



NORTH PARK  
VILLAGE

# Building 400 - 24,679 SqFt



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N 10th ST



WISCONSIN

AUBURN AVE

N 10th ST



TRENTON RD

TRENTON RD



N 10th ST



# 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

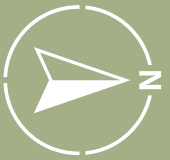
24,679 SqFt

Auburn Ave.

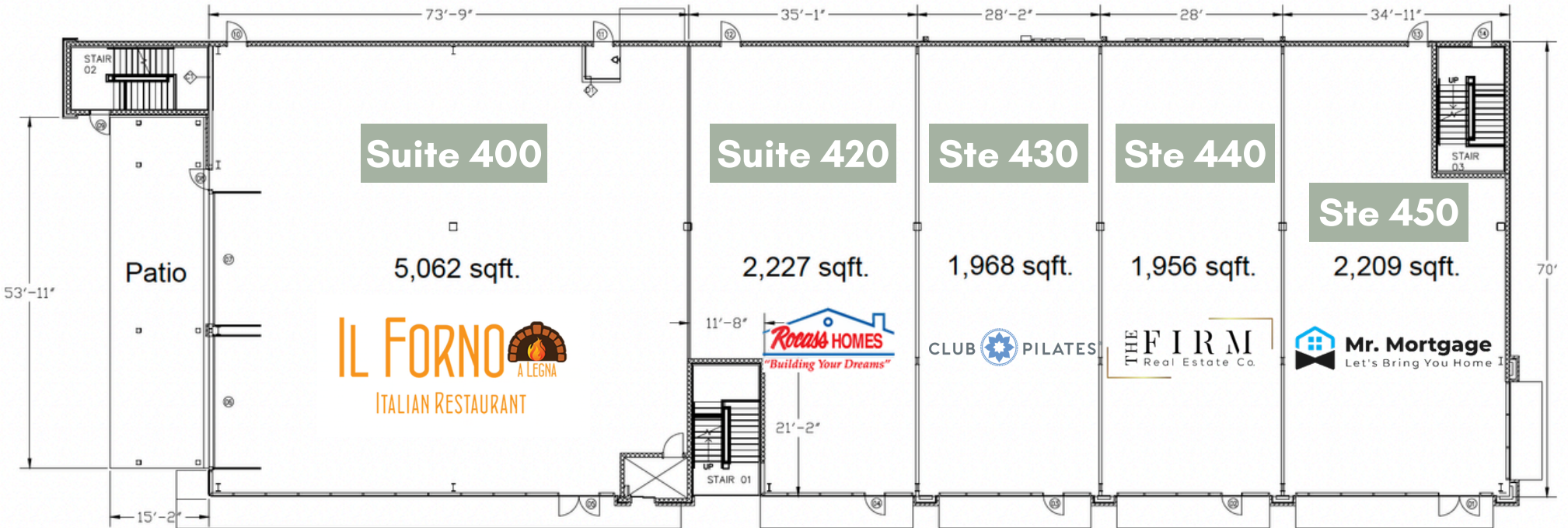
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HC HC

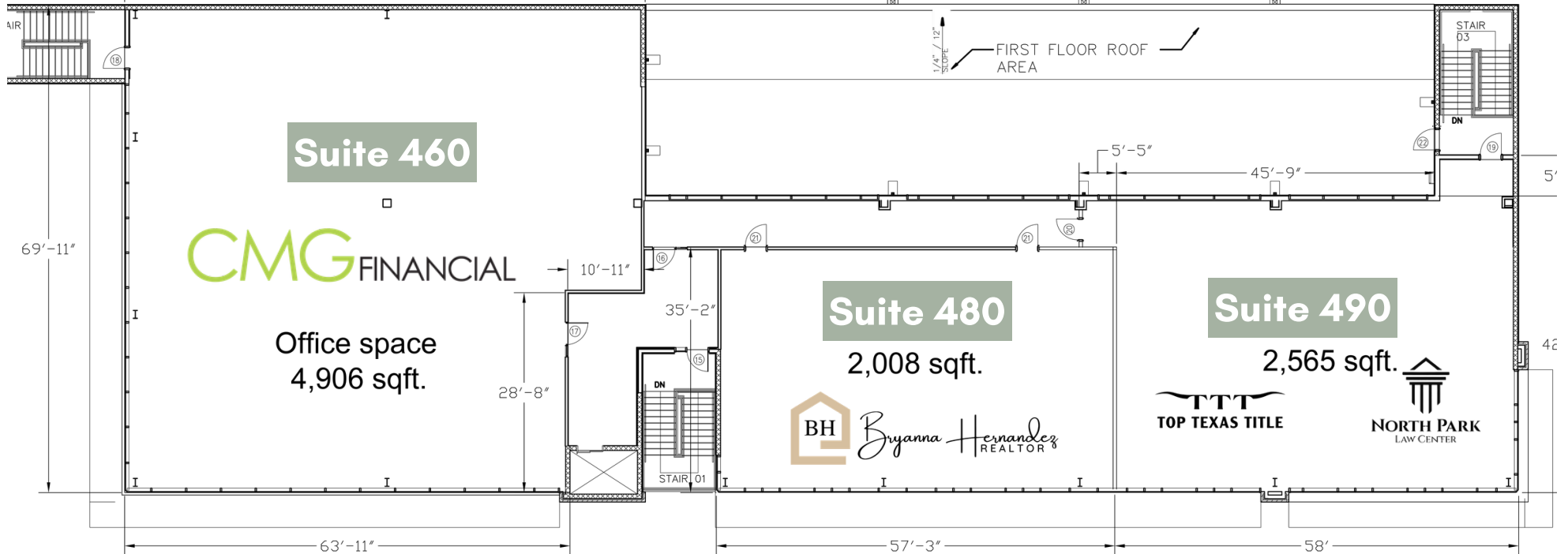
VAN HC



# Building 400 | 1st Floor - 14,246 SqFt



# Building 400 | 2nd Floor - 10,433 SqFt



# Rent Overview

## TERMS

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

## DEMOGRAPHICS

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

POPULATION  
5 MILES



217,486

AVG. HH INCOME  
1 MILE



\$103,000

# LOCATION STATISTICS



## PROJECTED HIGHLIGHTS

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- + 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

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- + 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



