



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

FOR LEASE

CBCWORLDWIDE.COM

1313 E. JASMINE STREET

McAllen, TX 78501

AVAILABLE SPACE

2,600 SF

LEASE RATE

\$12.00 per square foot + NNN



Flex - Light Industrial

Daniel Galvan, SIOR, CCIM

956 631 1322

dgalvan@cbcworldwide.com

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



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OFFERING SUMMARY

Available SF: 2,600 SF

Lease Rate: \$12.00 + NNN

Year Built: 2007

Market: Rio Grande Valley

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PROPERTY OVERVIEW

This 2,600 sq ft flex space is located in McAllen, TX. The site is ideal for any medical, office or professional service user and has excellent proximity to major, arterial roads allowing for easy access to I-69C and I-2.

PROPERTY HIGHLIGHTS

- Proximity to Interstates I-69C & 2
- Easily Accessible
- Grade Level Doors Available
- Outside Storage Available



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Ste C- Reception Area



Ste C- Kitchen



Ste C- Warehouse Area



Ste C- Exterior Dock Area

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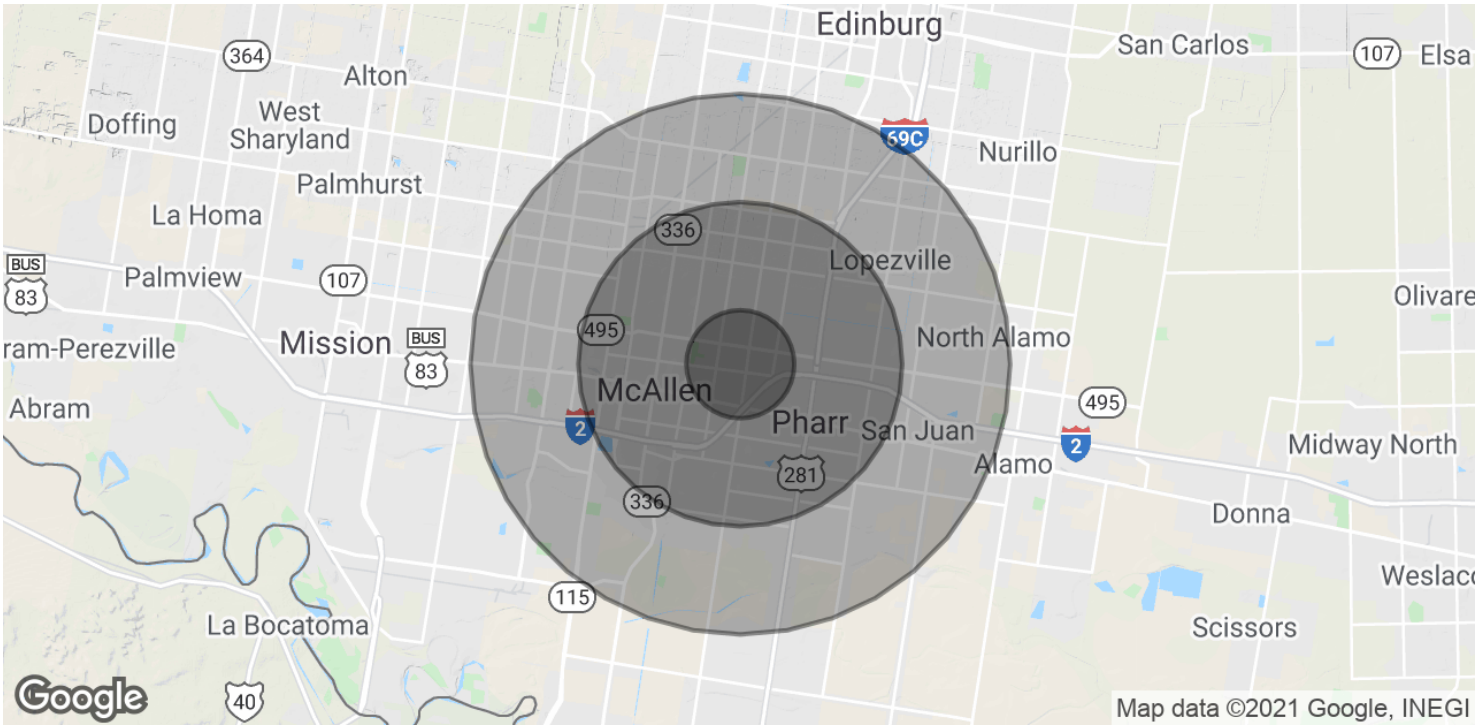
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,084	89,667	208,761
Average age	29.5	31.8	30.4
Average age (Male)	27.9	29.9	28.7
Average age (Female)	31.5	34.2	32.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,152	29,062	63,717
# of persons per HH	3.2	3.1	3.3
Average HH income	\$42,494	\$49,240	\$52,533
Average house value	\$92,072	\$106,742	\$108,875

* Demographic data derived from 2010 US Census

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