

FLEX WAREHOUSE OPPORTUNITY

FOR LEASE

1321 E Tamarack Ave Mcallen, TX 78501



LEASE RATE \$9.00/SF/YR
LEASE TYPE: Net
NNN: \$1.42/SF/YR

Daniel Galvan, SIOR, CCIM
(956) 451-2983
dgalvan@cbcgrandevalley.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

PROPERTY SUMMARY

1321 E TAMARACK AVE

McAllen, TX 78501



PROPERTY DESCRIPTION

This compact warehouse at 1321 E Tamarack Avenue offers a prime opportunity for businesses seeking a highly visible and accessible location. Situated close to the expressway, the property enjoys excellent traffic exposure along Tamarack Avenue. It is surrounded by national retailers and thriving commercial activity, making it ideal for distribution, storage, light manufacturing, or service-oriented businesses. Its central location provides convenience for employees and customers alike, while offering flexibility for a variety of commercial uses in one of the region's most active retail and business corridors.

PROPERTY HIGHLIGHTS

- Close to the expressway for easy access and logistics
- Surrounded by national retailers and established businesses
- Ideal for distribution, storage, light manufacturing, or service-oriented operations

Daniel Galvan, SIOR, CCIM

(956) 451-2983

dgalvan@cbcriograndevalley.com

OFFERING SUMMARY

Lease Rate:	\$9.00/SF/YR
Least Type:	Net
NNN:	\$1.42/SF/YR
Available SF:	10,000 SF
Lot Size:	0.86 AC
Market:	Rio Grande Valley
Submarket:	McAllen



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

EAST FACING AERIAL

1321 E TAMARACK AVE

Mcallen, TX 78501



Daniel Galvan, SIOR, CCIM
 (956) 451-2983
 dgalvan@cbcriograndevalley.com



SOUTH FACING AERIAL

1321 E TAMARACK AVE

Mcallen, TX 78501



Daniel Galvan, SIOR, CCIM
 (956) 451-2983
 dgalvan@cbcriograndevalley.com



NORTH FACING AERIAL

1321 E TAMARACK AVE

Mcallen, TX 78501



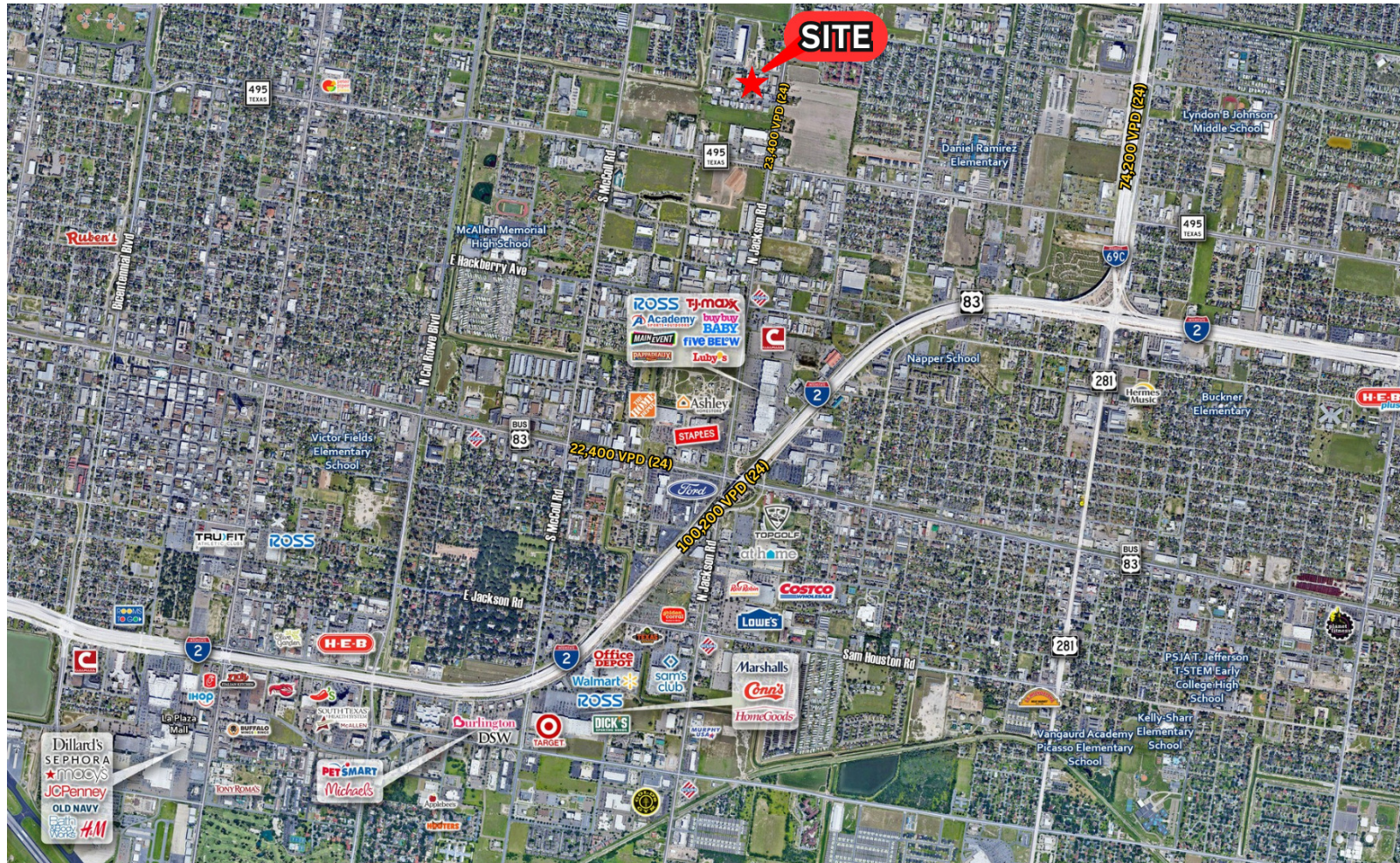
Daniel Galvan, SIOR, CCIM
(956) 451-2983
dgalvan@cbcriograndevalley.com



