

GROUND LEASE OPPORTUNITY - NORTH MCALEN, TX

1100 TRENTON RD

McAllen, TX 78504



Proximity to National Retailers
Extremely High Traffic
Hot Retail Pocket in North McAllen
LEASE RATE: \$80,000 PER YEAR

Daniel Galvan, SIOR, CCIM
956 451 2983
dgalvan@cbcworldwide.com

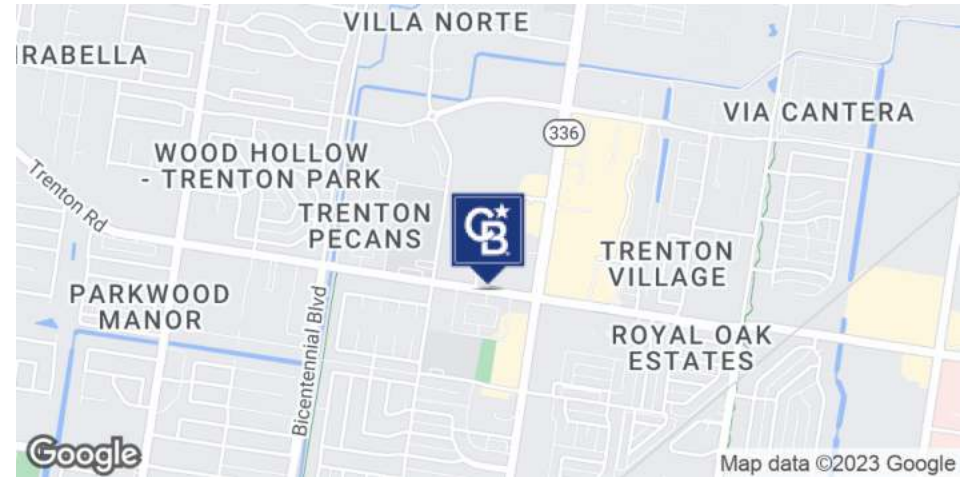
Michael Pacheco
956 739 5172
michael.pacheco@cbcworldwide.com



**COLDWELL BANKER
COMMERCIAL**
RIO
GRANDE VALLEY

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PROPERTY DESCRIPTION

A retail pad site near a busy intersection with high daytime and nighttime traffic is a prime location for businesses looking to maximize their exposure. Additionally, the site's excellent proximity to national retailers in a fast-growing area creates even more opportunities for businesses to thrive. All of these factors make the retail pad site an attractive location for businesses looking to establish a successful presence in a bustling commercial district.

PROPERTY HIGHLIGHTS

- Signalized Hard Corner
- Excellent Visibility & Accessibility
- Strong Daytime Population

OFFERING SUMMARY

Lease Rate:	\$80,000.00 per year (Ground)
Available SF:	28,270 SF
Lot Size:	0.65 Acres
Traffic Count:	Trenton Rd: 24,106 VPD (2019) N. 10th St: 23,402 VPD (2019)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,927	32,954	80,544
Total Population	11,465	93,033	228,227
Average HH Income	\$96,474	\$79,669	\$64,016

