



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

SEC NOLANA AVE & 29TH STREET

McAllen, TX 78504

AVAILABLE SPACE
2,500 SF



Retail - Pad Sites

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

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

FOR LEASE

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



SEC NOLANA AVE & 29TH STREET

McAllen, TX 78504

LEASE



OFFERING SUMMARY

Available SF: 2,500 SF

Lease Rate: \$36.00 SF/yr (NNN)

Pad Sites: TBD

PROPERTY OVERVIEW

2,500 SF of brand new construction space coming to one of McAllen's most desired intersections. Situated at the south east corner of the signaled intersection of Nolana and 29th St., this site guarantees maximum exposure and is easily accessible. Adjacent space will be occupied by Dunkin Donuts, creating additional foot and vehicle traffic. Nearby attractions include; Wal-Mart, Chick-Fil-A, McDonald's, Chase Bank, Jack in the Box, BlueWave Express Carwash, Target, and many more.

PROPERTY HIGHLIGHTS

- Excellent Visibility From Nolana Ave
- Proximity to McAllen's Public Library
- Pad Site Available
- Extremely High Traffic
- Ideal for Retail & Restaurant

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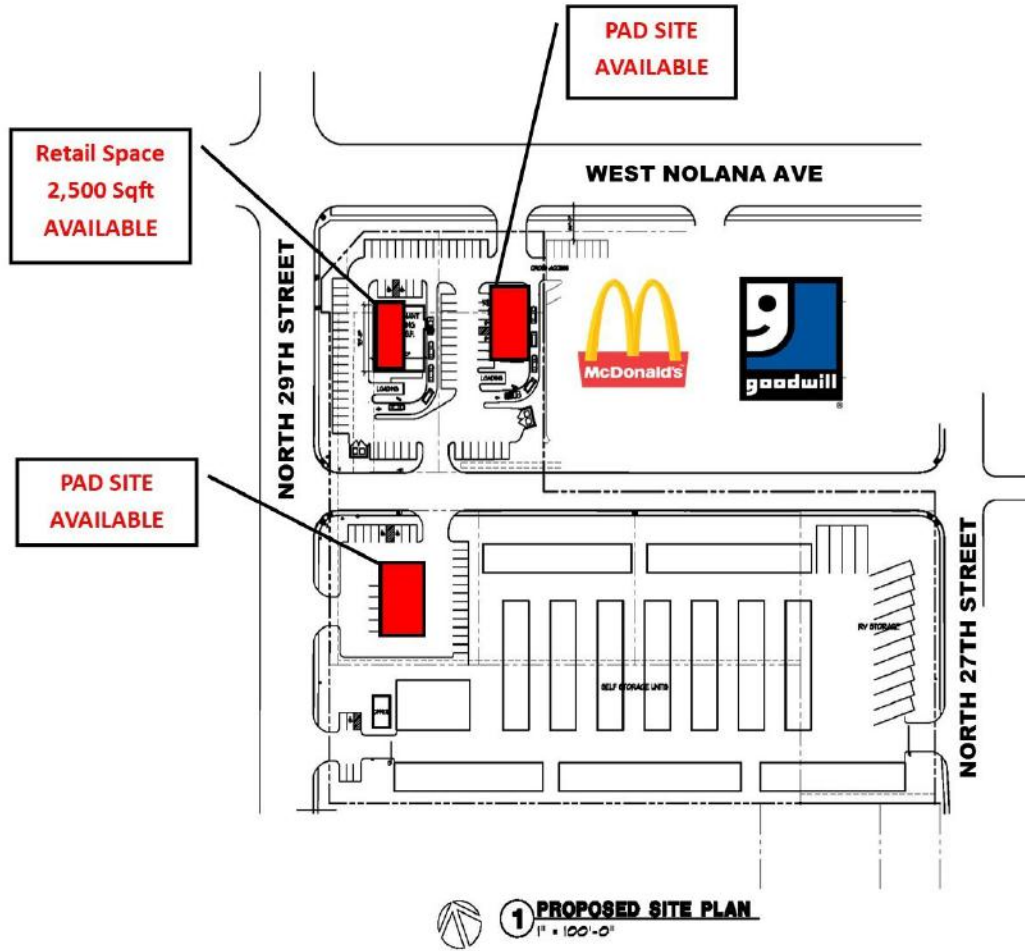
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DEVELOPMENT PLAN
W. NOLANA AVE and N. 29th STREET
McALLEN, TEXAS
7-9-2020

