



HYDE PLAZA

4700 S. McColl Rd. Edinburg TX 78539



Dan Cantu
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1200 Auburn Ave Ste. 250, McAllen TX



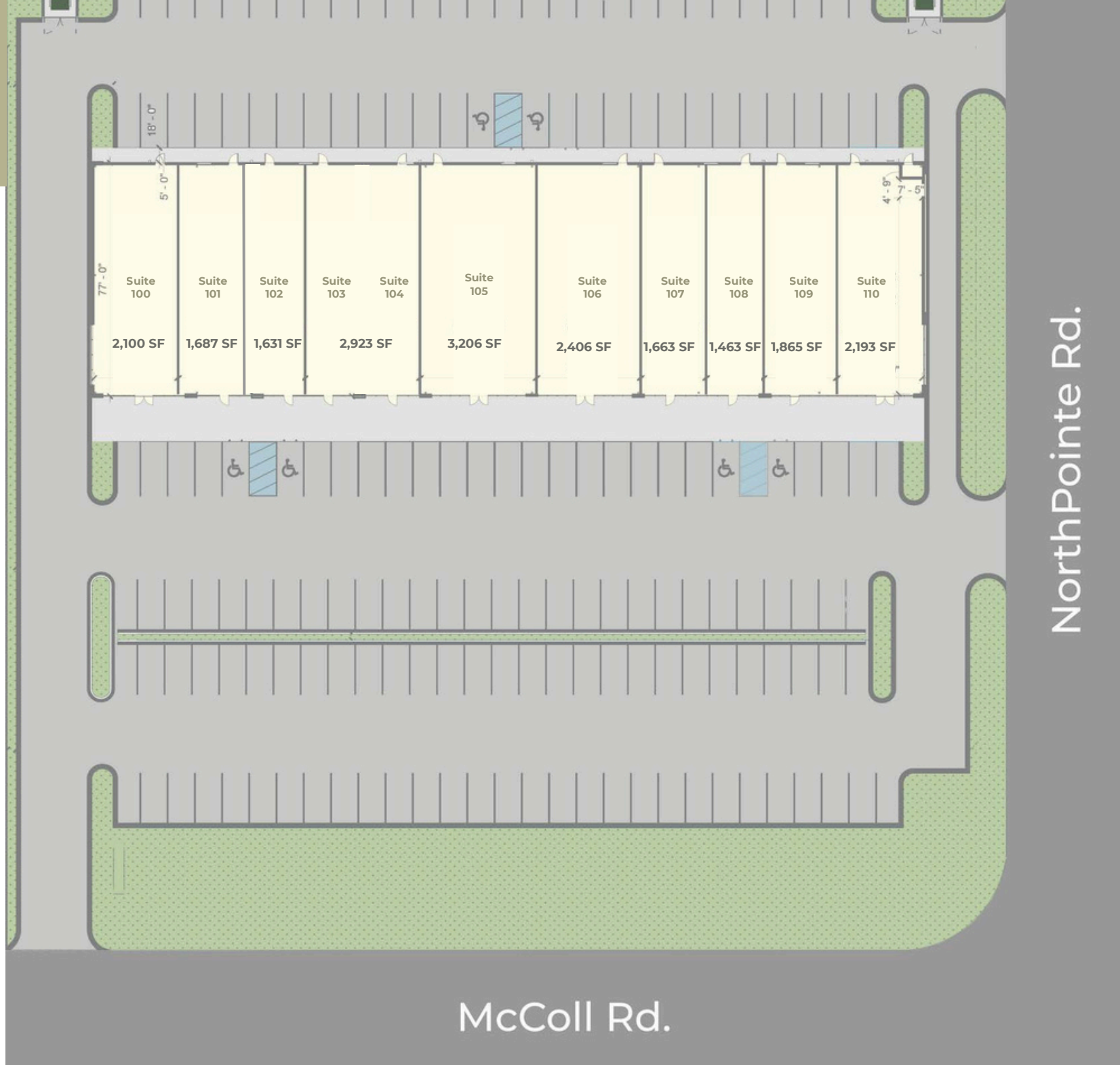