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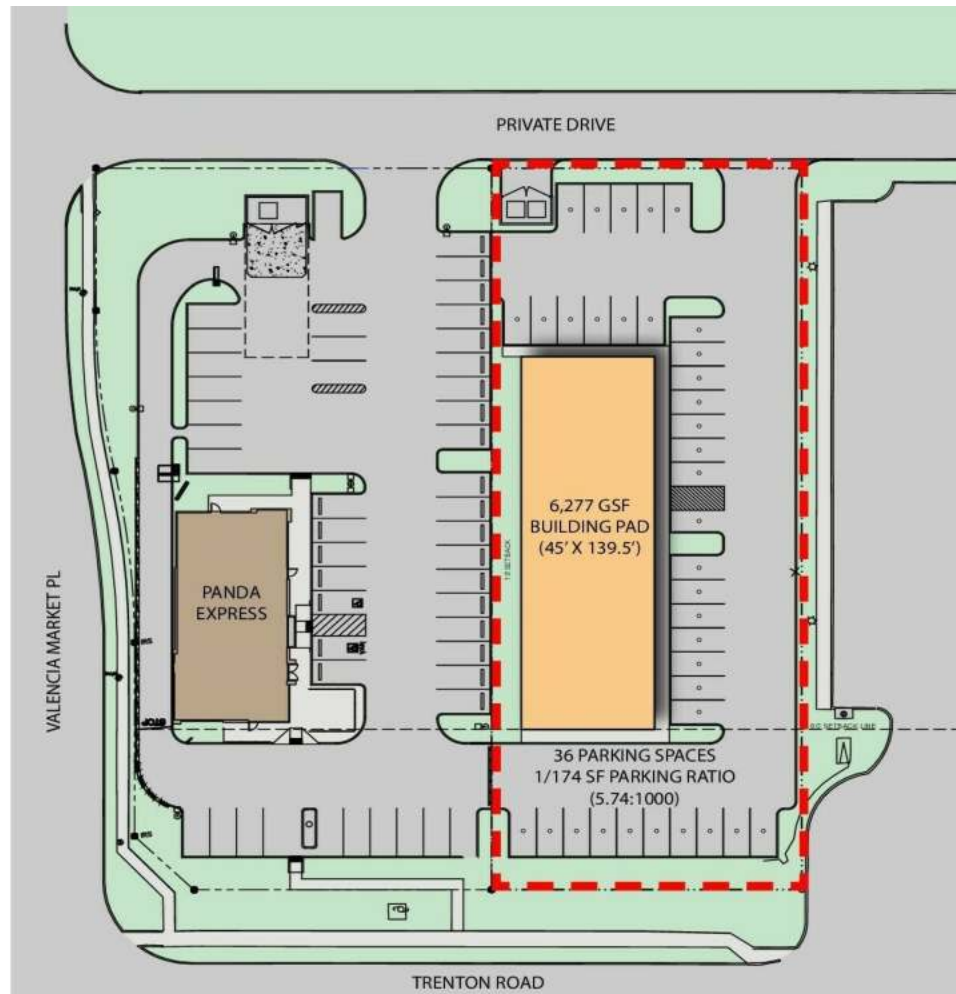