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dgalvan@cbcworldwide.com

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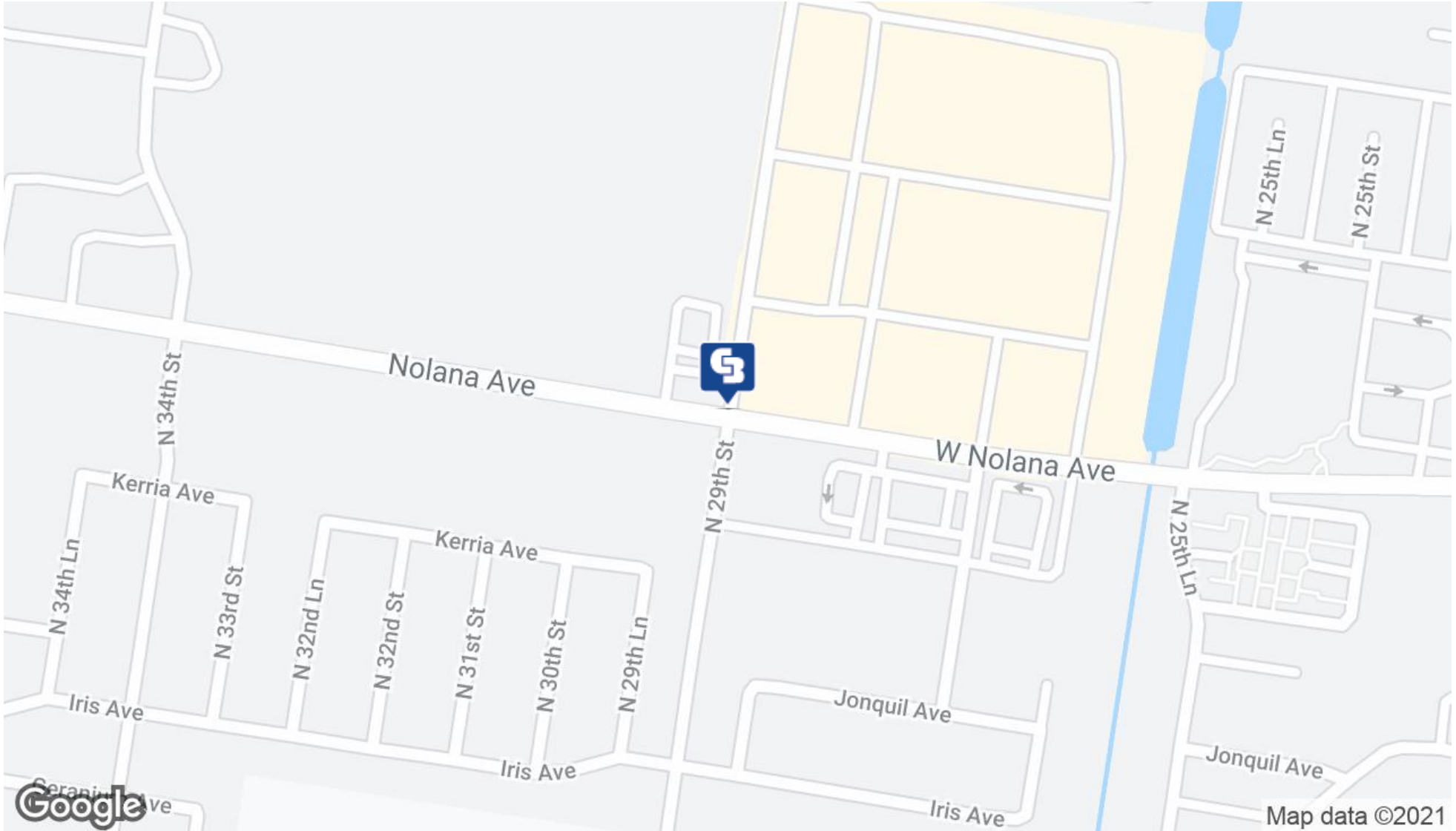




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Demographic and Income Comparison Profile

2801 Nolana Ave, Mcallen, Texas, 78504
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 26.24101
Longitude: -98.24634

