



**COLDWELL  
BANKER  
COMMERCIAL**

RIO GRANDE VALLEY

## STONE OAK PLAZA

3701 W. Expressway 83  
McAllen, TX 78503

AVAILABLE SPACE  
3,000 SF

LEASE RATE  
\$28.00 SF/yr + (NNN)



©2020 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

## RETAIL

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

Julissa Trevino  
956 638 0027  
jtrevino@cbcworldwide.com

**COLDWELL BANKER COMMERCIAL**  
RIO GRANDE VALLEY  
508 E Dove Ave, McAllen, TX 78504  
956.631.1322

# FOR LEASE

CBCWORLDWIDE.COM



# STONE OAK PLAZA

3701 W. Expressway 83, McAllen, TX 78503

LEASE



### OFFERING SUMMARY

Available SF: 3,000 SF

Lease Rate: \$28.00 PSF

NNN: \$8.00

Building Size: 9,236 SF

Market: Rio Grande Valley

Submarket: McAllen

CBCWORLDWIDE.COM

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

Julissa Trevino  
956 638 0027  
jtrevino@cbcworldwide.com

### PROPERTY OVERVIEW

This hard-corner location is part of an Academy-anchored Shopping Center, and is located in one of McAllen, TX's busiest retail districts. The site has extremely, high traffic and has great visibility from Interstate 2. The site enjoys easy access and is surrounded by dense retail development.

### PROPERTY HIGHLIGHTS

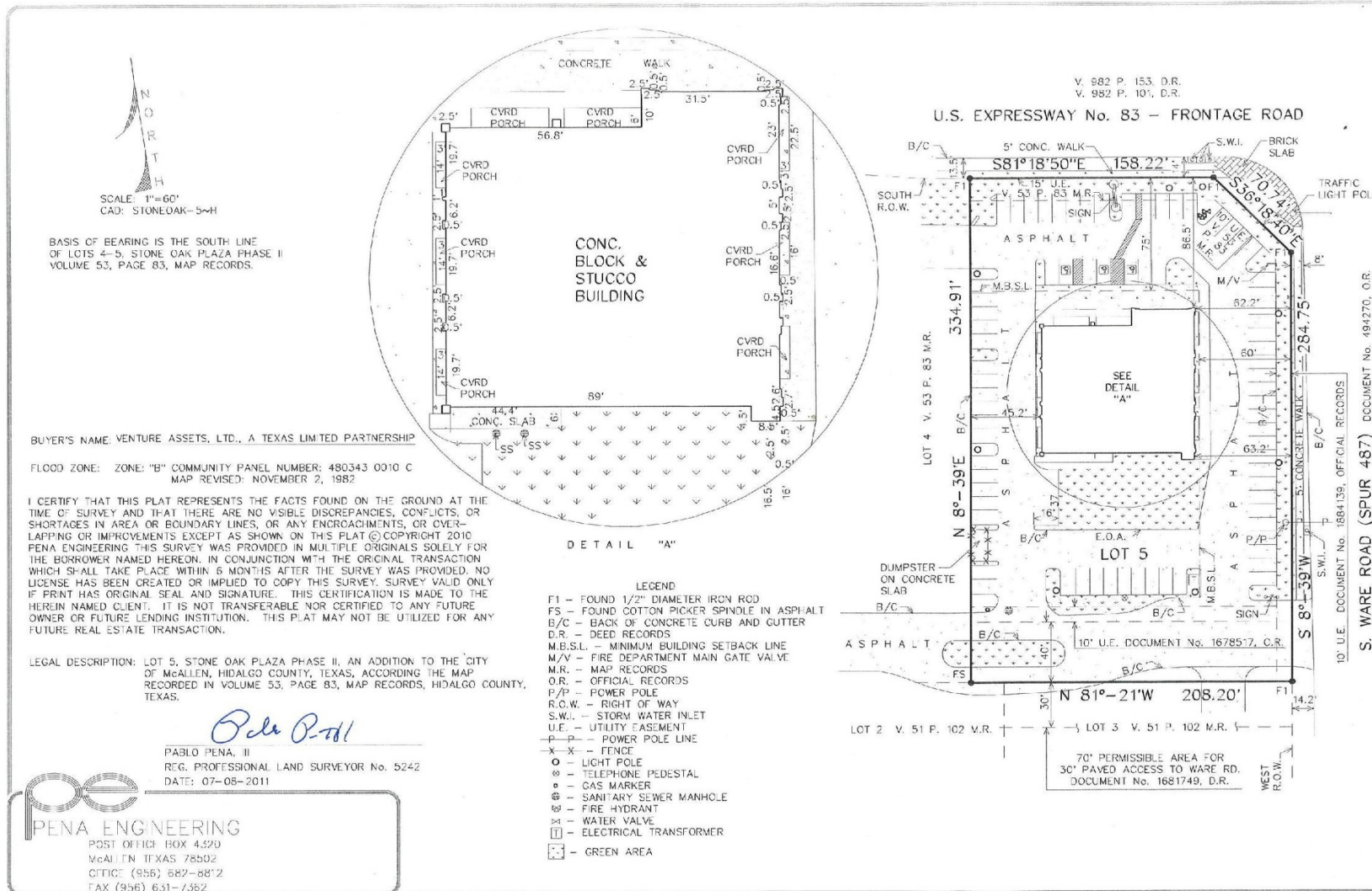
- Hard-Corner Location
- Extremely High Traffic
- Excellent Visibility
- Frontage on Interstate 2
- Academy Anchored Shopping Center