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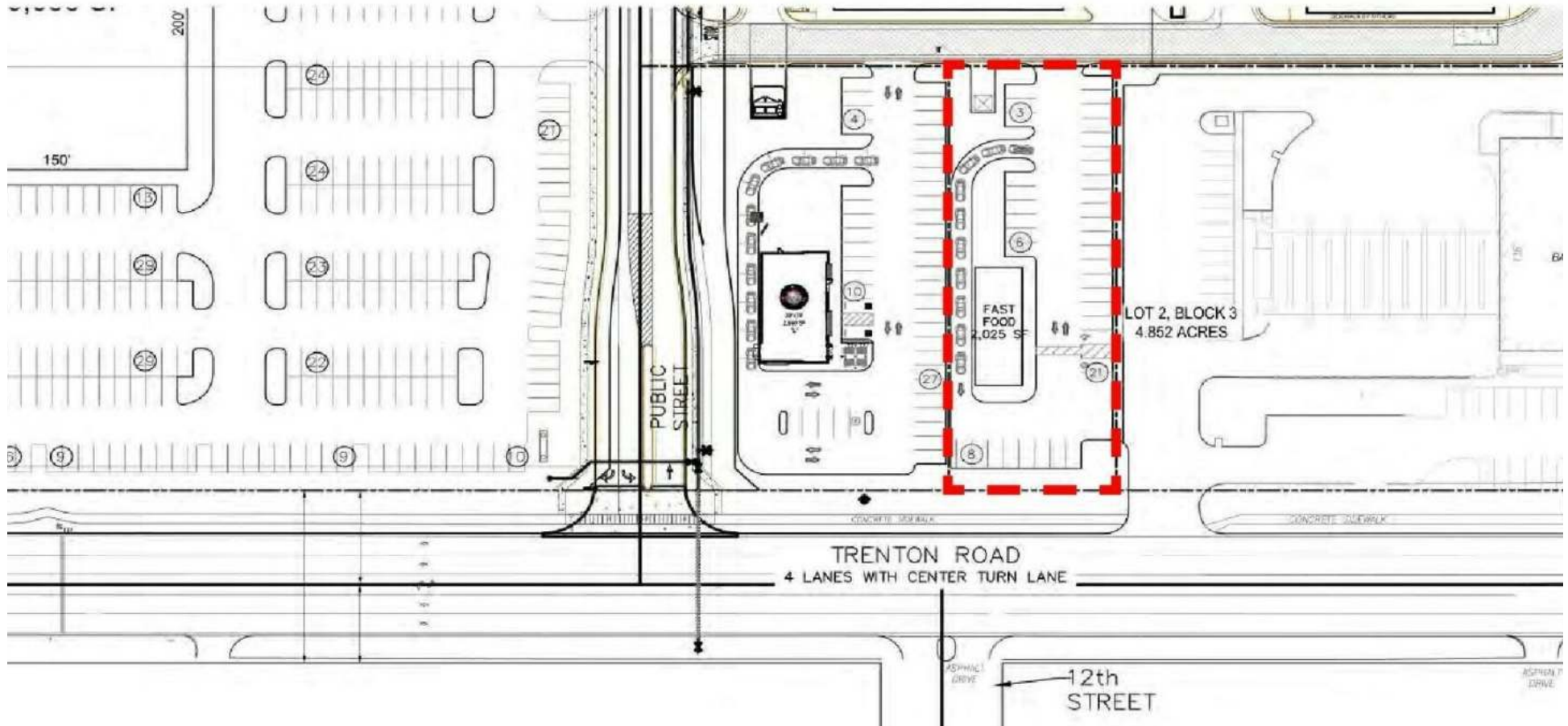
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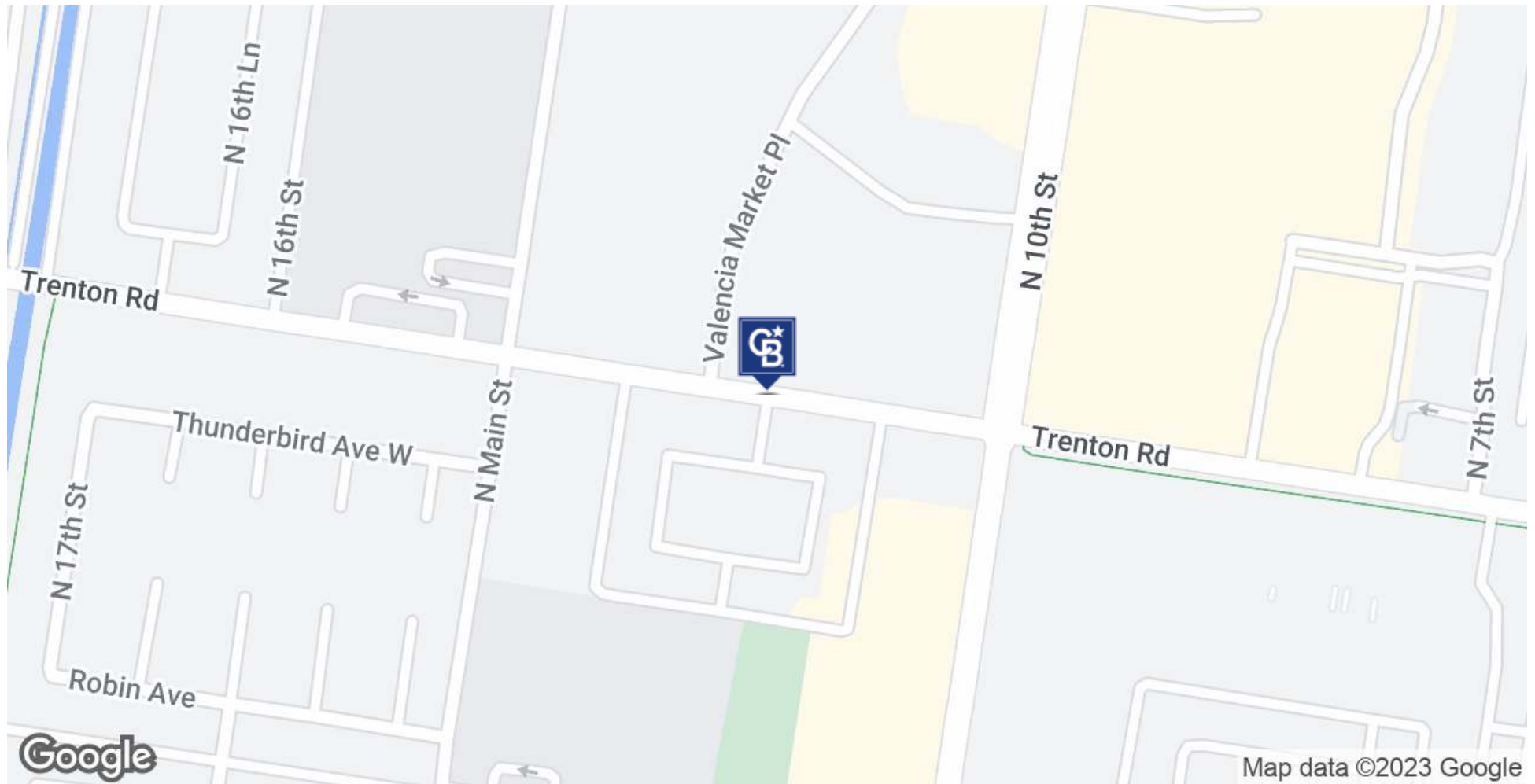