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	17,235	102,538	200,686
Households	5,183	33,340	64,103
Families	4,219	25,489	49,934
Average Household Size	3.29	3.06	3.11
Owner Occupied Housing Units	2,746	20,386	41,158
Renter Occupied Housing Units	2,437	12,954	22,945
Median Age	29.3	32.2	32.0
2019 Summary			
Population	17,952	112,524	229,412
Households	5,405	36,444	72,841
Families	4,371	27,722	56,565
Average Household Size	3.29	3.07	3.13
Owner Occupied Housing Units	2,701	21,470	45,236
Renter Occupied Housing Units	2,704	14,974	27,604
Median Age	31.0	33.6	33.3
Median Household Income	\$43,966	\$51,427	\$50,618
Average Household Income	\$64,882	\$73,215	\$72,012
2024 Summary			
Population	18,560	119,369	246,073
Households	5,585	38,582	77,984
Families	4,504	29,302	60,476
Average Household Size	3.29	3.08	3.14
Owner Occupied Housing Units	2,762	22,700	48,395
Renter Occupied Housing Units	2,822	15,881	29,589
Median Age	32.3	34.7	34.1
Median Household Income	\$52,730	\$57,920	\$57,357
Average Household Income	\$73,903	\$83,228	\$83,036
Trends: 2019-2024 Annual Rate			
Population	0.67%	1.19%	1.41%
Households	0.66%	1.15%	1.37%
Families	0.60%	1.11%	1.35%
Owner Households	0.45%	1.12%	1.36%
Median Household Income	3.70%	2.41%	2.53%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Demographic and Income Comparison Profile

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2019 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	782	14.5%	5,876	16.1%	11,346	15.6%
\$15,000 - \$24,999	889	16.4%	4,685	12.9%	9,408	12.9%
\$25,000 - \$34,999	693	12.8%	3,304	9.1%	6,732	9.2%
\$35,000 - \$49,999	511	9.5%	3,922	10.8%	8,538	11.7%
\$50,000 - \$74,999	796	14.7%	5,376	14.8%	11,062	15.2%
\$75,000 - \$99,999	620	11.5%	4,136	11.3%	8,004	11.0%
\$100,000 - \$149,999	551	10.2%	4,814	13.2%	9,804	13.5%
\$150,000 - \$199,999	445	8.2%	2,713	7.4%	4,775	6.6%
\$200,000+	116	2.1%	1,618	4.4%	3,172	4.4%
Median Household Income	\$43,966		\$51,427		\$50,618	
Average Household Income	\$64,882		\$73,215		\$72,012	
Per Capita Income	\$19,907		\$23,782		\$22,778	

2024 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	697	12.5%	5,448	14.1%	10,564	13.5%
\$15,000 - \$24,999	798	14.3%	4,374	11.3%	8,811	11.3%
\$25,000 - \$34,999	667	11.9%	3,200	8.3%	6,535	8.4%
\$35,000 - \$49,999	504	9.0%	3,985	10.3%	8,619	11.1%
\$50,000 - \$74,999	834	14.9%	5,727	14.8%	11,903	15.3%
\$75,000 - \$99,999	691	12.4%	4,505	11.7%	8,820	11.3%
\$100,000 - \$149,999	712	12.7%	5,802	15.0%	11,980	15.4%
\$150,000 - \$199,999	546	9.8%	3,531	9.2%	6,526	8.4%
\$200,000+	135	2.4%	2,009	5.2%	4,226	5.4%
Median Household Income	\$52,730		\$57,920		\$57,357	
Average Household Income	\$73,903		\$83,228		\$83,036	
Per Capita Income	\$22,663		\$26,986		\$26,216	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Demographic and Income Comparison Profile

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2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,544	9.0%	8,083	7.9%	16,428	8.2%
Age 5 - 9	1,587	9.2%	8,744	8.5%	17,536	8.7%
Age 10 - 14	1,551	9.0%	8,770	8.6%	17,286	8.6%
Age 15 - 19	1,543	9.0%	8,326	8.1%	16,130	8.0%
Age 20 - 24	1,262	7.3%	6,870	6.7%	13,264	6.6%
Age 25 - 34	2,571	14.9%	14,488	14.1%	28,106	14.0%
Age 35 - 44	2,369	13.7%	14,496	14.1%	27,885	13.9%
Age 45 - 54	1,929	11.2%	12,689	12.4%	23,379	11.6%
Age 55 - 64	1,435	8.3%	9,799	9.6%	18,264	9.1%
Age 65 - 74	802	4.7%	5,662	5.5%	11,913	5.9%
Age 75 - 84	481	2.8%	3,467	3.4%	7,823	3.9%
Age 85+	161	0.9%	1,143	1.1%	2,672	1.3%

