

MCALLEN, TX HARD CORNER LOCATION



LEASE RATE	\$95,000
LEASE TYPE	Absolute Net
LEASE TERMS	Ten (10) Year Minimum

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COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

PROPERTY SUMMARY

3620 BUDDY OWENS BLVD

McAllen, TX 78504



PROPERTY DESCRIPTION

Located in the vibrant heart of McAllen, TX, this prime corner site offers businesses unmatched exposure and access. With its signalized intersection and bustling traffic, it presents a unique opportunity for entrepreneurs to thrive in a dynamic city environment and tap into a diverse market, establishing a strong presence in one of Texas' most lively communities.

PROPERTY HIGHLIGHTS

- Hard Corner Location
- Signalized Intersection
- Ground Lease or Build-to-Suit
- Highly Visible

OFFERING SUMMARY

Lease Rate:	\$95,000
Lot Size:	18,666 SF
Building Size:	2,631 SF
VPD:	22,627
County:	Hidalgo
Market:	Rio Grande Valley
Submarket:	McAllen
Zoning:	CO

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AERIAL MAP

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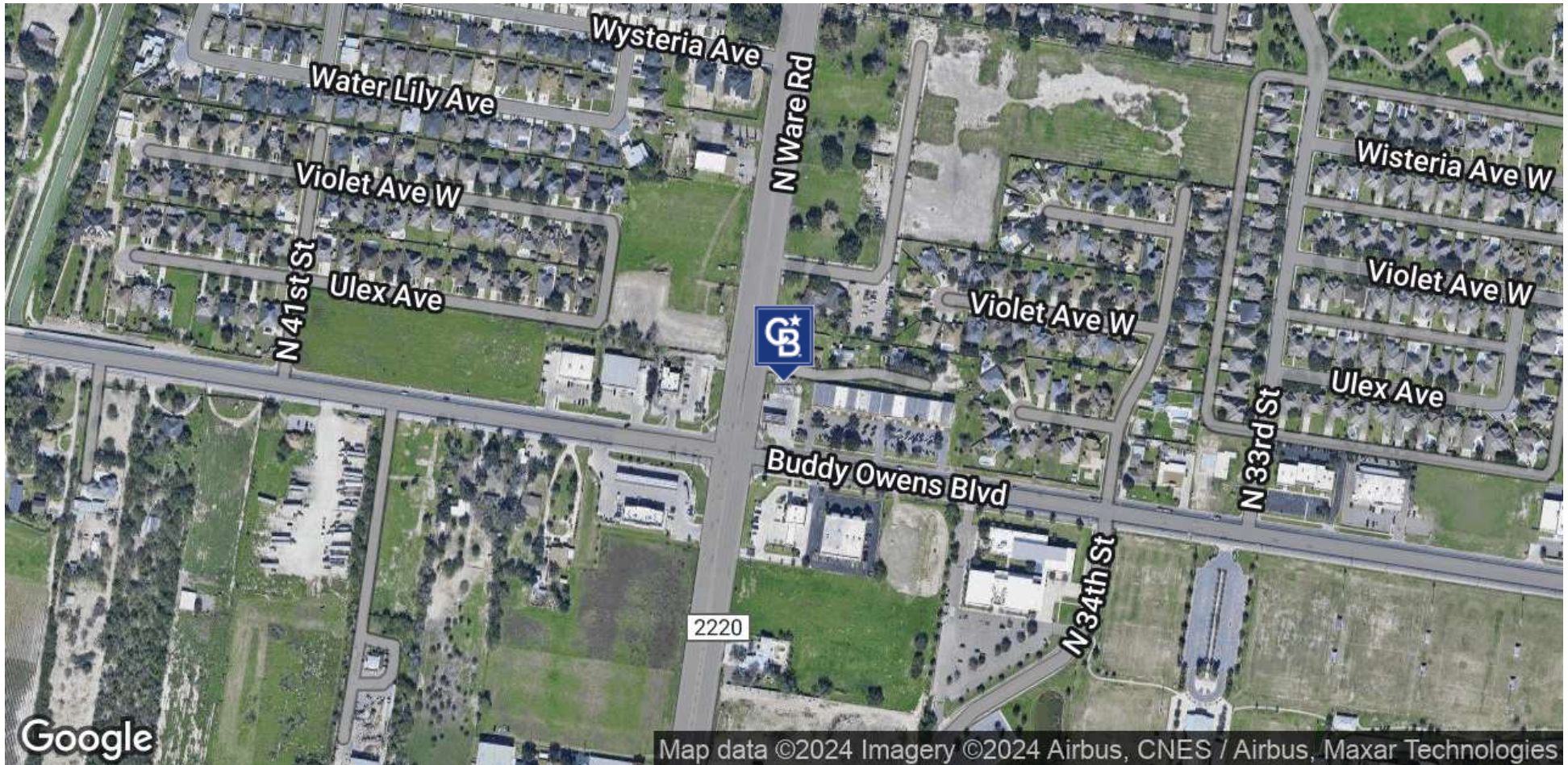