AERIAL MAP

1321 E TAMARACK AVE

Mcallen, TX 78501



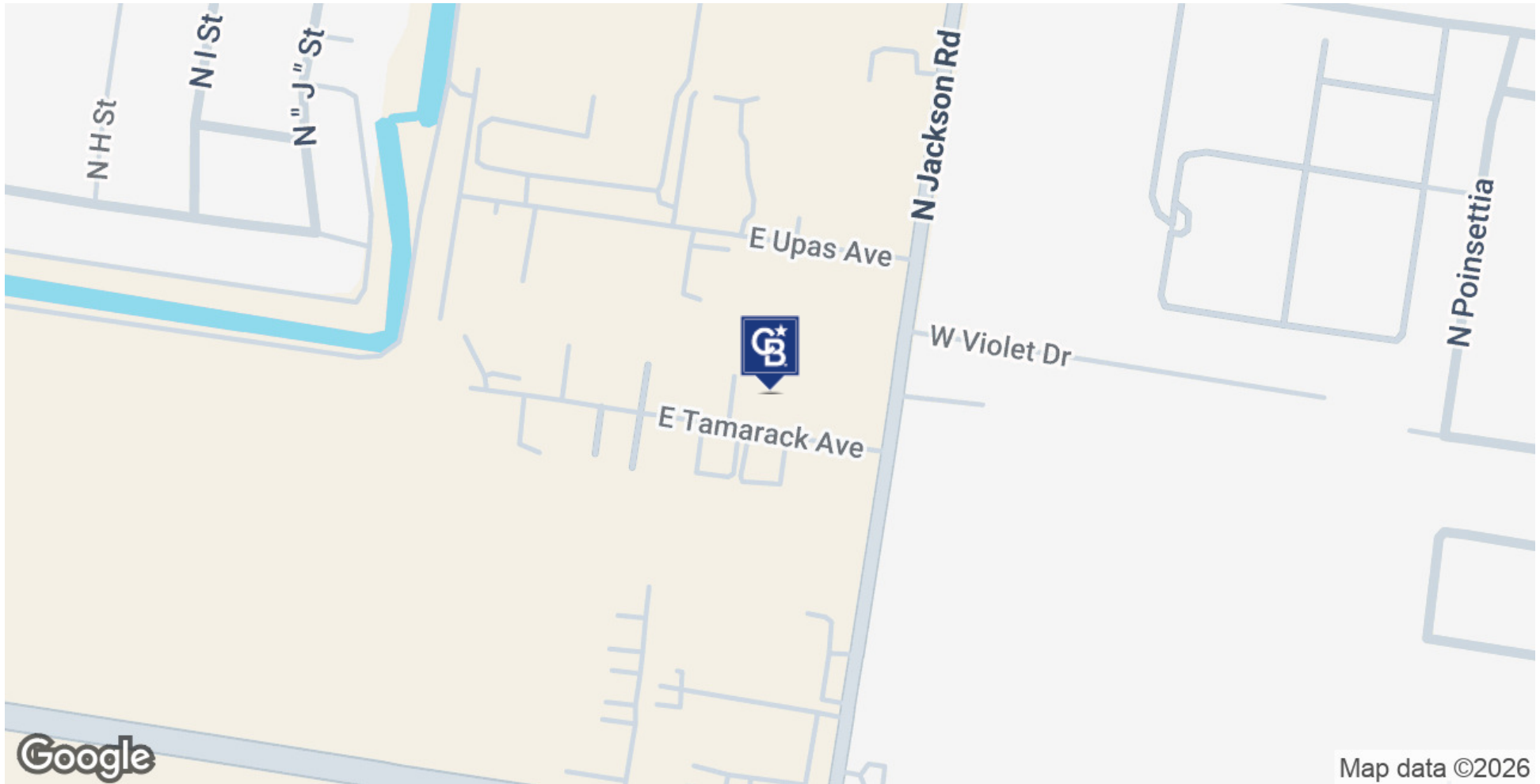
Daniel Galvan, SIOR, CCIM
(956) 451-2983
dgalvan@cbcriograndevalley.com