# STONE OAK PLAZA

3701 W. Expressway 83, McAllen, TX 78503

LEASE



CBCWORLDWIDE.COM

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

Julissa Trevino  
956 638 0027  
jtrevino@cbcworldwide.com

**COLDWELL BANKER COMMERCIAL**  
RIO GRANDE VALLEY



# STONE OAK PLAZA

3701 W. Expressway 83, McAllen, TX 78503

LEASE



CBCWORLDWIDE.COM

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

Julissa Trevino  
956 638 0027  
jtrevino@cbcworldwide.com

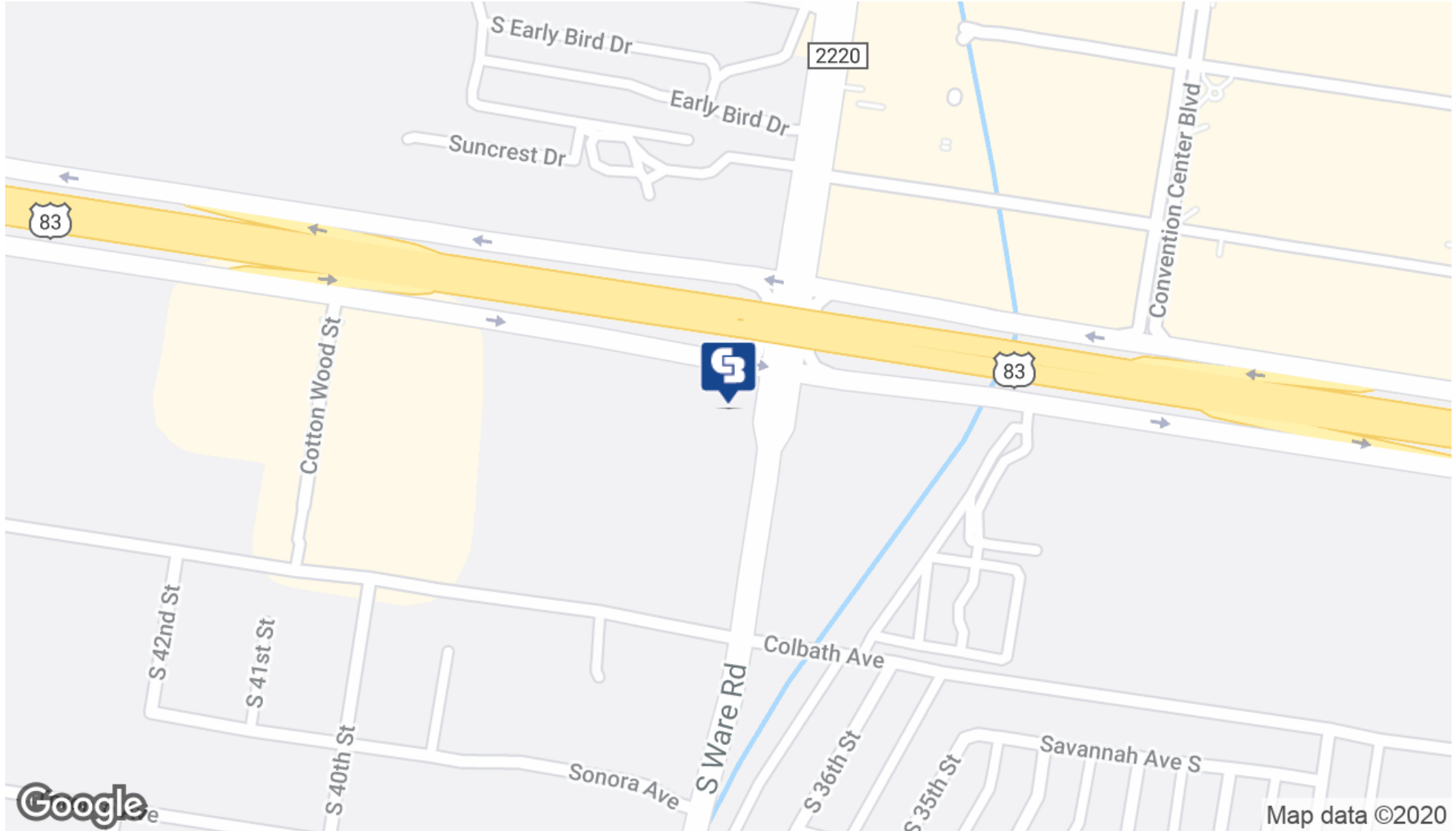




## STONE OAK PLAZA

3701 W. Expressway 83, McAllen, TX 78503

LEASE



Map data ©2020

[CBCWORLDWIDE.COM](http://CBCWORLDWIDE.COM)

