

THE DISTRICT AT MCALLEN

3324 N. McColl Rd
McAllen, TX 78504

AVAILABLE SPACE
2,582 SF

FEATURES

- Proximity to Major Arterial Roads
- Easily Accessible and High Visibility
- Proximity to Shopping, Entertainment, & Dining



OFFICE - RETAIL

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LEASE



OFFERING SUMMARY

Available SF:	2,582 SF
Lease Rate:	\$18 per year (NNN)
Lot Size:	4.33 Acres
Year Built:	2007
Building Size:	44,071 SF
Zoning:	C-3 (General Commercial)
Market:	Rio Grande Valley
Submarket:	McAllen

PROPERTY OVERVIEW

This beautiful shopping center is ideally located in The Heart of McAllen, Texas. The center is anchored by The Rio Grande Valley's first and only UFC Gym, and has co-tenancy consisting of Wellmed, Keller Williams Realty, and The Dental Park. The Strip Center enjoys, beautiful, contemporary, architecture and landscaping, proximity to major hospitals, dining, and more. The District at McAllen, is a tremendous, mixed-use center, and is perfect for any retail, office, or medical user. The District at McAllen also has excellent proximity to major, arterial roads allowing for easy access to I-69C and I-2

PROPERTY HIGHLIGHTS

- Excellent Proximity to Major Arterial Roads
- Mixed- Use Center
- Easily Accessible and Highly Visible
- Negotiable Lease Rates and Tenant Improvement Allowances
- North McAllen Location

CBCWORLDWIDE.COM

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110' NORTH McCOLL ROAD (F. M. No. 2061) (PUBLICLY DEDICATED)

NORTH LINE EAST FERN AVE.

