



THE **District**
@ NORTH PARK VILLAGE

North Park Village PHASE II will consist of developing a total of 61,000+ SqFt of prime commercial real estate, Creating a Major Intersection in North McAllen.



Dan Cantu
956.227.0505



www.domain-development.com

North 10th street has a traffic count of over

31,000

Vehicles Per Day



NORTH PARK
VILLAGE
SITE

N. 10th
Street



Existing Buildings

Existing Building

B

Existing Building

A





AUBURN AVE.

N 10th ST.



THE District
@ NORTH PARK VILLAGE

Auburn Ave

N 10th ST

TARGET
Marshalls
BEST BUY
OLD NAVY
ROSS
DRESS FOR LESS
KOHLS

SAM'S CLUB
PANDA EXPRESS
& MORE

McDonald's
CHIPOTLE
MEXICAN GRILL

TRENTON RD

TRENTON RD

N 10th ST

WHATABURGER
Starbucks
& MORE

THE HOME DEPOT
H-E-B

N 10th ST

Site Map





North 10th St.



Major Intersection

Auburn Rd.



Building D - 41,365 SqFt.

Building D features a generous 2 story floorplan with enough room for a diverse collective of new local businesses. The exterior will consist of a contemporary combination of materials such as steel, brick, white limestone and large glass windows.



Right



Building D

Additional Perspectives

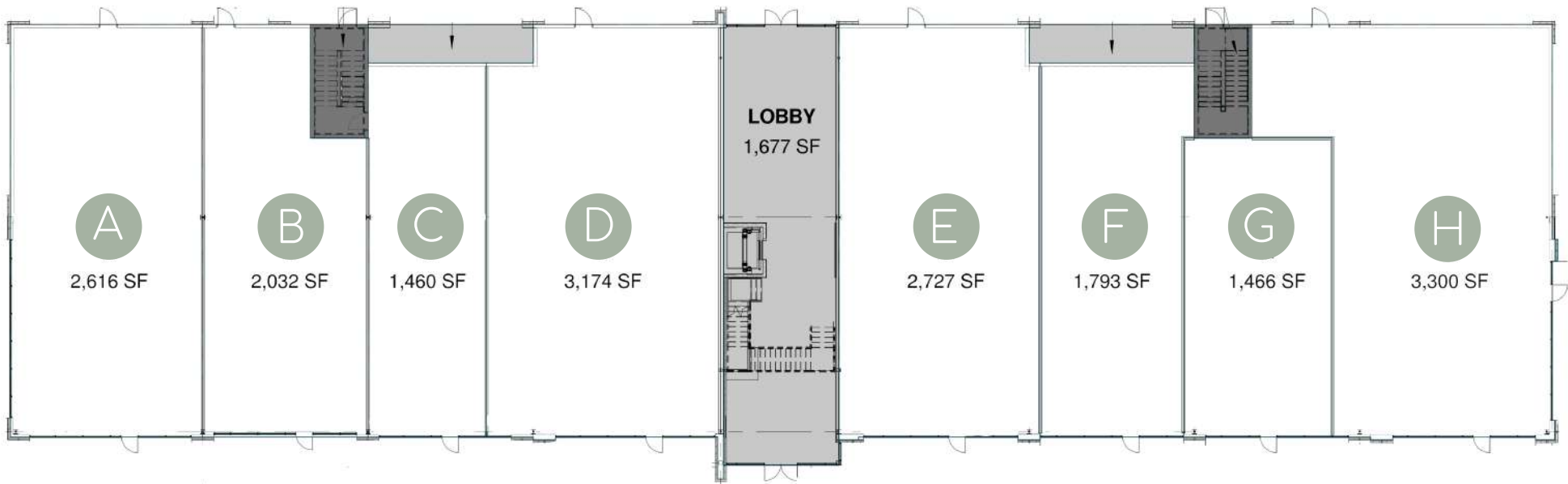
Front



Left



Building D | 1st Floor - 19,945 SqFt



Building D | 2nd Floor





Building E - 19,922 SqFt.

Building E (also two-story) will feature two spacious outdoor terraces for future leasers to include an outdoor dining area or outdoor common space, it will also feature a beautiful second floor outdoor terrace as well.