Daniel Galvan, SIOR, CCIM  
956 451 2983  
[dgalvan@cbcworldwide.com](mailto:dgalvan@cbcworldwide.com)

Julissa Trevino  
956 638 0027  
[jtrevino@cbcworldwide.com](mailto:jtrevino@cbcworldwide.com)





## STONE OAK PLAZA

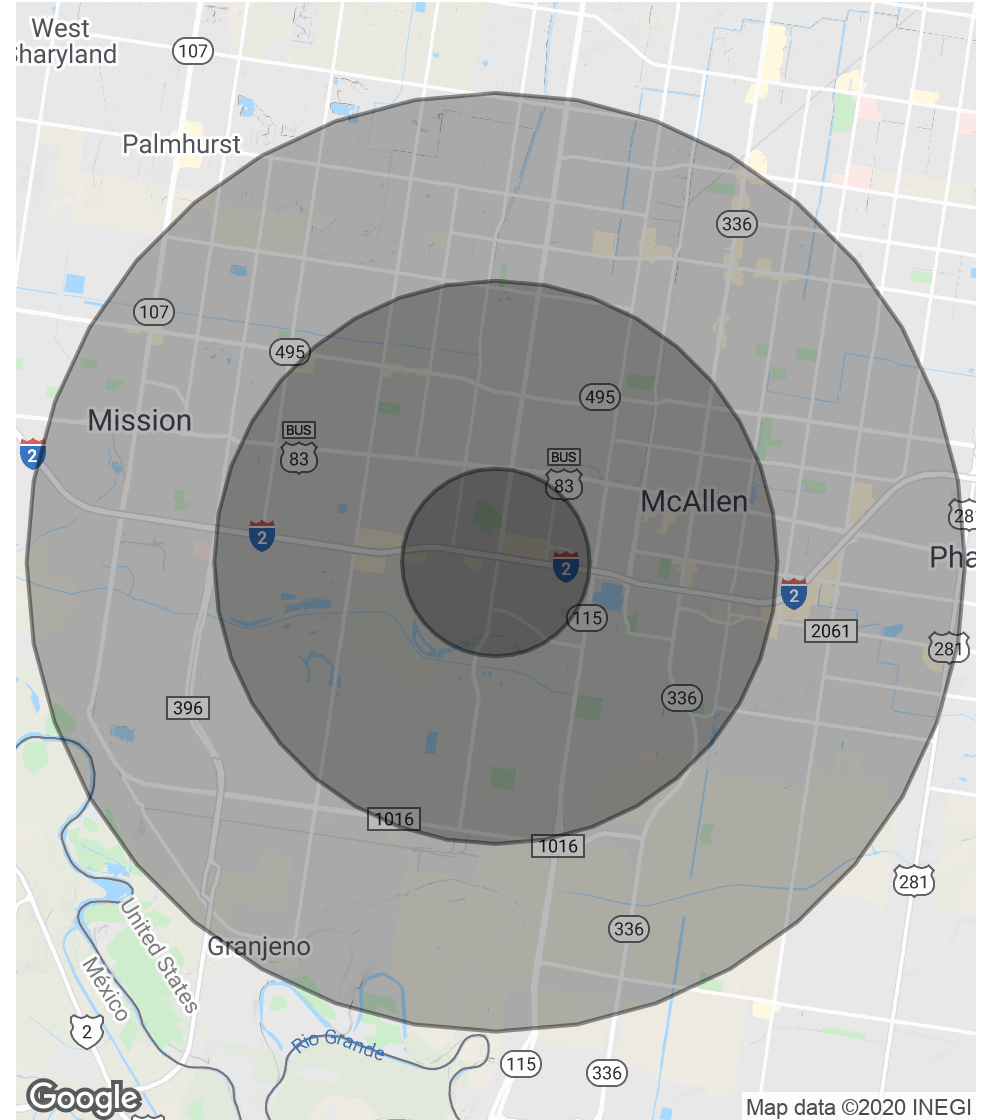
3701 W. Expressway 83, McAllen, TX 78503

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,196	69,322	172,174
Average age	29.8	33.4	32.3
Average age (Male)	28.1	31.6	30.9
Average age (Female)	31.5	35.0	33.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,896	21,522	54,091
# of persons per HH	3.3	3.2	3.2
Average HH income	\$35,421	\$48,203	\$54,825
Average house value	\$60,033	\$123,753	\$141,114

\* Demographic data derived from 2010 US Census



CBCWORLDWIDE.COM

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

Julissa Trevino  
956 638 0027  
jtrevino@cbcworldwide.com



LEASE