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LOCATION MAP

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DEMOGRAPHICS

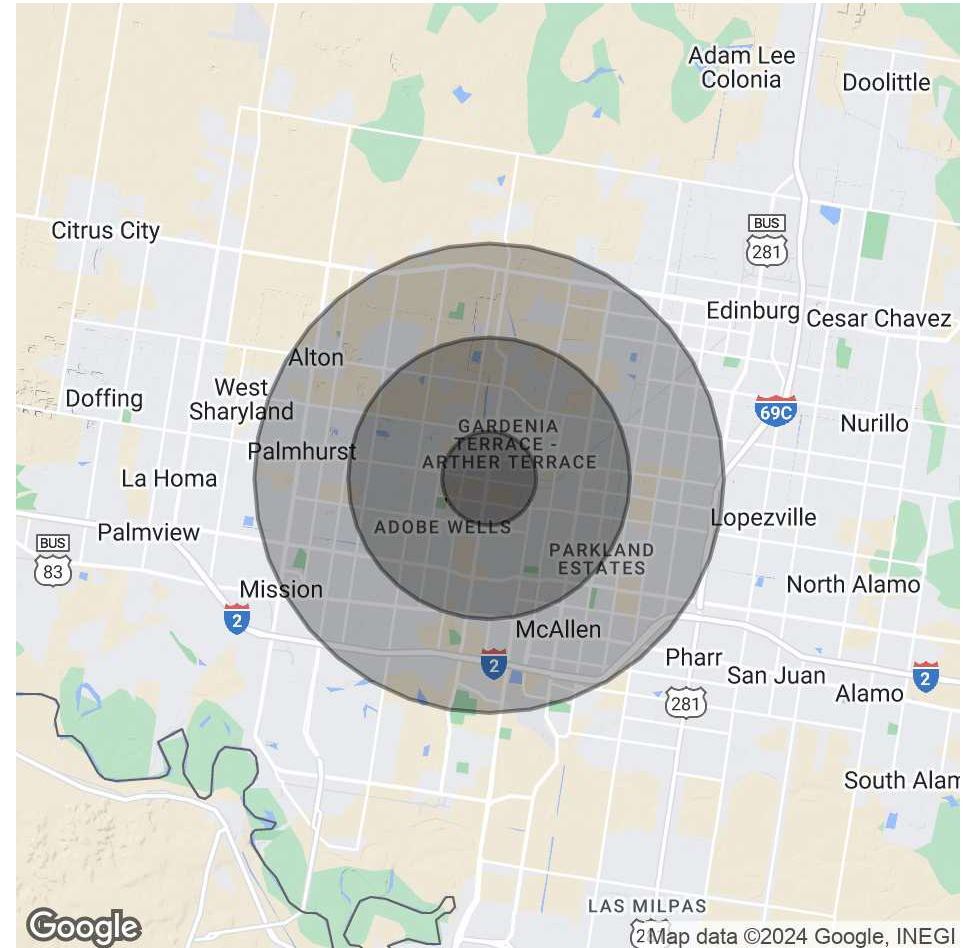
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,943	100,515	214,684
Average Age	28.5	33	33.8
Average Age (Male)	29	29.7	31.1
Average Age (Female)	30.1	36.4	37.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,317	34,978	77,700
# of Persons per HH	3.5	2.9	2.8
Average HH Income	\$77,885	\$71,431	\$64,106
Average House Value	\$141,530	\$151,867	\$139,551

2020 American Community Survey (ACS)



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