KW
KELLER WILLIAMS
REALTY

**DRAGON
WARRIOR
ROODE**

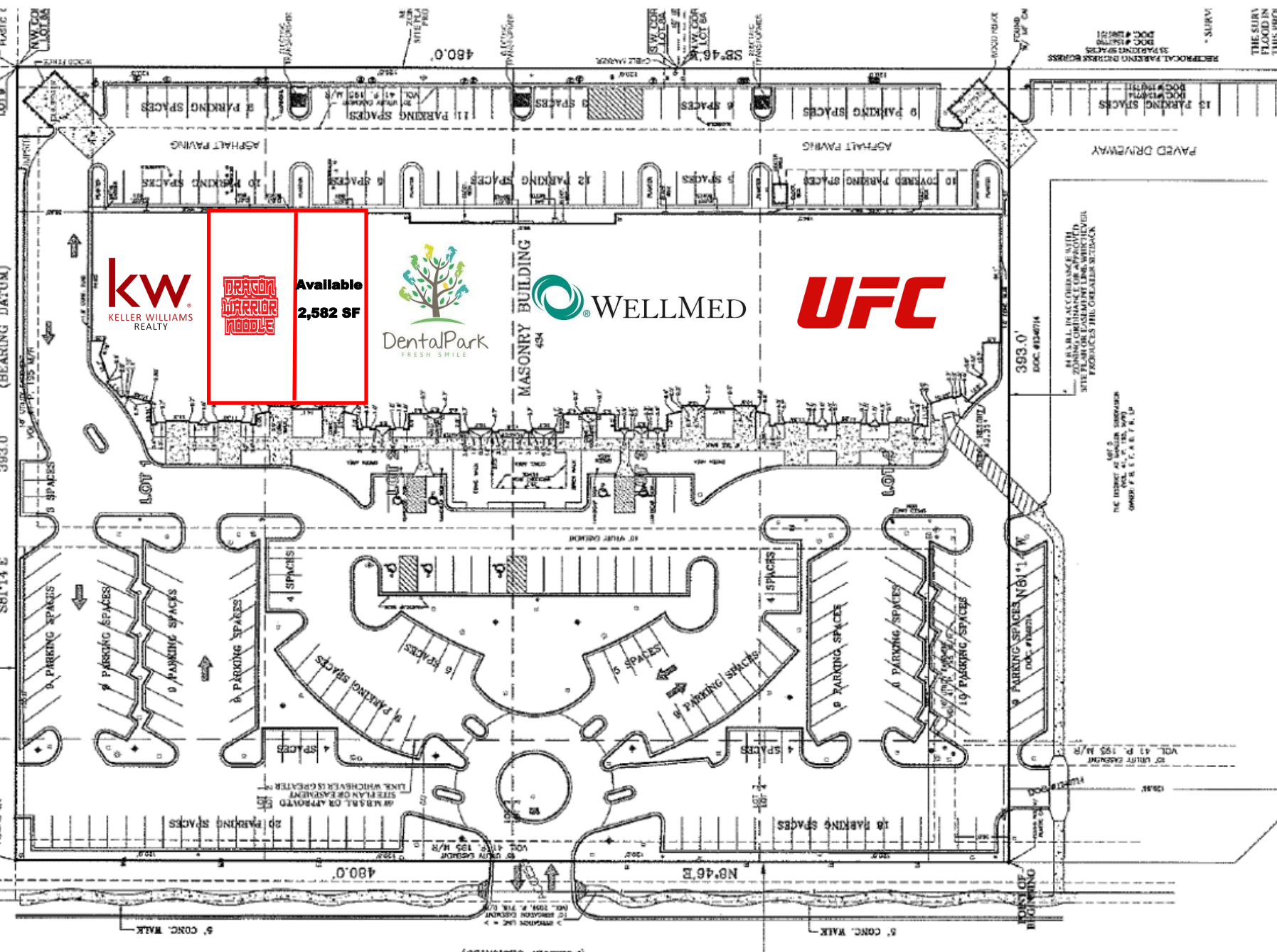
Available
2,582 SF

DentalPark
FRESH SMILE

MASONRY BUILDING
494

WELLMED

UFC



AS BASED IN ACCORDANCE WITH
ZONING ORDINANCE OR APPLICABLE
SITE PLAN OR EXISTING LINES, WHICH EVER
PRODUCES THE GREATER SETBACK

SET 5
THE DISTRICT OF WASHINGTON SUBURBAN
COMM. P. U. C. R. T. U.

RECREATIONAL PARKING BUSINESS PROCESS
DOC # 154774
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THE DISTRICT OF WASHINGTON SUBURBAN
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SITE PLAN OR EXISTING LINES, WHICH EVER
PRODUCES THE GREATER SETBACK

PAVED DRIVEWAY
PUBLIC USE

393.0' (BEARING DATUM)

S81°14'E

SE COR. LOT 9

NW COR. LOT 9

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

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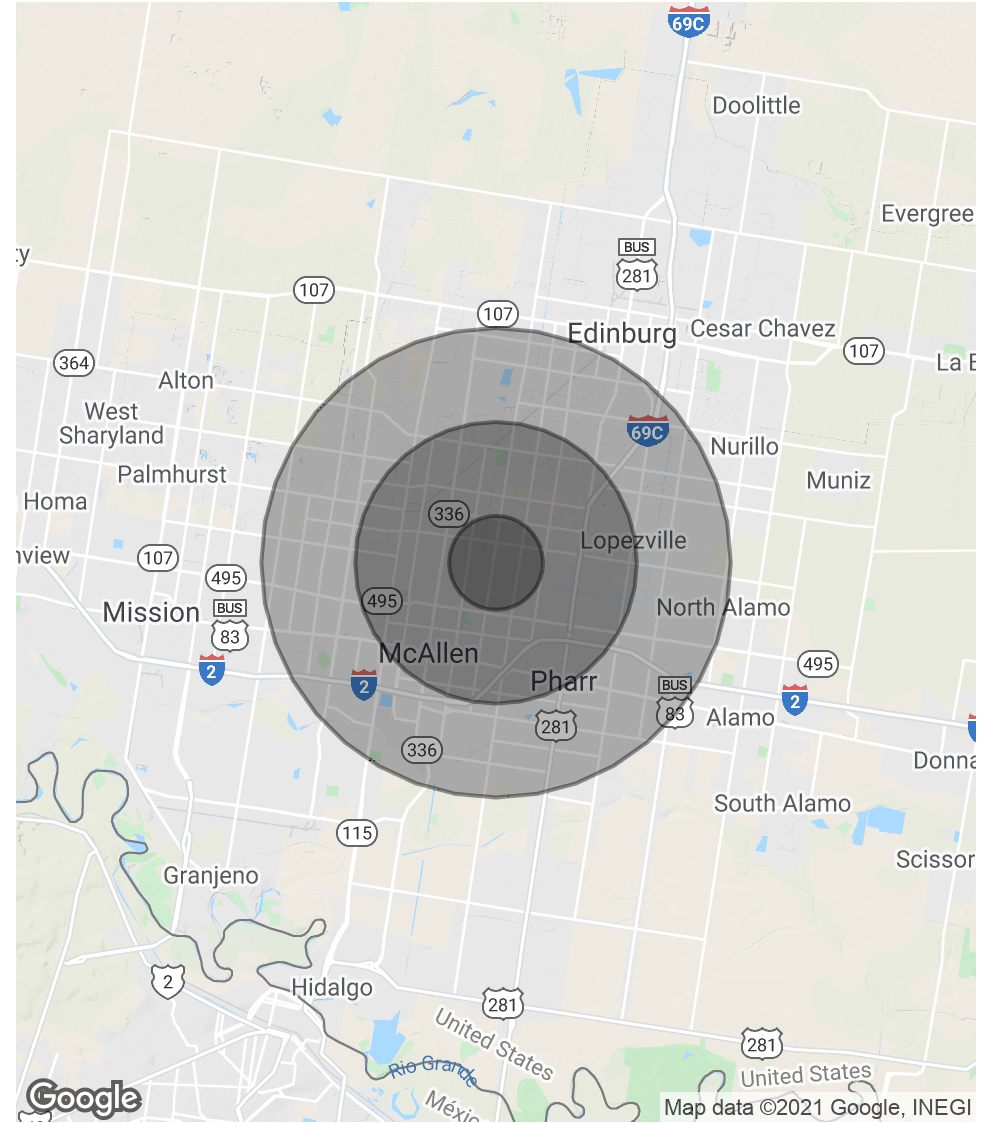
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,473	93,940	218,953
Average age	33.4	31.4	30.5
Average age (Male)	30.9	29.6	28.9
Average age (Female)	37.1	33.5	32.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,067	30,426	67,198
# of persons per HH	2.6	3.1	3.3
Average HH income	\$67,078	\$55,420	\$55,362
Average house value	\$125,145	\$112,126	\$111,990