Site Plan

Building Size
21,175 SqFt

Total Parking
164 Spaces

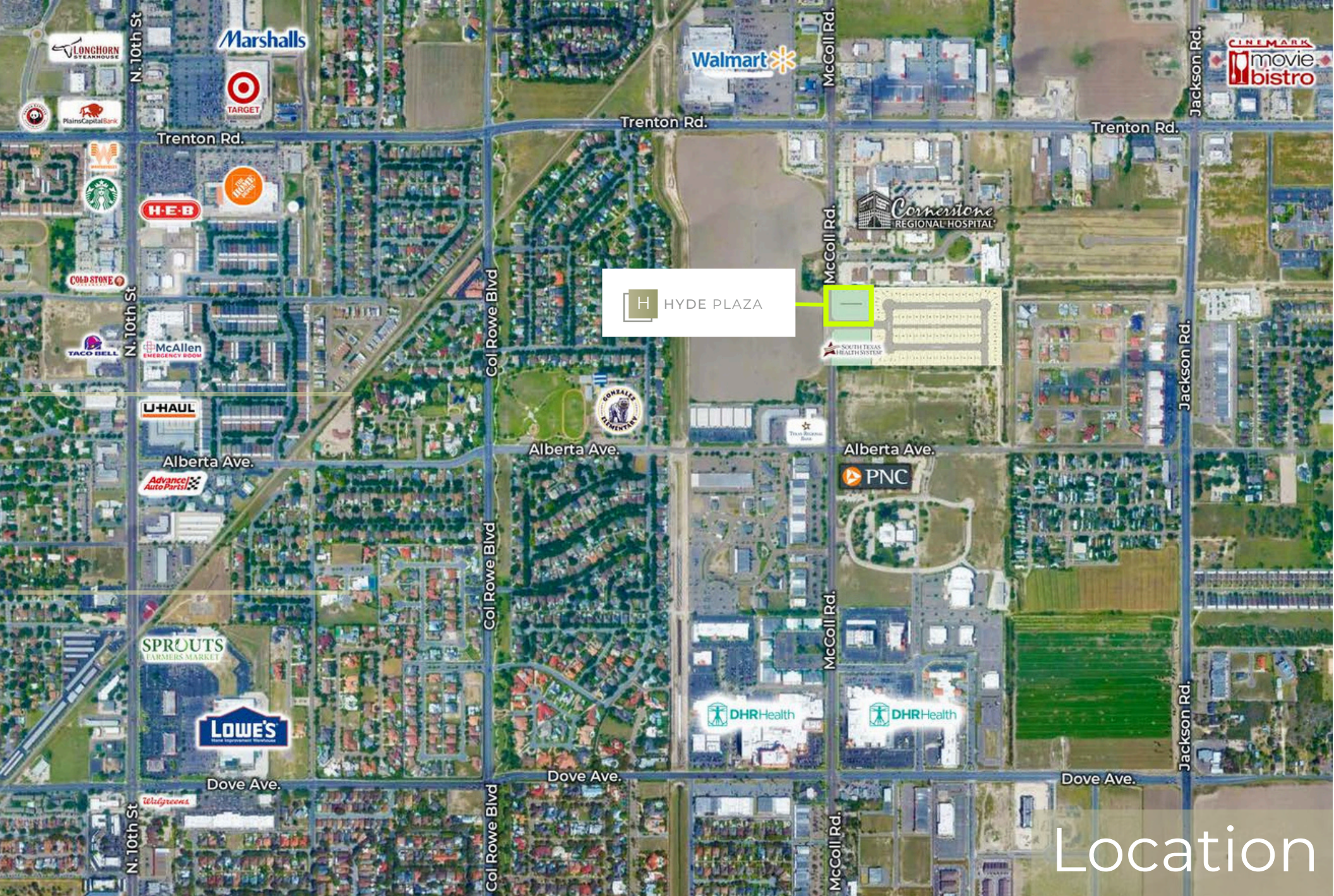
Drive Thru
2 Spaces

Visibility Level
Excellent



NorthPointe Rd.