Front



Right

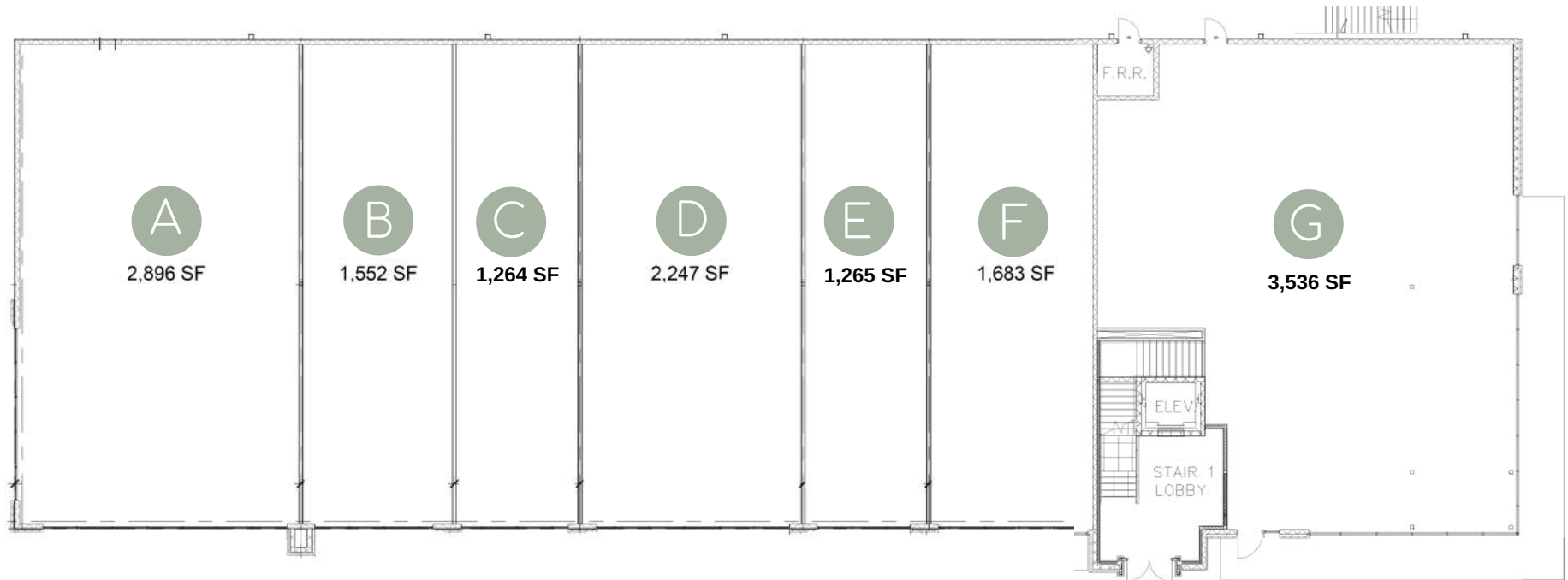


Left



Building E
Additional Perspectives

Building E | 1st Floor - 15,206 SqFt



Building E | 2nd Floor - 3,536 SqFt



Existing Building A | 14,083 SqFt.



Existing Building B | 16,077 SqFt



Rent Overview

TERMS

	Description
Asking Rent	Bld D 1st Floor - \$21 + NNN inline - \$24 + NNN endcap Bld E 1st Floor - \$24 + NNN inline - \$24-\$30 + NNN endcap Bld D 2nd Floor - \$20 + NNN Bld E 2nd Floor - \$24 + NNN
NNN	Est. \$4.80/ SF
Delivery Condition	Grey Shell
Tenant Improvement	\$20.00/ SF
Min. Term	5 years

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2017 Population	8,109	87,420	217,486
Avg. HH Income	\$103,197	\$84,379	\$66,581

POPULATION
5 MILES



217,486

AVG. HH INCOME
1 MILE



\$103,000

LOCATION STATISTICS



PROJECTED HIGHLIGHTS

- + Seeking high quality restaurants and retail users.
- + Ground up development with nice finishes and design.
- + Outstanding exposure with high visibility from 10th Street which averages approximately 31,000 vpd and at Intersection of Trenton and 10th Street.



LOCATION HIGHLIGHTS

- + NW Corner of 10th and Trenton Road, in the higher income area of McAllen and in a retail dense retail sector.
- + 10th Street and Trenton are both major thoroughfares which will link to expressways/ highway.
- + Retailers in the area include: Sam's Club, HEB, Home Depot, Best Buy, Kohl's, Marshalls, Hobby Lobby.
- + Restaurants include: Red Lobster, Wallbangers, Chipotle, Chick-fil-a, McDonald's, Bar B Cutie, Olive Garden, and many more.
- + High daytime population with over 20,000 jobs in a 2-mile radius, approximately 40% being higher income medically related jobs.
- + High income residences within 1 mile radius.

TOP NEARBY RETAILERS

