

THE DISTICT AT MCALLEN

FOR LEASE

3324 N. McCall Rd McAllen, TX 78504



AVAILABLE SF: 2,582-5,140 SF

LEASE RATE: \$21.00 SF/Yr

NNN: \$5.00 PSF/Yr

Daniel Galvan, SIOR, CCIM

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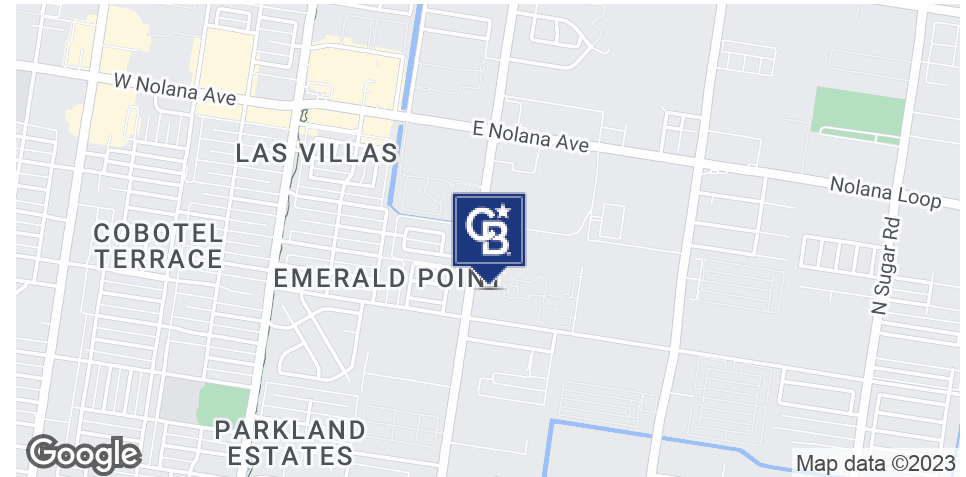
**COLDWELL BANKER
COMMERCIAL**

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OFFERING SUMMARY

Lease Rate:	\$21.00 SF/YR
NNN:	\$5.00 PSF/YR
Available SF:	2,582 -5,140 SF
Lot Size:	4.33 Acres
Year Built:	2007
Zoning:	C-3 (General Commercial)
Market:	Rio Grande Valley
Submarket:	McAllen
Traffic Counts:	24,818 +/- VPD

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 and The Dental Park. The Shopping 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 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

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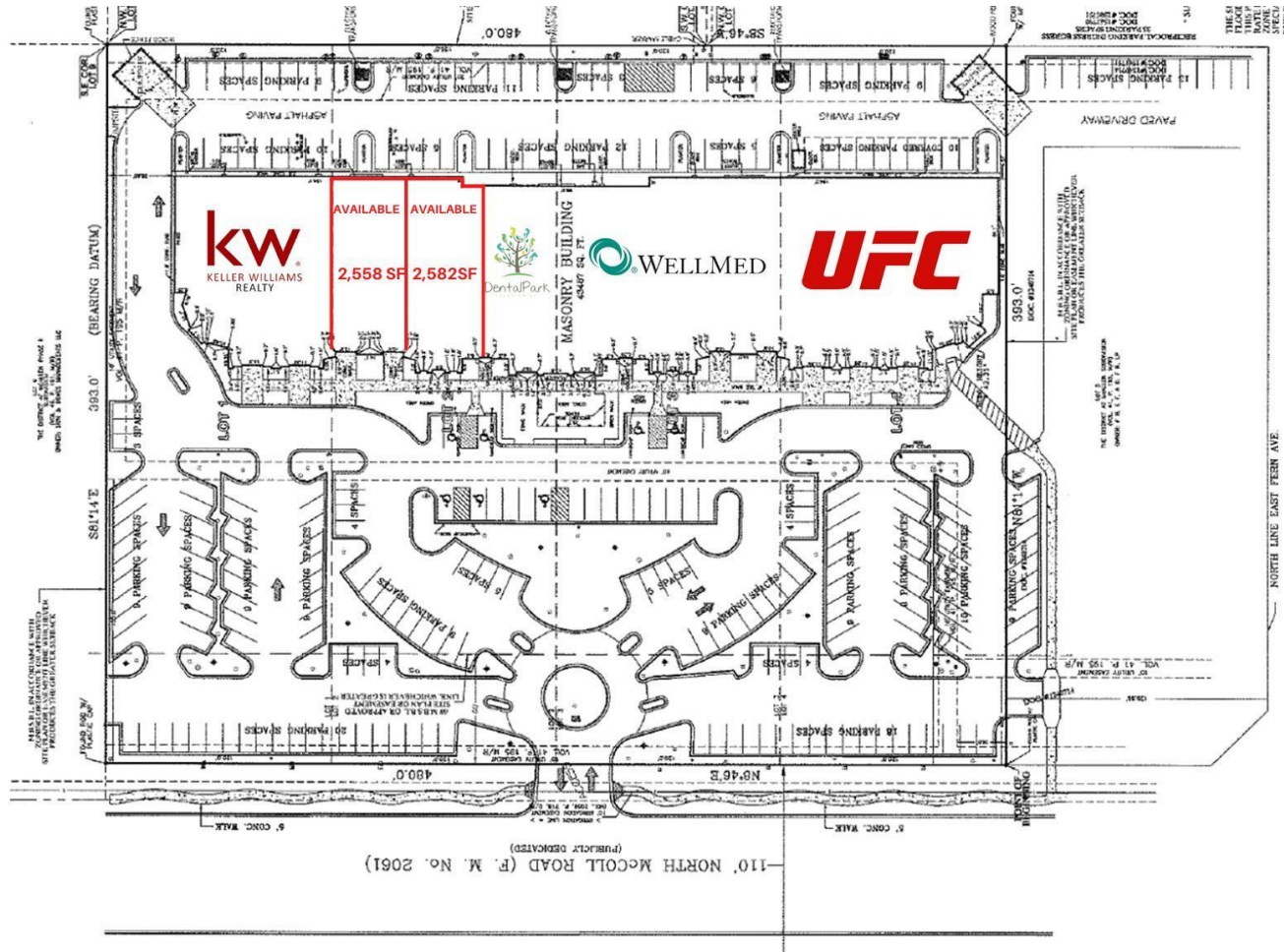