2019 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,527	8.5%	8,404	7.5%	17,811	7.8%
Age 5 - 9	1,495	8.3%	8,377	7.4%	17,672	7.7%
Age 10 - 14	1,431	8.0%	8,376	7.4%	17,382	7.6%
Age 15 - 19	1,315	7.3%	8,014	7.1%	16,393	7.1%
Age 20 - 24	1,272	7.1%	7,549	6.7%	15,372	6.7%
Age 25 - 34	3,090	17.2%	17,991	16.0%	36,097	15.7%
Age 35 - 44	2,363	13.2%	14,938	13.3%	29,797	13.0%
Age 45 - 54	2,014	11.2%	13,269	11.8%	26,358	11.5%
Age 55 - 64	1,596	8.9%	11,613	10.3%	22,690	9.9%
Age 65 - 74	1,108	6.2%	8,435	7.5%	17,008	7.4%
Age 75 - 84	535	3.0%	4,070	3.6%	9,279	4.0%
Age 85+	205	1.1%	1,487	1.3%	3,554	1.5%

2024 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,582	8.5%	8,886	7.4%	19,164	7.8%
Age 5 - 9	1,507	8.1%	8,631	7.2%	18,565	7.5%
Age 10 - 14	1,500	8.1%	8,725	7.3%	18,472	7.5%
Age 15 - 19	1,304	7.0%	7,900	6.6%	16,586	6.7%
Age 20 - 24	1,158	6.2%	7,253	6.1%	14,943	6.1%
Age 25 - 34	3,185	17.2%	18,991	15.9%	39,187	15.9%
Age 35 - 44	2,696	14.5%	17,153	14.4%	34,322	13.9%
Age 45 - 54	1,984	10.7%	13,434	11.3%	26,915	10.9%
Age 55 - 64	1,597	8.6%	11,930	10.0%	23,627	9.6%
Age 65 - 74	1,185	6.4%	9,544	8.0%	18,995	7.7%
Age 75 - 84	642	3.5%	5,230	4.4%	11,311	4.6%
Age 85+	219	1.2%	1,692	1.4%	3,984	1.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



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Prepared by Esri
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2010 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	13,879	80.5%	86,082	84.0%	170,193	84.8%
Black Alone	178	1.0%	1,028	1.0%	1,733	0.9%
American Indian Alone	62	0.4%	381	0.4%	753	0.4%
Asian Alone	554	3.2%	2,802	2.7%	4,891	2.4%
Pacific Islander Alone	6	0.0%	27	0.0%	51	0.0%
Some Other Race Alone	2,193	12.7%	10,403	10.1%	19,657	9.8%
Two or More Races	363	2.1%	1,816	1.8%	3,407	1.7%
Hispanic Origin (Any Race)	15,064	87.4%	84,866	82.8%	168,491	84.0%

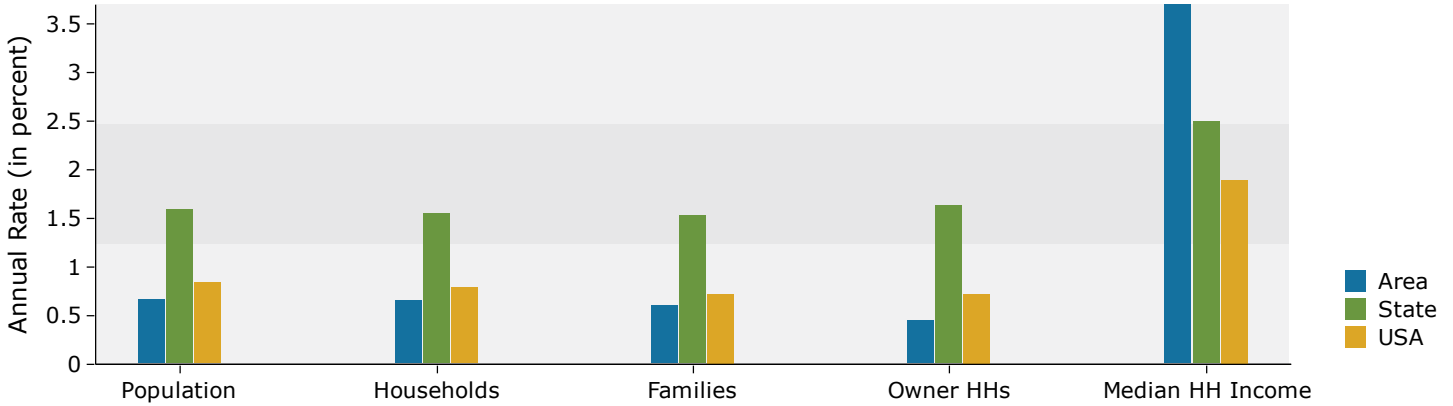
2019 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	14,280	79.5%	93,327	82.9%	192,329	83.8%
Black Alone	232	1.3%	1,423	1.3%	2,532	1.1%
American Indian Alone	75	0.4%	487	0.4%	1,007	0.4%
Asian Alone	562	3.1%	3,096	2.8%	5,854	2.6%
Pacific Islander Alone	9	0.1%	44	0.0%	93	0.0%
Some Other Race Alone	2,395	13.3%	11,984	10.7%	23,387	10.2%
Two or More Races	399	2.2%	2,163	1.9%	4,210	1.8%
Hispanic Origin (Any Race)	16,087	89.6%	96,727	86.0%	199,260	86.9%

