



**COLDWELL  
BANKER  
COMMERCIAL**

RIO GRANDE VALLEY

## MCALLEN QSR LOCATION

3908 N. McColl Rd  
McAllen, TX 78501

AVAILABLE SPACE  
2,801 SF



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**COLDWELL BANKER COMMERCIAL  
RIO GRANDE VALLEY**  
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956.631.1322

SALE / LEASE

CBCWORLDWIDE.COM



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SALE /  
LEASE



### OFFERING SUMMARY

Sale Price: Negotiable

Available SF: 2,801 SF

Lease Rate: Negotiable

Lot Size: 0.77 Acres

Year Built: 2017

### PROPERTY OVERVIEW

This Former Slim Chickens Restaurant is ideally located in North McAllen, TX, just south of Nolana Avenue on McColl Road. The Walmart Neighborhood Market outparcel has excellent proximity to Interstate 69C (Highway 281) and has a full kitchen set up, sitting adjacent to Starbucks.

### PROPERTY HIGHLIGHTS

- Full Kitchen Set Up
- Free Standing
- Proximity to I-69C

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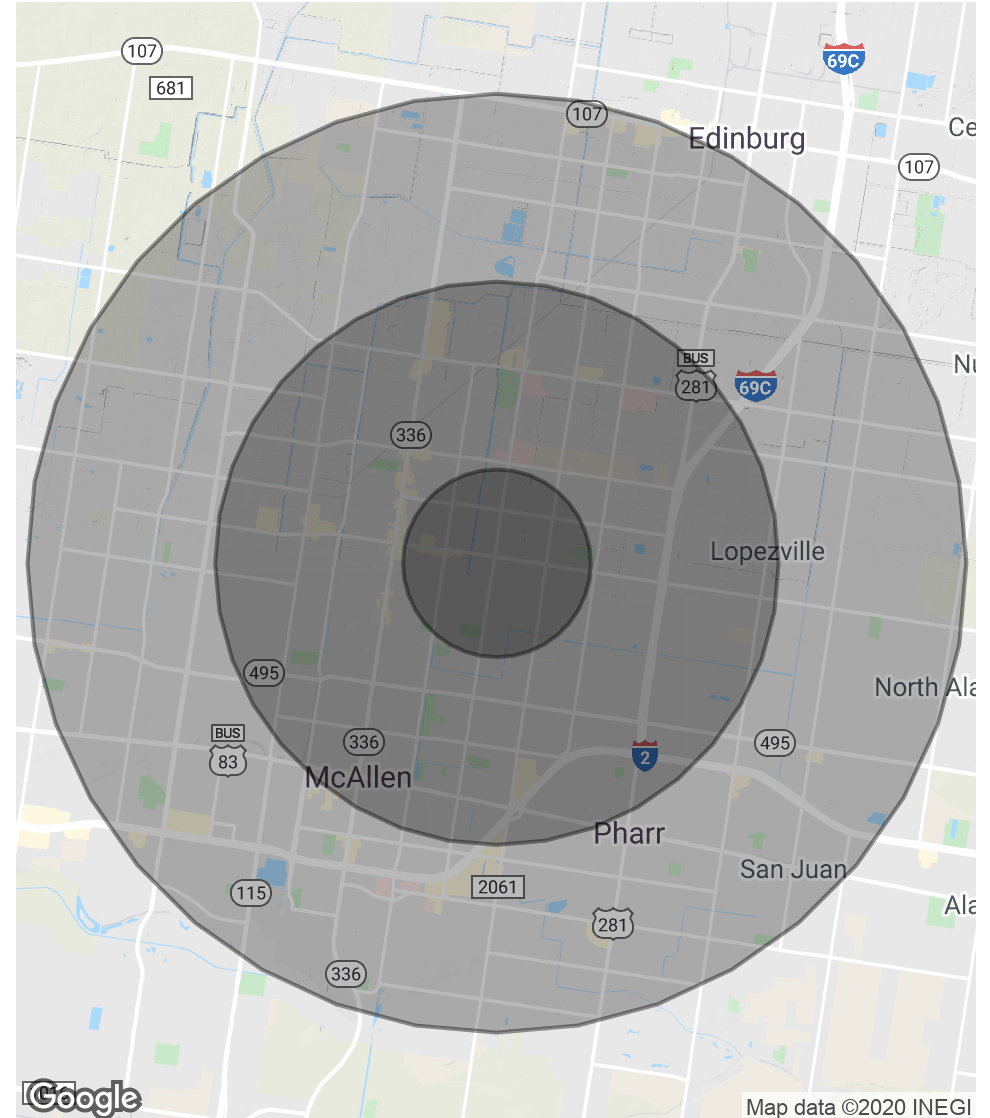
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SALE /  
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,308	90,576	221,356
Average age	34.0	31.3	30.5
Average age (Male)	30.3	29.5	28.9
Average age (Female)	39.1	33.2	32.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,969	29,281	68,075
# of persons per HH	2.6	3.1	3.3
Average HH income	\$73,039	\$58,274	\$55,683
Average house value	\$127,690	\$116,408	\$112,158

\* Demographic data derived from 2010 US Census



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