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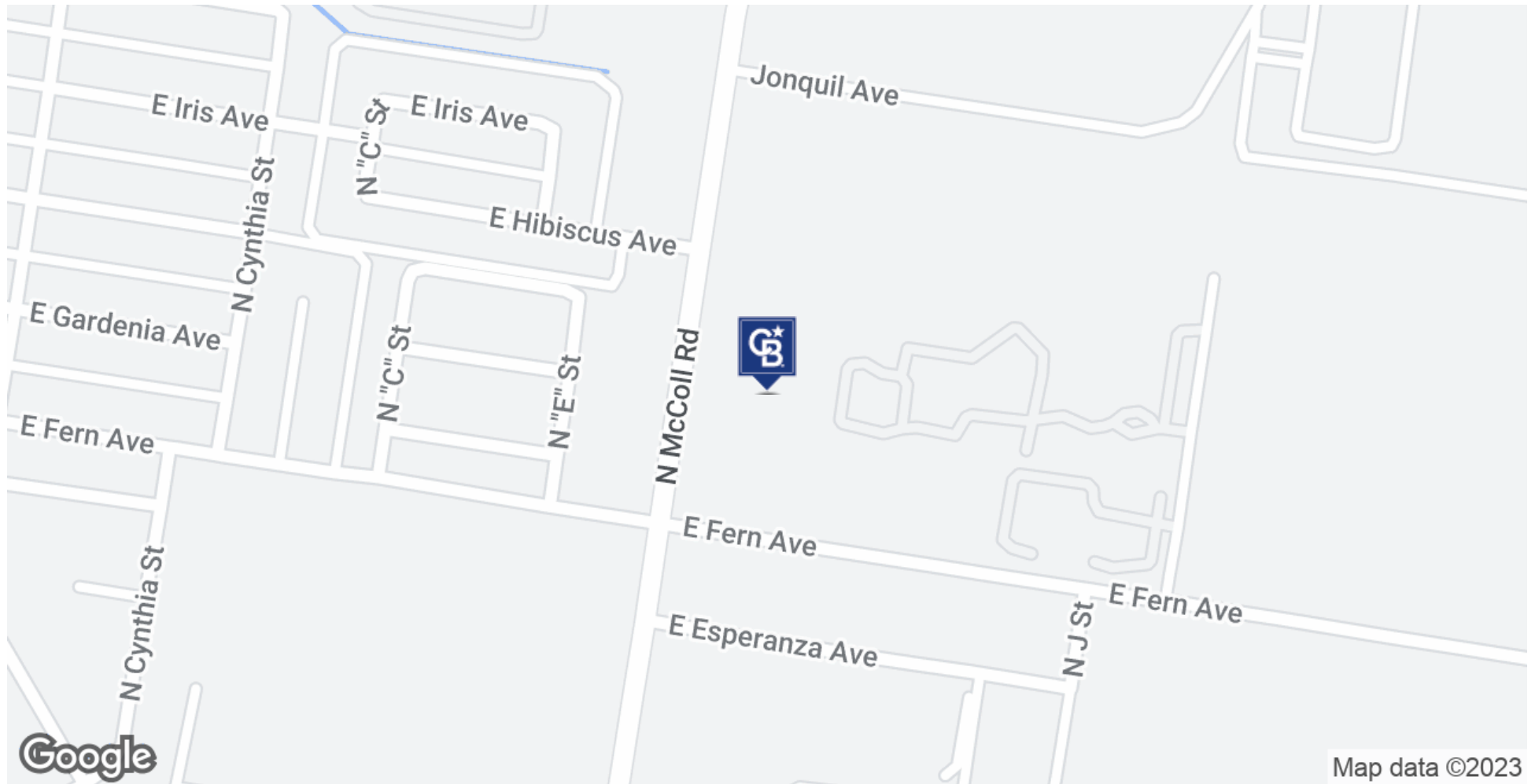