2024 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	14,867	80.1%	99,409	83.3%	207,161	84.2%
Black Alone	268	1.4%	1,700	1.4%	3,064	1.2%
American Indian Alone	81	0.4%	542	0.5%	1,126	0.5%
Asian Alone	601	3.2%	3,450	2.9%	6,663	2.7%
Pacific Islander Alone	12	0.1%	52	0.0%	113	0.0%
Some Other Race Alone	2,331	12.6%	11,953	10.0%	23,510	9.6%
Two or More Races	400	2.2%	2,262	1.9%	4,436	1.8%
Hispanic Origin (Any Race)	16,780	90.4%	104,174	87.3%	216,689	88.1%

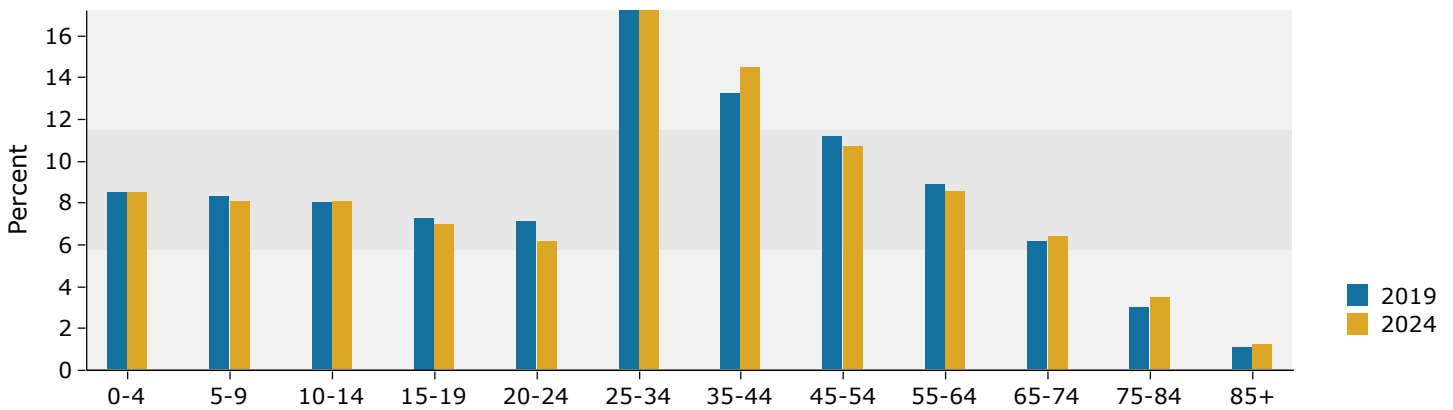
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

