



THE District

@ NORTH PARK VILLAGE



956.227.0505

BUILDING A

7913 N. 10th Street | McAllen, Texas

# MASTER PLAN



Auburn Ave.

N. 10th Street





# Existing North Park Village Development

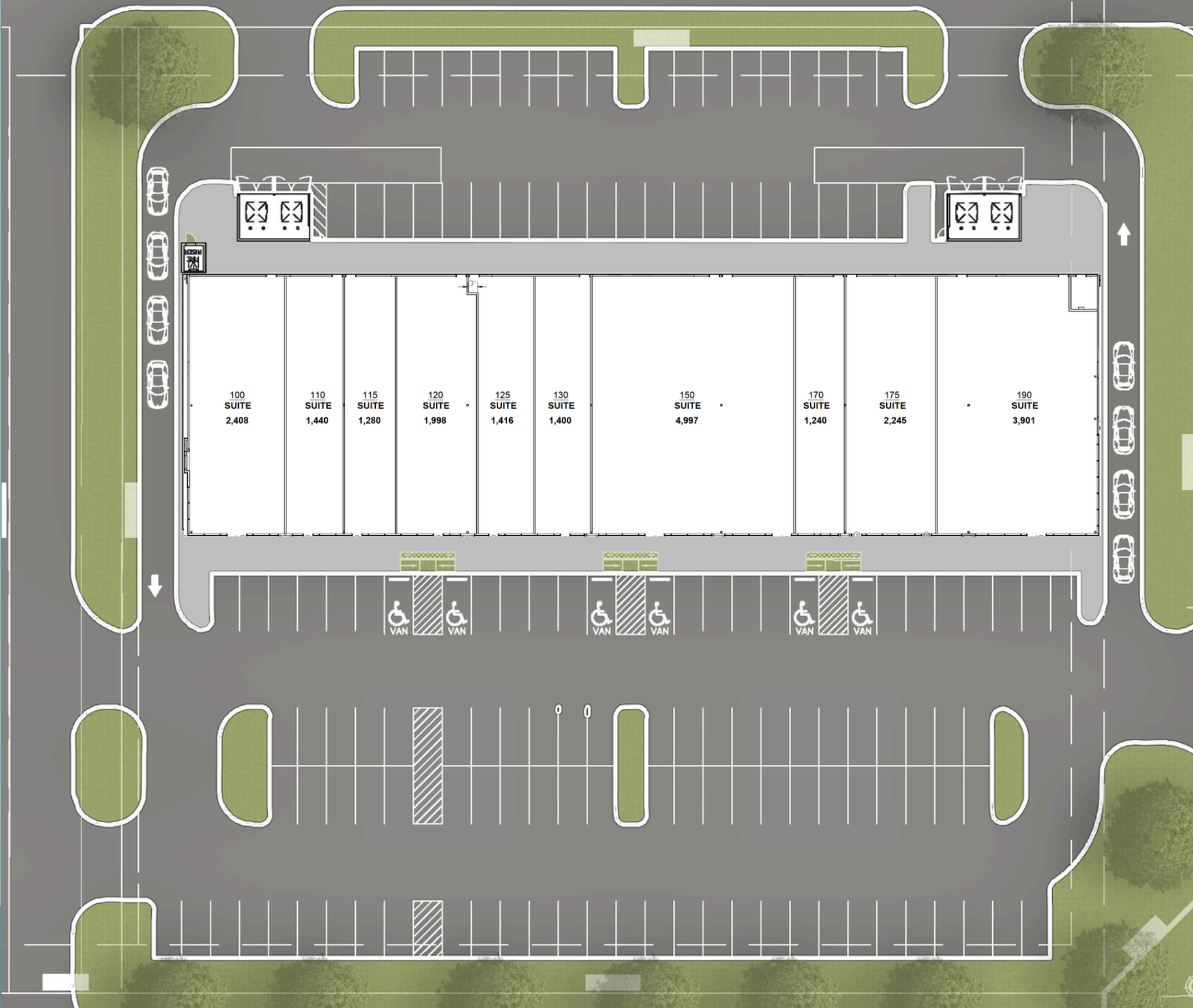
## WHAT IS THE DISTRICT?

