

SEC OF NOLANA AVE & 29TH ST - MCALLEN, TX



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**COLDWELL BANKER
COMMERCIAL**
RIO
GRANDE VALLEY

PROPERTY SUMMARY

SEC OF NOLANA AVE & 29TH STREET

McAllen, TX 78504



PROPERTY DESCRIPTION

Brand new construction space coming to one of McAllen's most desired intersections. Situated at the south east corner of the signaled intersection of Nolana and 29th St., this site guarantees maximum exposure and is easily accessible. Adjacent space will be occupied by Dunkin Donuts, 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 Ave
- Proximity to McAllen's Public Library
- Pad Site Available
- Extremely High Traffic

OFFERING SUMMARY

Lease Rate:	\$33.00 SF/yr (NNN)
Available SF:	1,500 SF
Lot Size:	0.47 Acres
Building Size:	4,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,031	30,264	61,880
Total Population	13,167	95,296	197,081
Average HH Income	\$54,690	\$59,857	\$59,881

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LEASE

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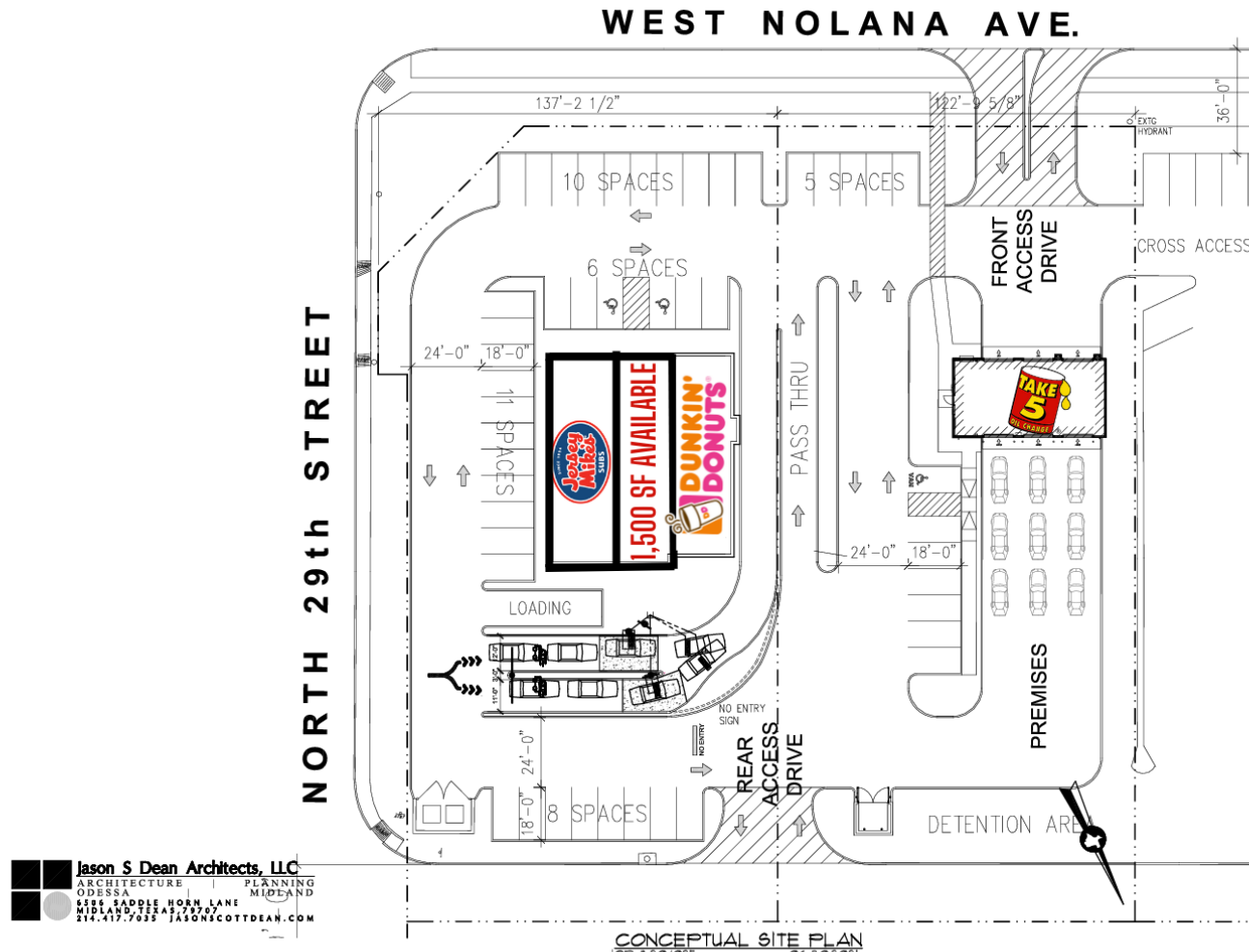