* Demographic data derived from 2010 US Census



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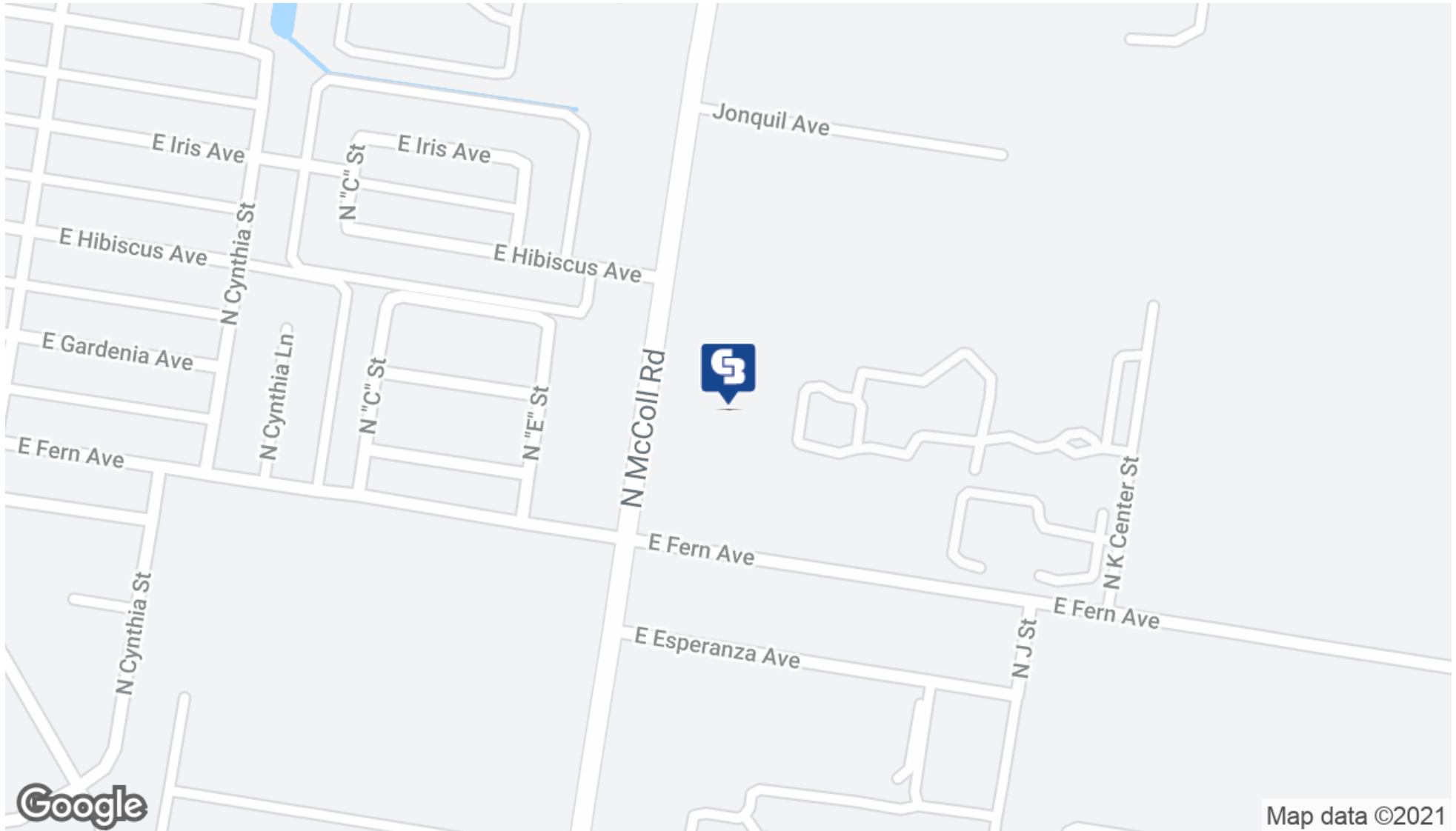




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 **COLDWELL
BANKER
COMMERCIAL**
RIO GRANDE VALLEY