The District will be a multi-phased mixed-use development spanning over 250,000 SqFt. Located in the heart of North Mcallen, It will include exciting commercial high-rise and office buildings, a high-end apartment complex of over 200 Units, convertible outdoor restaurants with a generously sized green-space, a condominium high-rise and a row of luxury townhomes.



# SITE PLAN

# DETAILS



**Building Size**  
22,305 SqFt

**Parking Spaces**  
141 Spaces

**Site Entrances**  
5 Ingress/Egress

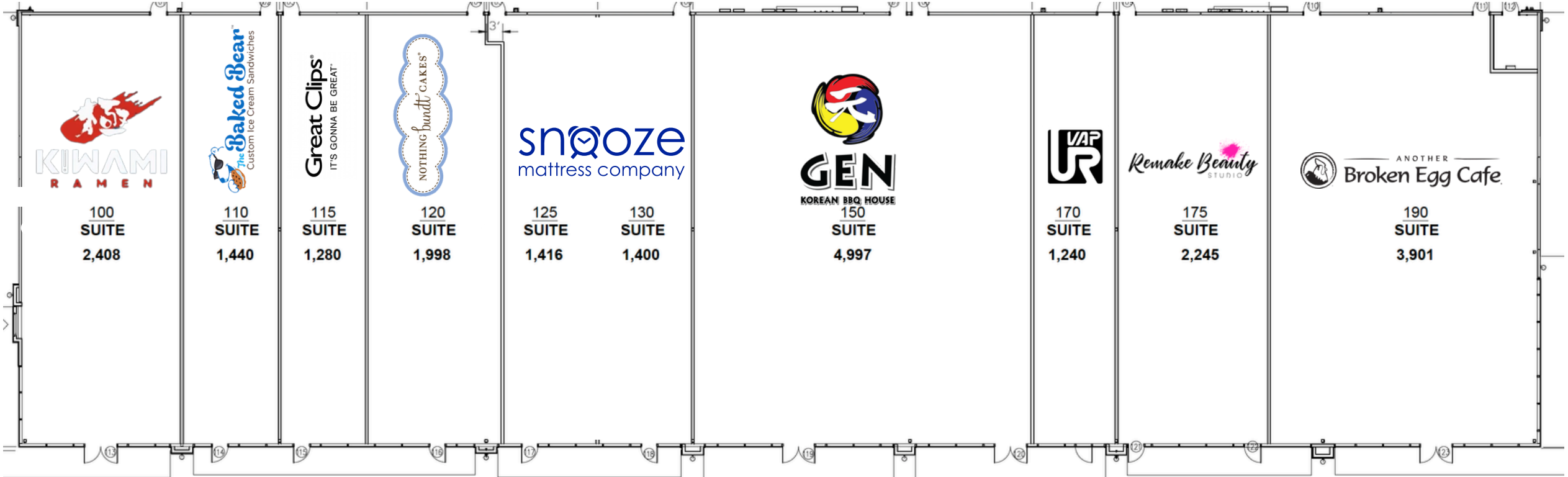
**Traffic Counts**  
47,000 VPD

**Foot Traffic (Anchor)**  
57,261 Daily Shoppers





FRONT ELEVATION



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# LEASING PLAN



BUILDING A

# RENDERINGS



SOUTH  
END - CAP

NORTH  
END - CAP



EXISTING DEVELOPMENT  
(NORTH PARK VILLAGE)



N. 10th Street

North 10th St.

Trenton Rd.



BUILDING A

SURROUNDING AREA

# Leasing Inquiries 956.227.0505

## Terms

## Description

Asking Rent	\$30 + NNN Inline; \$45 North \$42 South + NNN Endcap
NNN	\$6/ SF
Delivery Condition	Grey Shell
Tenant Improvement	\$25.00/ SF
Minimum Term	5 Years

## Demographics

Distance	1 Mile	3 Miles	5 Miles
2020 Population	8,109	87,420	217,486
Avg. HH Income	\$103,197	\$84,379	\$66,581

