

## THE SHOPPES AT TRES LAGOS

North Ware Road & Monte Cristo Road  
McAllen, TX 78504

AVAILABLE SPACE  
13,077 SF

### FEATURES

- New Construction Neighborhood Center
- North McAllen Location
- Part of the Tres Lagos, Master Planned Community
- Excellent Visibility and Easy Access



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**COLDWELL BANKER COMMERCIAL**  
**RIO GRANDE VALLEY**  
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FOR LEASE



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LEASE



## OFFERING SUMMARY

Available SF:	13,077 SF
Min Divisible:	1,722 SF
Max Contiguous:	13,077 SF
Lease Rate:	Negotiable
Building Size:	13,077 SF
Market:	Rio Grande Valley
Submarket:	McAllen

## PROPERTY OVERVIEW

This new - construction shopping center is ideally located in North McAllen, TX. The new center will have excellent visibility and easy access from Ware Road and Monte Cristo Road. Proximity to Idea Tres Lagos and Texas A & M Higher Education Center make this Neighborhood Center the perfect location for any business. Tres Lagos Shopping Center is under development and will be ready in late 2020.

Tres Lagos will feature an island town center with great restaurants and shops with over 1.5 million square feet of commercial and retail space. As well as additional 1.5 million square feet of commercial and retail space planned throughout the development. The community will feature a 90 acre Technology Park/ Campus bringing high tech jobs to the community. And with the schools, Texas A&M Campus, commercial and real estate mixed use areas, the developers anticipated bringing approximately 6,000 new jobs to the area once the community is completed.

## PROPERTY HIGHLIGHTS

- North McAllen Location
- Proximity to Texas A&M Facilities
- Amenities Available

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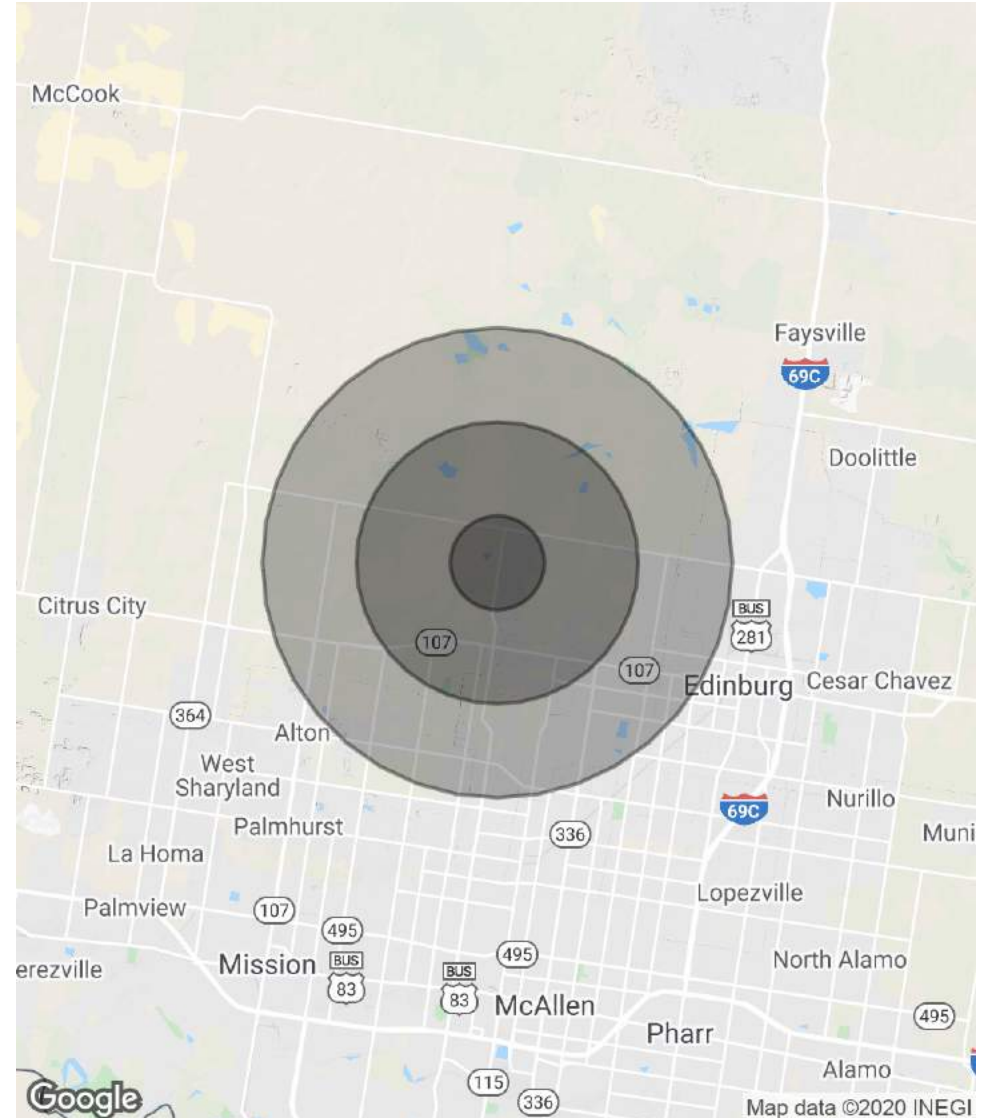
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,788	81,617	189,434
Median age	29.7	30.7	31.5
Median age (Male)	28.9	29.4	29.9
Median age (Female)	30.4	32.3	33.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,305	25,192	59,019
# of persons per HH	3.6	3.2	3.2
Average HH income	\$62,029	\$63,283	\$60,314
Average house value		\$150,750	\$130,081

