



THE District
@ NORTH PARK VILLAGE

BUILDING A



956.227.0505

BUILDING A
7913 N. 10th Street | McAllen, Texas



Existing North Park Village Development

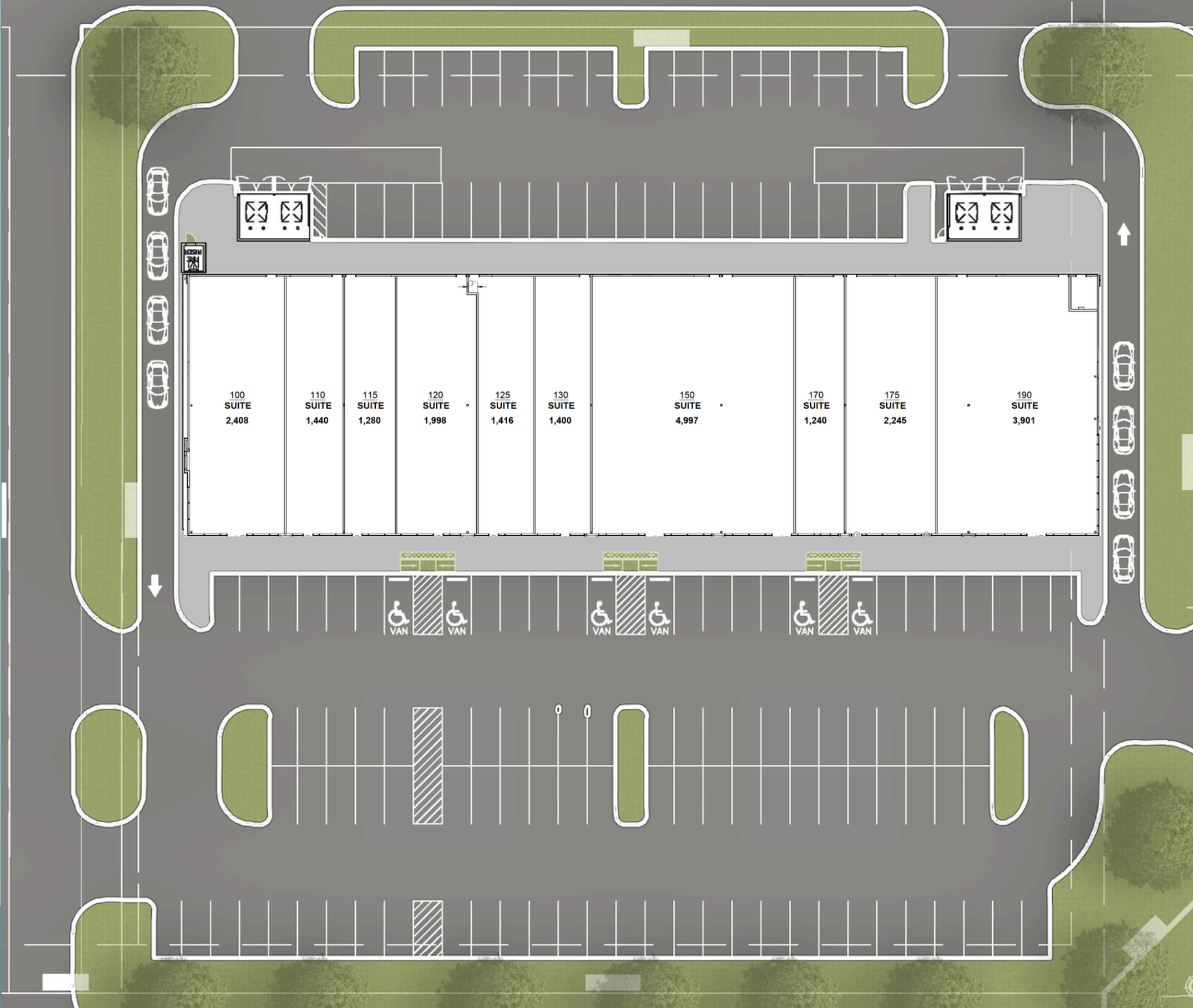
WHAT IS THE DISTRICT?