LOCATION MAP

1321 E TAMARACK AVE

Mcallen, TX 78501



Daniel Galvan, SIOR, CCIM
(956) 451-2983
dgalvan@cbcriograndevalley.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

DEMOGRAPHICS

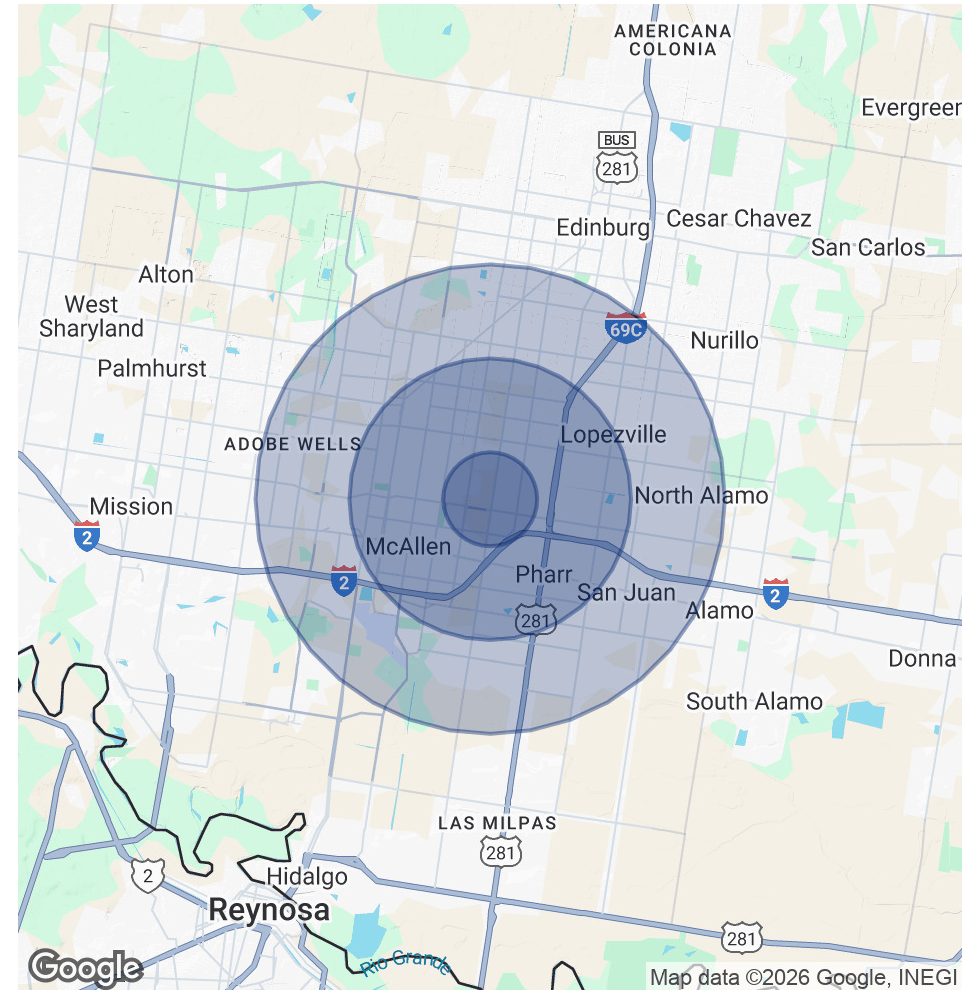
1321 E TAMARACK AVE

Mcallen, TX 78501

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,879	101,542	250,112
Average Age	35	38	37
Average Age (Male)	33	36	35
Average Age (Female)	36	39	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,833	36,822	83,340
# of Persons per HH	2.8	2.8	3
Average HH Income	\$62,946	\$71,541	\$76,856
Average House Value	\$153,061	\$183,438	\$189,670

Demographics data derived from AlphaMap



Daniel Galvan, SIOR, CCIM
 (956) 451-2983
 dgalvan@cbcriograndevalley.com