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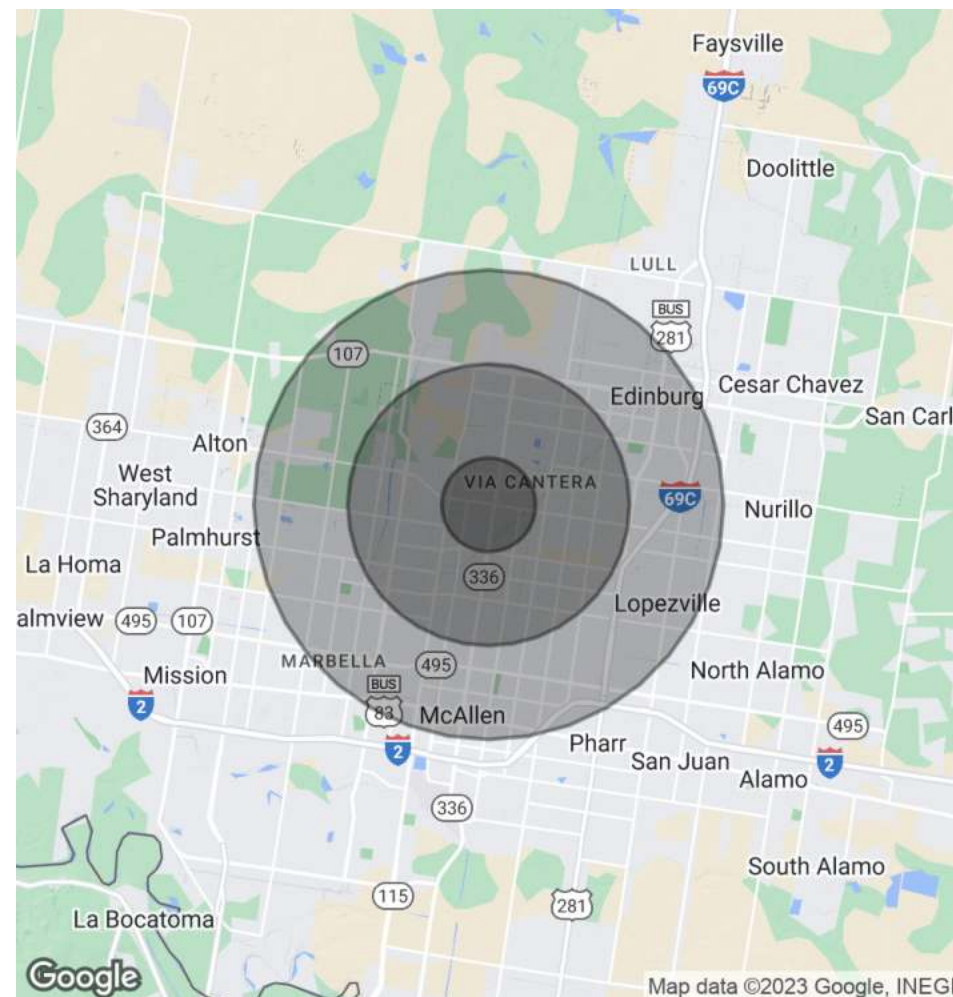
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,465	93,033	228,227
Average Age	35.5	32.8	31.7
Average Age (Male)	27	30	29.8
Average Age (Female)	39.8	36.2	34.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,927	32,954	80,544
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$96,474	\$79,669	\$64,016
Average House Value	\$198,758	\$164,795	\$131,741

* Demographic data derived from 2020 ACS - US Census



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