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SITE PLAN

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LOCATION MAP

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DEMOGRAPHICS

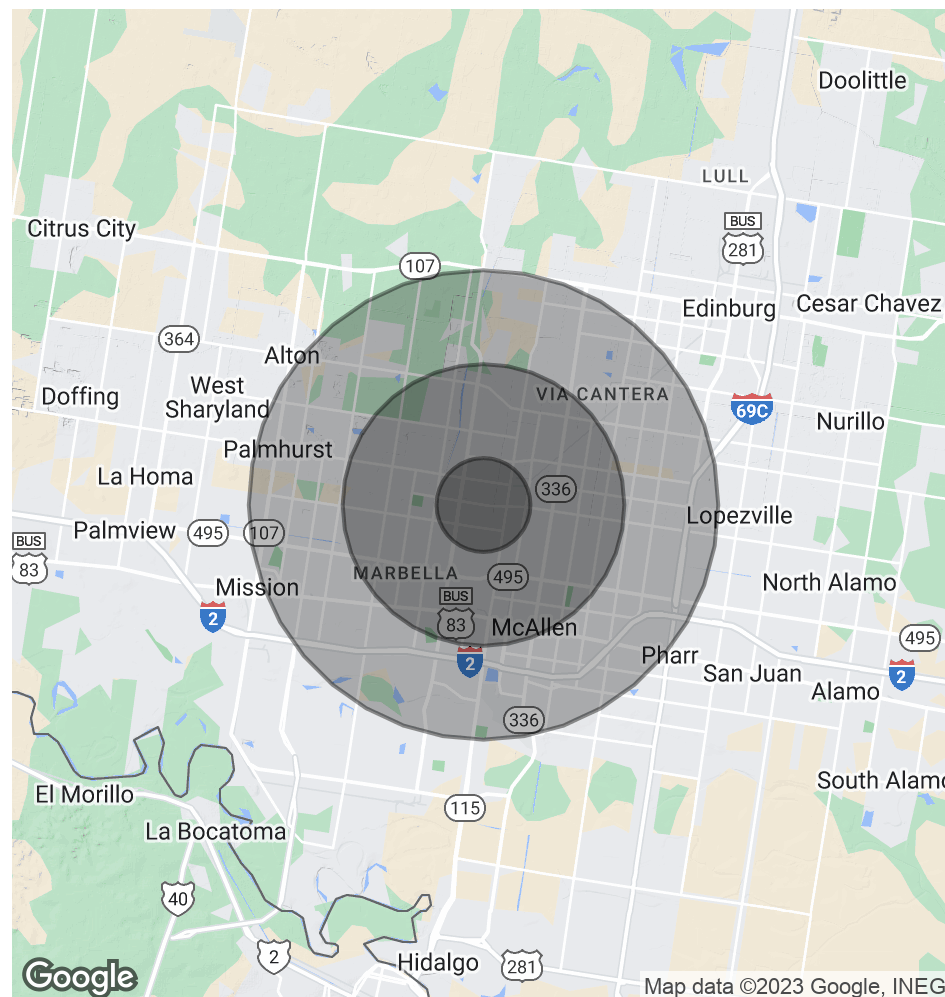
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McAllen, TX 78504

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,167	95,296	197,081
Average Age	29.3	31.3	31.7
Average Age (Male)	27.7	29.7	30.2
Average Age (Female)	31.3	33.2	33.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,031	30,264	61,880
# of Persons per HH	3.3	3.1	3.2
Average HH Income	\$54,690	\$59,857	\$59,881
Average House Value	\$144,680	\$144,389	\$127,349

* Demographic data derived from 2020 ACS - US Census



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