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

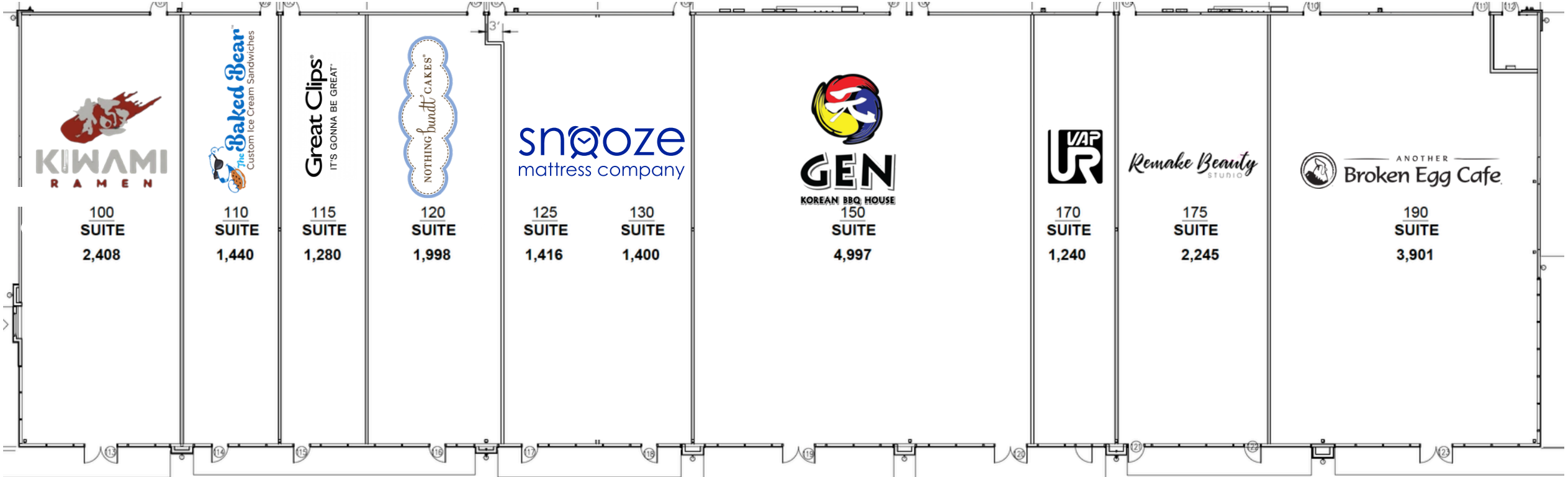
Traffic Counts
47,000 VPD

Foot Traffic (Anchor)
57,261 Daily Shoppers





FRONT ELEVATION



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LEASING PLAN



BUILDING A

RENDERINGS