1 mile

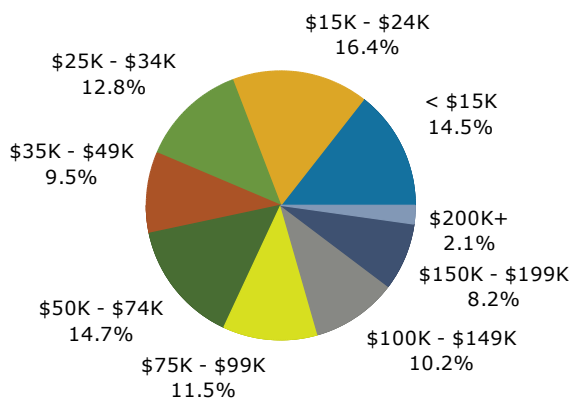
Trends 2019-2024



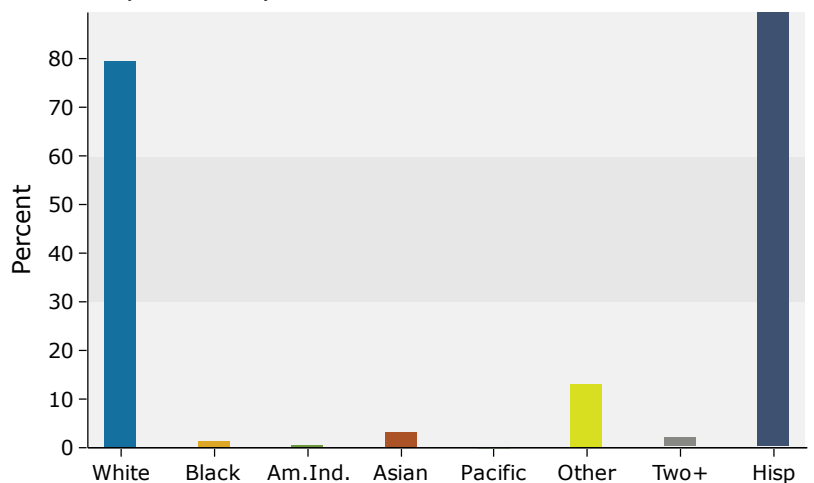
Population by Age



2019 Household Income



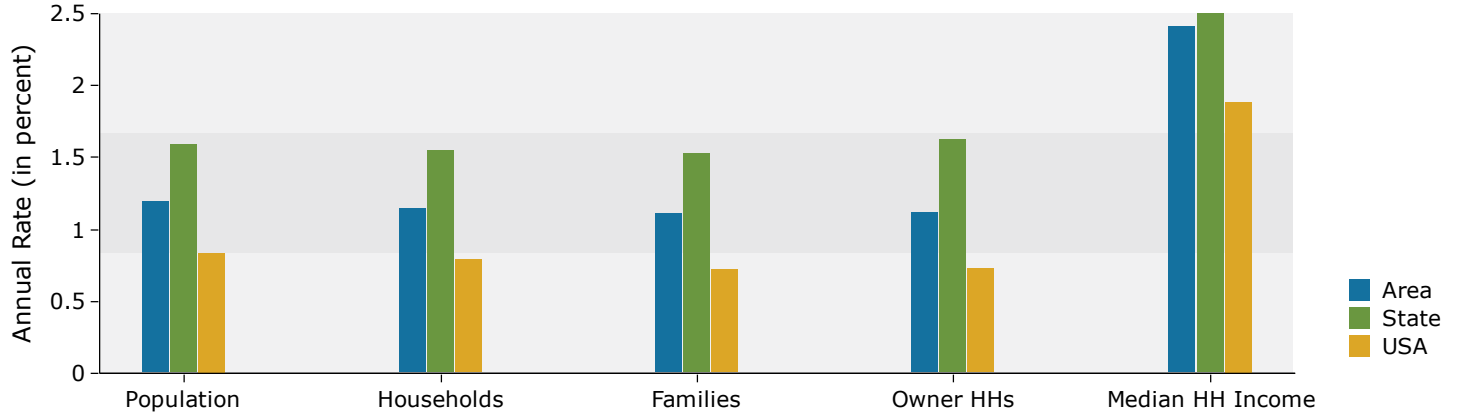
2019 Population by Race



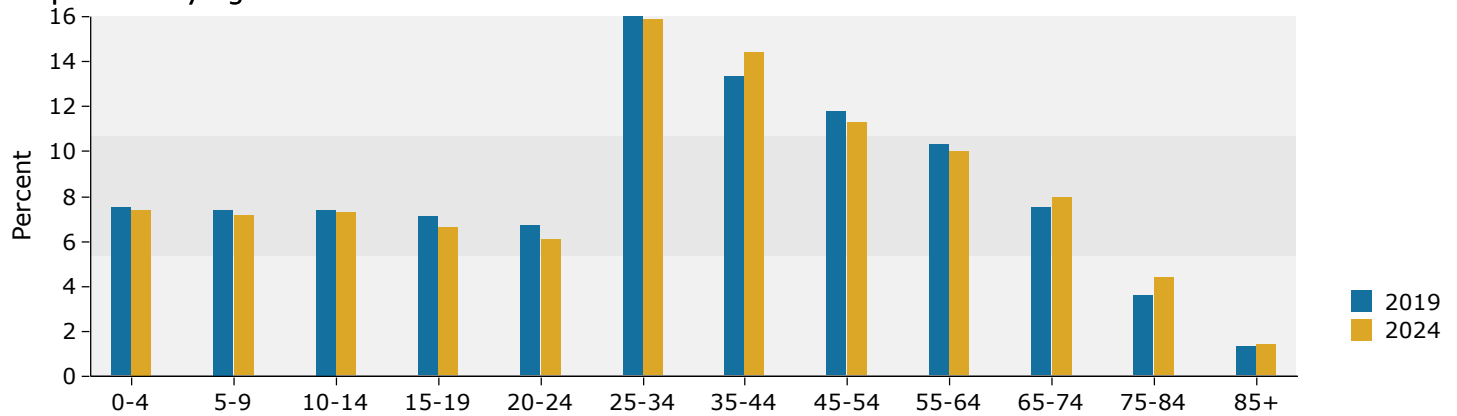
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

