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NORTH PARK
VILLAGE

N 10th ST

WISCONSIN

AUBURN AVE



& MORE

N 10th ST



TARGET

Marshalls



OLD NAVY

ROSS
DRESS FOR LESS

KOHL'S



TRENTON RD

TRENTON RD



& MORE

N 10th ST



H-E-B

N

Site Map

Building 400 - 24,679 SqFt.



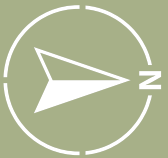
Building F features a sleek 2 story floorplan with enough room for a diverse collective of new local businesses. The exterior will consist of a contemporary combination of materials such as steel, brick, white limestone and large glass windows.



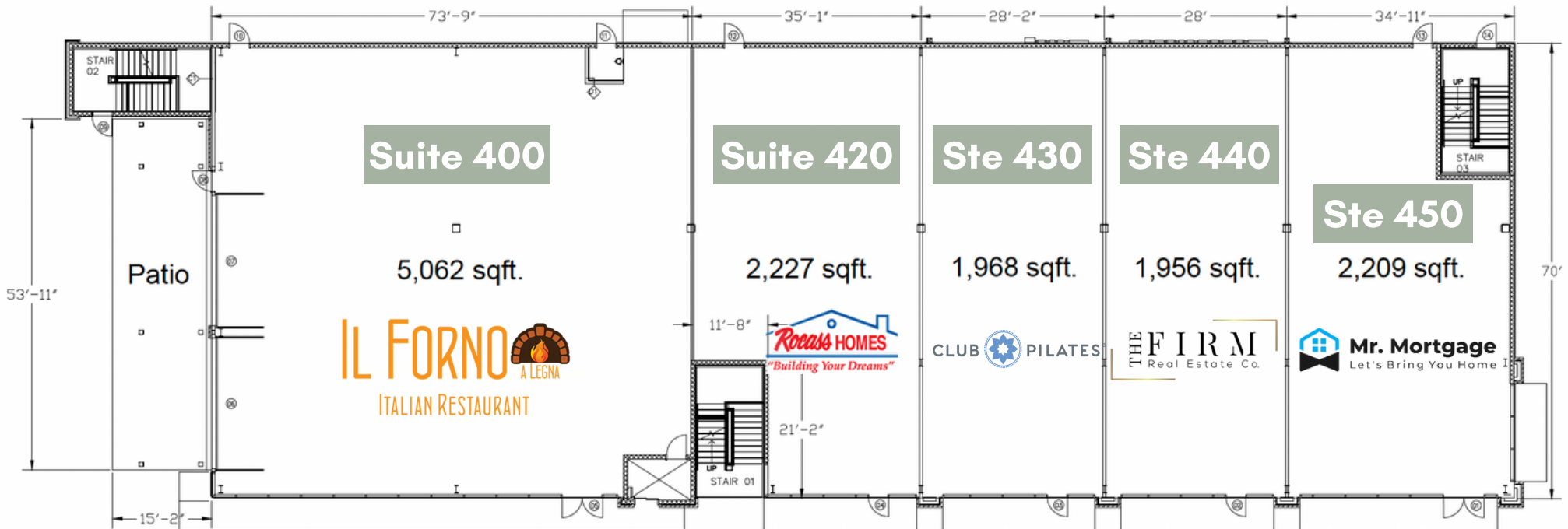
Building 400

24,679 SqFt

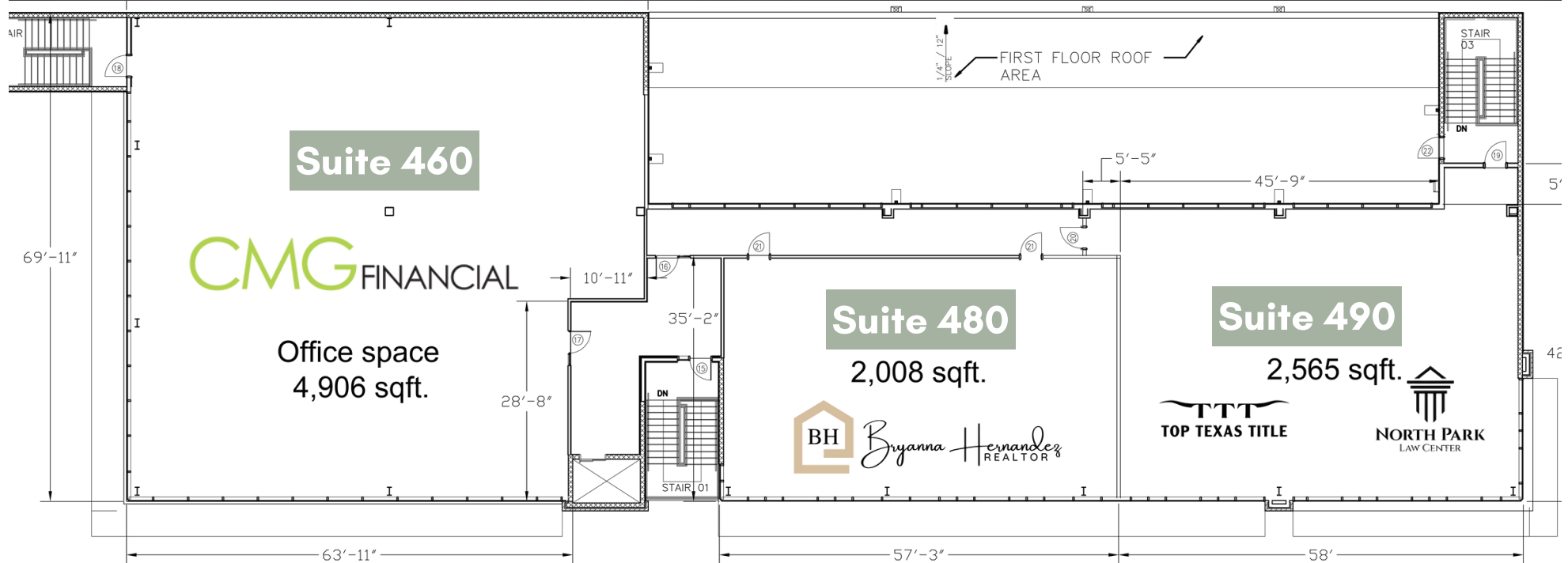
Auburn Ave.



Building 400 | 1st Floor - 14,246 SqFt



Building 400 | 2nd Floor - 10,433 SqFt



Front



Left



Building 400 | Perspectives

Rent Overview

TERMS

	Description
Asking Rent	Bld F 1st Floor -\$24 + NNN inline - \$24-\$30 + NNN endcap Bld F 2nd Floor -\$24 + NNN
NNN	Est. \$6.00/SF
Delivery Condition	Grey Shell
Tenant Improvement	\$20.00/ SF
Min. Term	5 years

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2017 Population	8,109	87,420	217,486
Avg. HH Income	\$103,197	\$84,379	\$66,581

POPULATION
5 MILES



217,486

AVG. HH INCOME
1 MILE



\$103,000

LOCATION STATISTICS



PROJECTED HIGHLIGHTS

- + Seeking high quality restaurants and retail users.
- + Ground up development with nice finishes and design.
- + Outstanding exposure with high visibility from 10th Street which averages approximately 31,000 vpd and at Intersection of Trenton and 10th Street.



LOCATION HIGHLIGHTS

- + NW Corner of 10th and Trenton Road, in the higher income area of McAllen and in a retail dense retail sector.
- + 10th Street and Trenton are both major thoroughfares which will link to expressways/ highway.
- + Retailers in the area include: Sam's Club, HEB, Home Depot, Best Buy, Kohl's, Marshalls, Hobby Lobby.
- + Restaurants include: Red Lobster, Wallbangers, Chipotle, Chick-fil-a, McDonald's, Bar B Cutie, Olive Garden, and many more.
- + High daytime population with over 20,000 jobs in a 2-mile radius, approximately 40% being higher income medically related jobs.
- + High income residences within 1 mile radius.

TOP NEARBY RETAILERS



