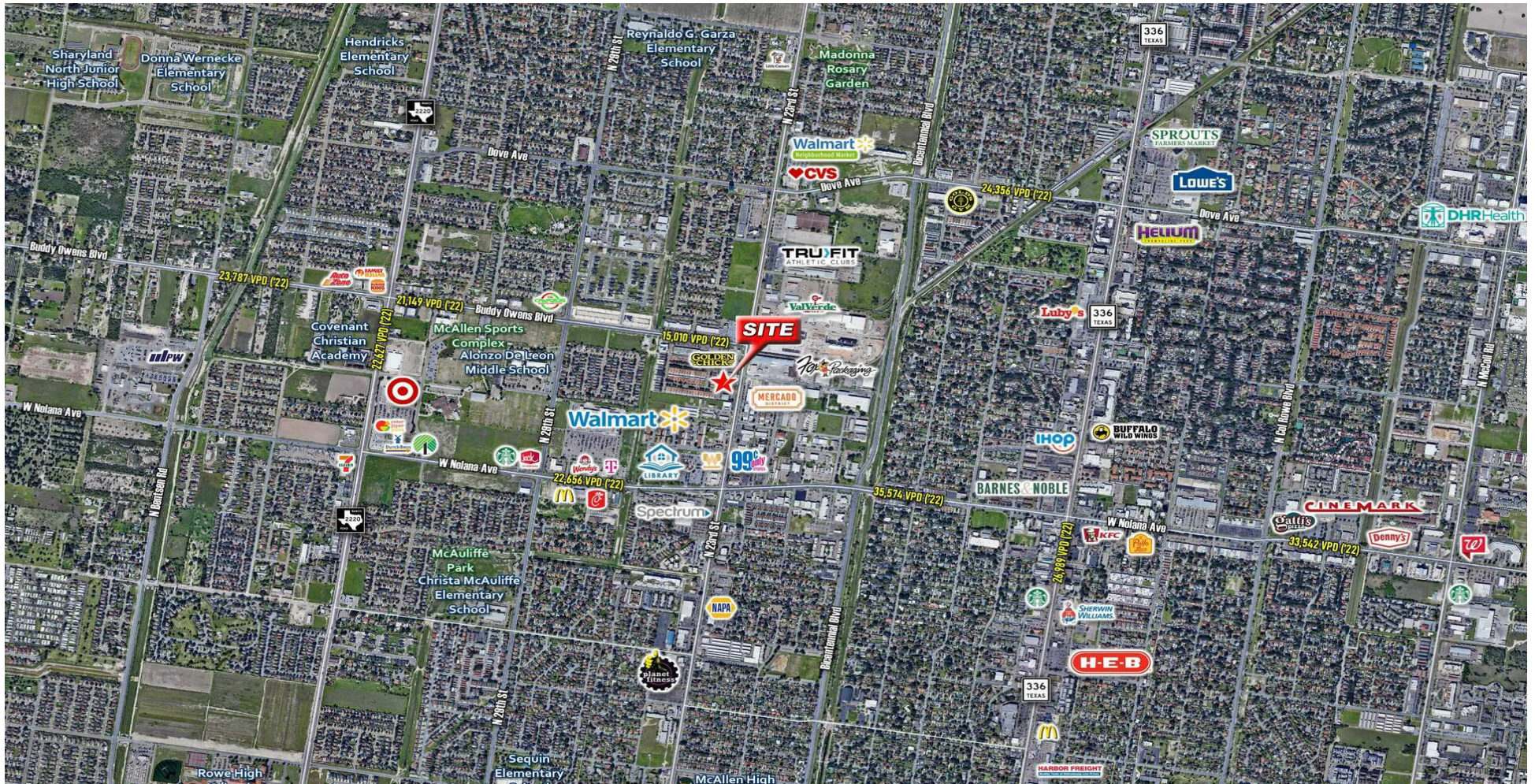


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AERIAL MAP

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DEMOGRAPHICS

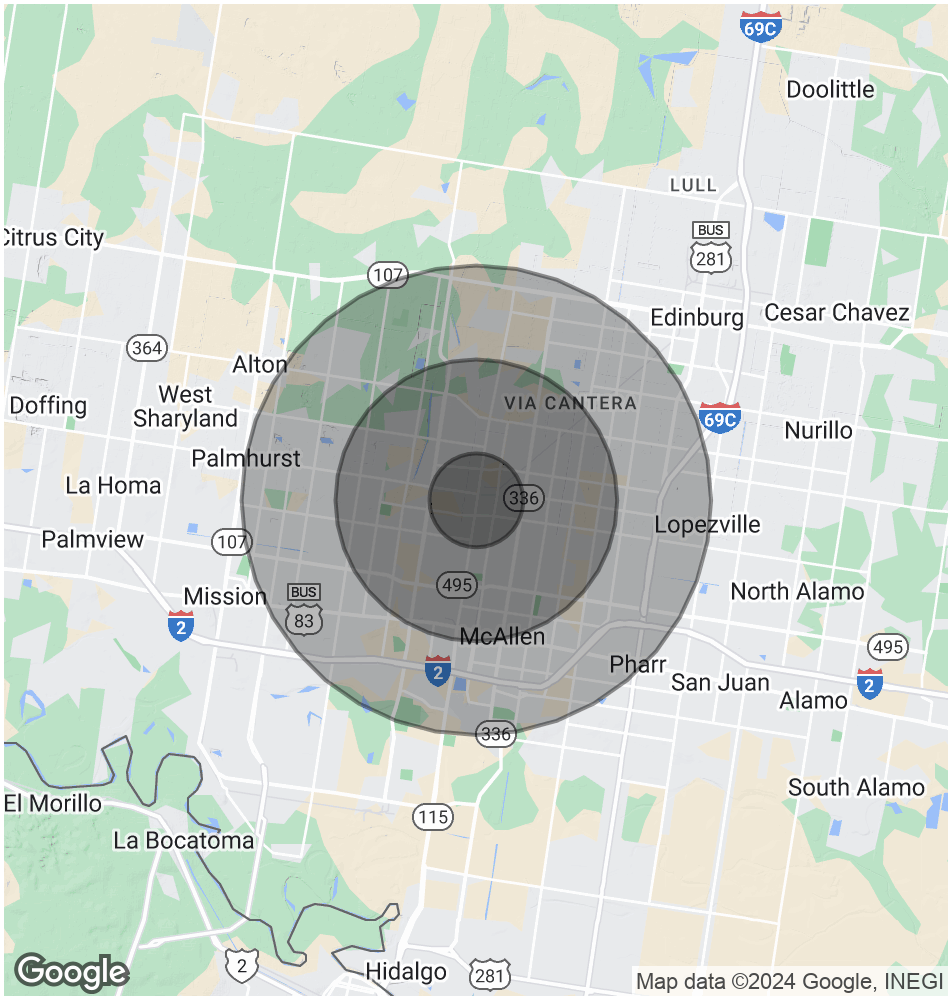
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,471	107,317	228,357
Average Age	32.4	33.2	33.3
Average Age (Male)	29.9	30	30.9
Average Age (Female)	37.1	36.8	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,553	38,435	82,509
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$66,791	\$67,683	\$63,975
Average House Value	\$144,752	\$143,767	\$138,481

* Demographic data derived from 2020 ACS - US Census



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