McColl Rd.



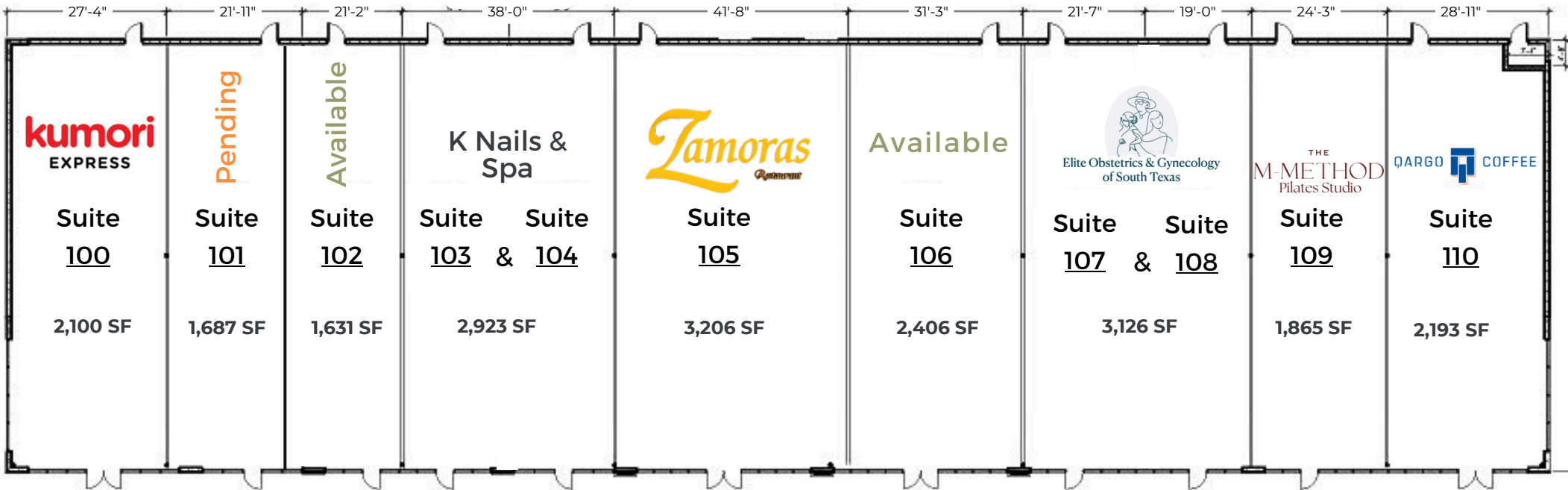
Location

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Leasing Map



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Terms

+ Demographics

Terms	Description
Asking Rent	\$2 +NNN Inline; \$2.50+NNN Endcap Monthly \$24 + NNN Inline; \$30+ NNN Endcap Annually
NNN	\$.50/SF Monthly \$6/SF Annually
Delivery Condition	Grey Shell
Tenant Improvement	\$30/ SF
Minimum Term	5 Years

Demographics

Distance	1 Mile	3 Miles	5 Miles
2020	11,736	93,171	213,147
Population Avg. HH Income	\$95,000	\$74,196	\$67,792

2020 intersection Traffic Count
McColl / Trenton



47,245 VPD

AVG. HH INCOME

78539 Zipcode



\$95,000

Project

Highlights



Development Highlights

- Seeking high-quality restaurants and retail users
- Ground up development with nice finishes and design
- Outstanding Placement in a High Traffic Area
- Commencing: Q3 of 2022
- Expected delivery: Summer 2022

Location Highlights

- Located on the Hard Corner of McColl Rd. and NorthPoint Dr.
- Notable Surroundings include: Doctors Hospital at Renaissance, Cornerstone Medical Complex, Cinemark Movie Bistro, Walmart, HEB, Garza Elementary and various other retailers located along N. 10th Street. (within immediate proximity)