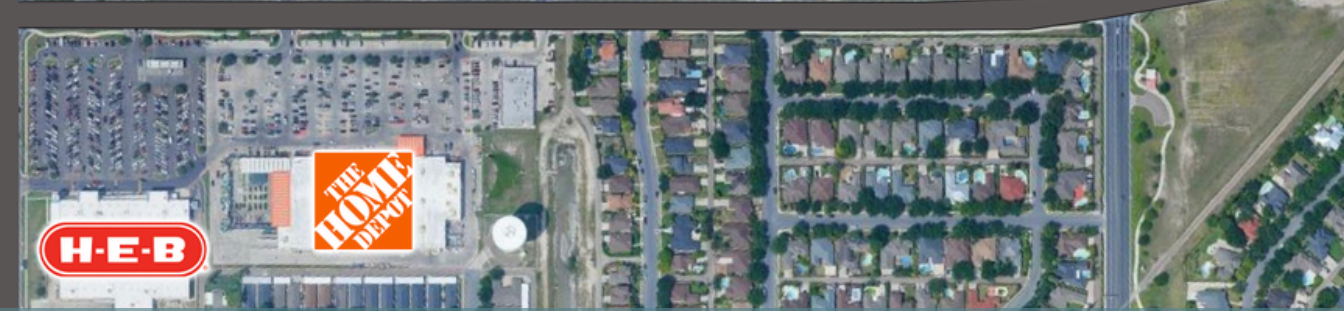
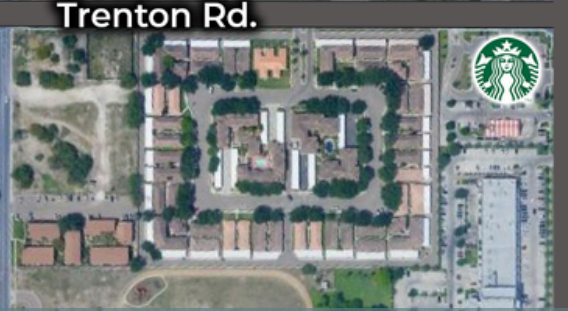
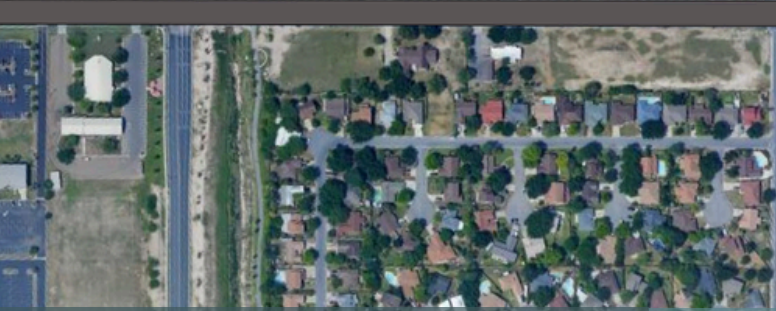
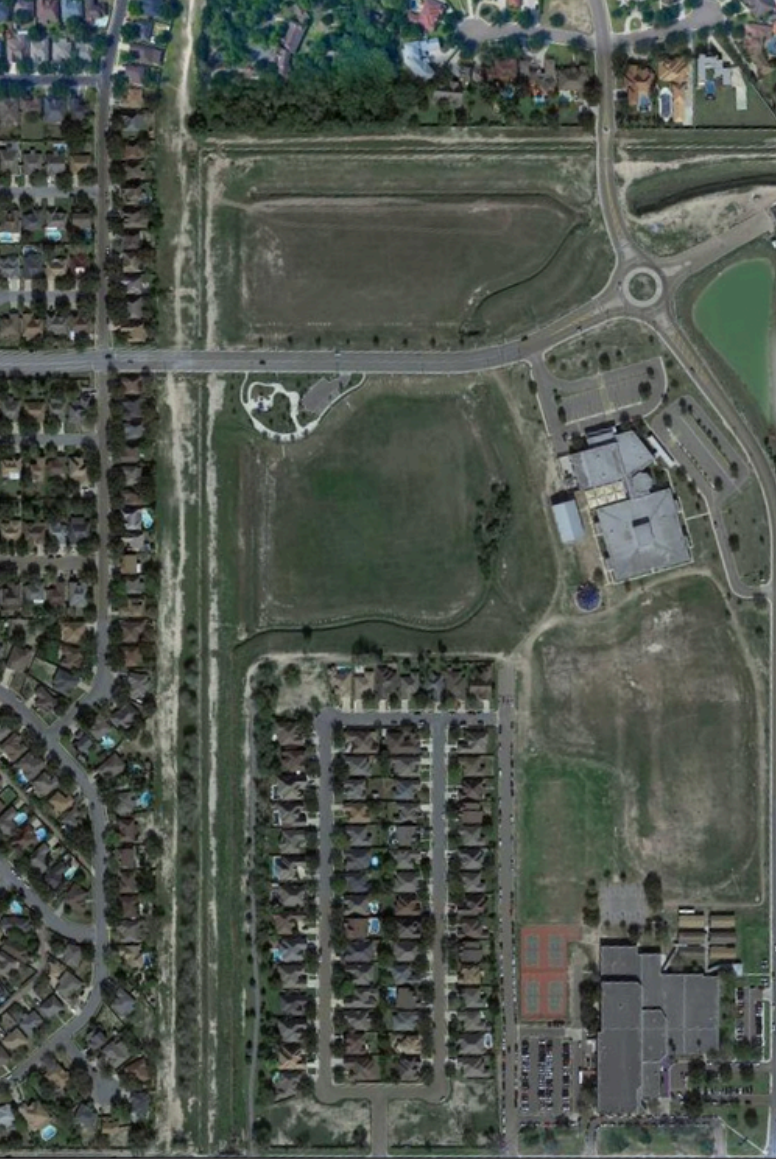


SOUTH
END - CAP

NORTH
END - CAP



EXISTING DEVELOPMENT
(NORTH PARK VILLAGE)



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