3 miles

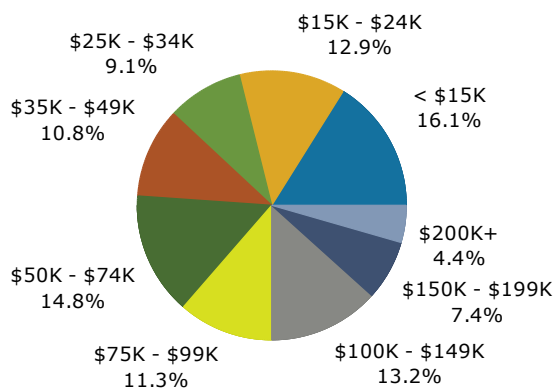
Trends 2019-2024



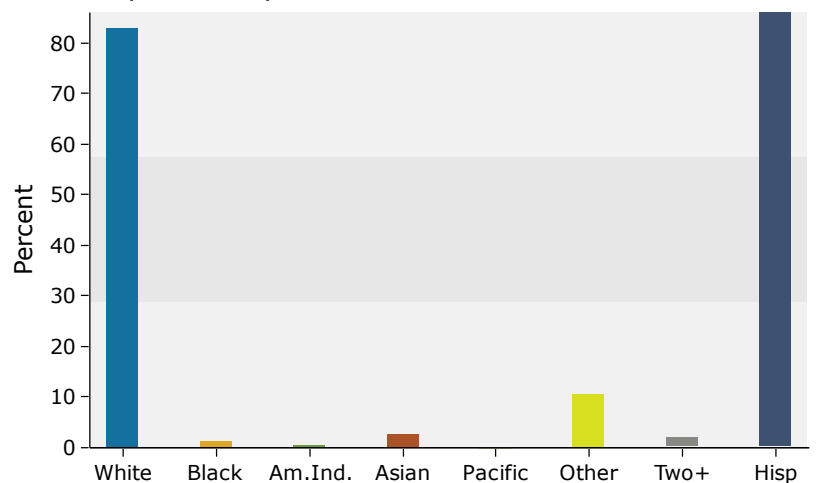
Population by Age



2019 Household Income



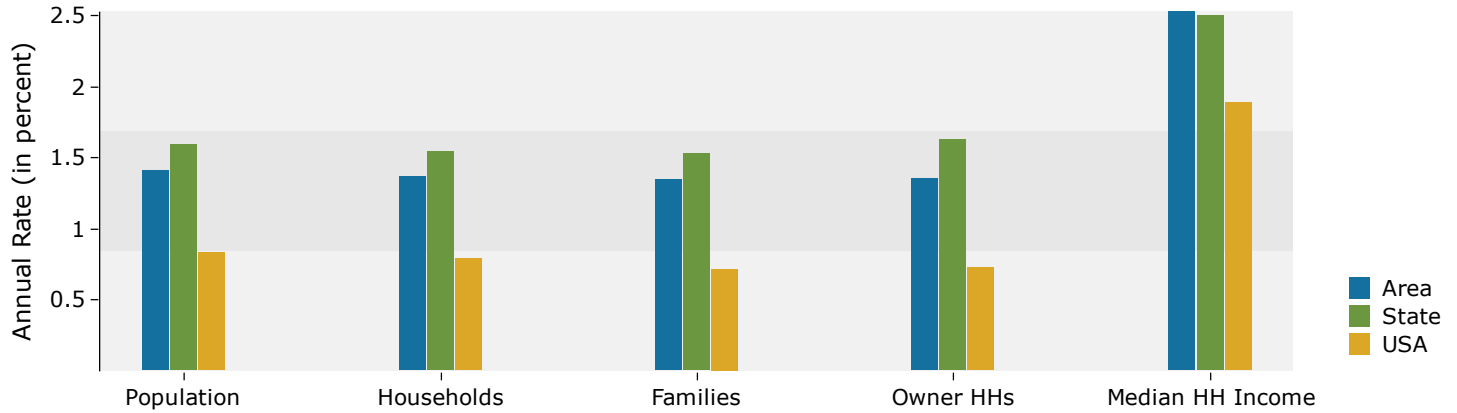
2019 Population by Race



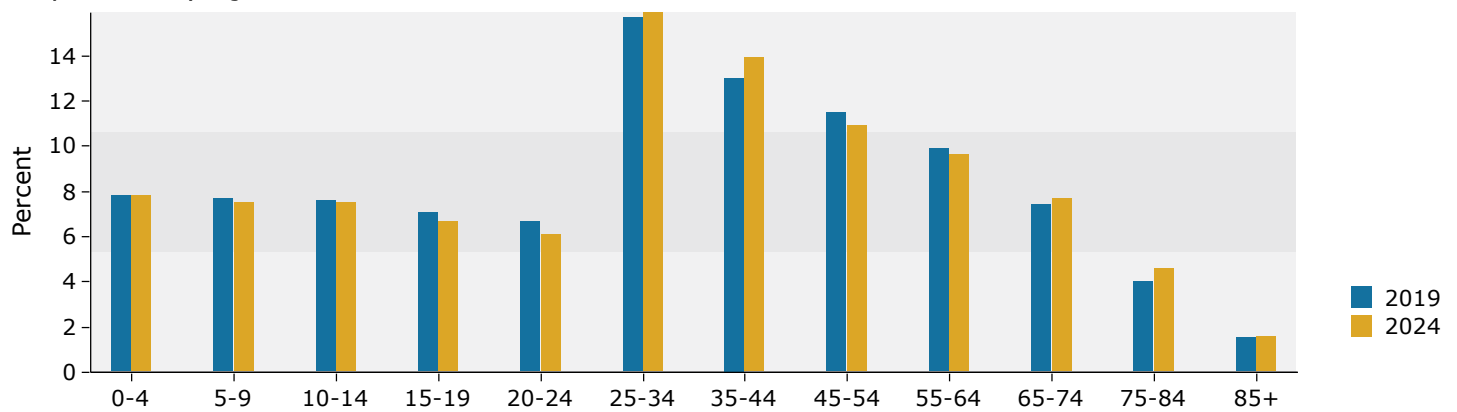