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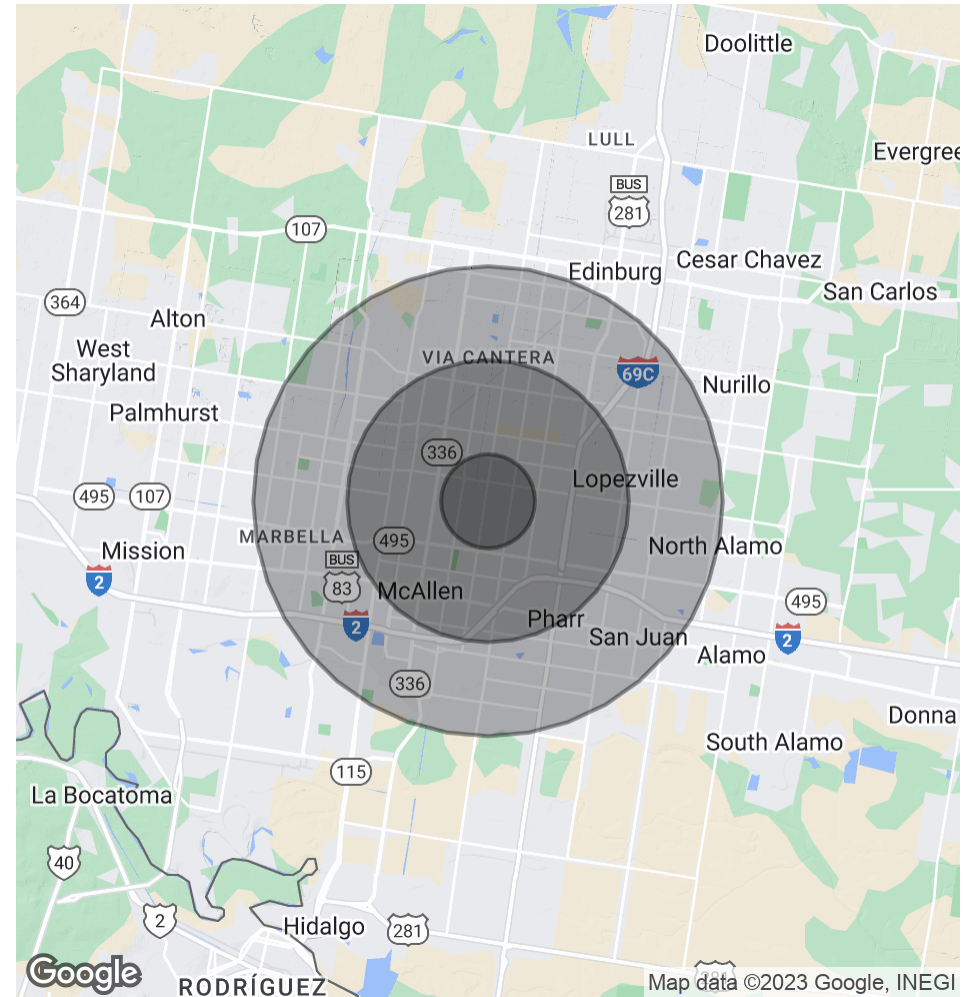
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,473	93,940	218,953
Average Age	33.4	31.4	30.5
Average Age (Male)	30.9	29.6	28.9
Average Age (Female)	37.1	33.5	32.4

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 2020 ACS - US Census



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