\* Demographic data derived from 2010 US Census



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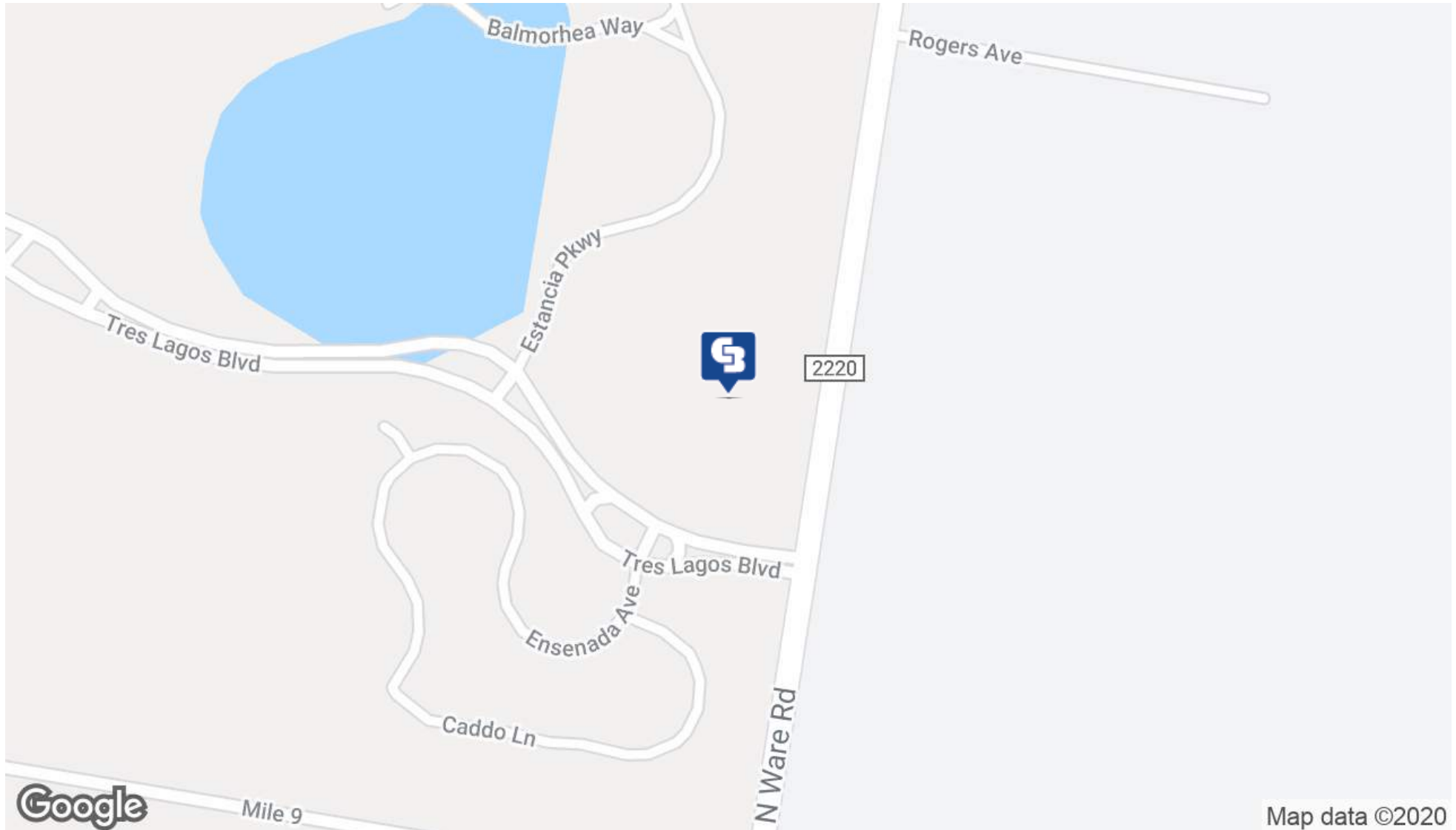




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