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

5 miles

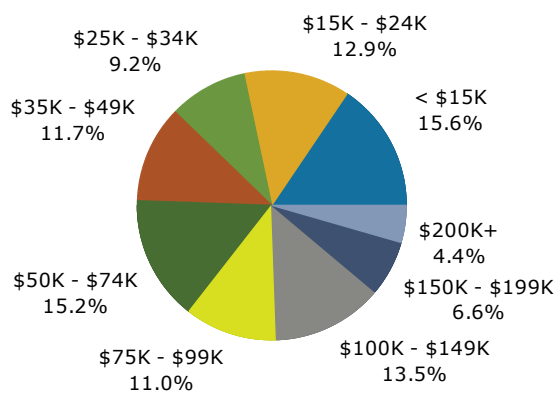
Trends 2019-2024



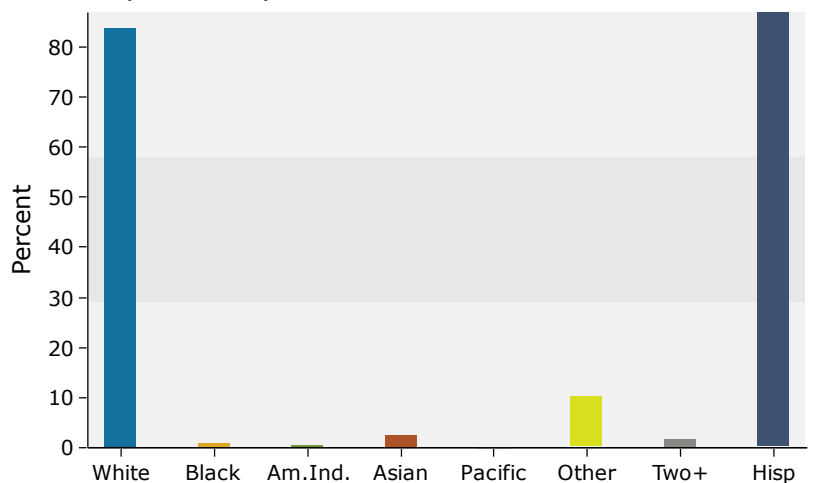
Population by Age



2019 Household Income



2019 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.