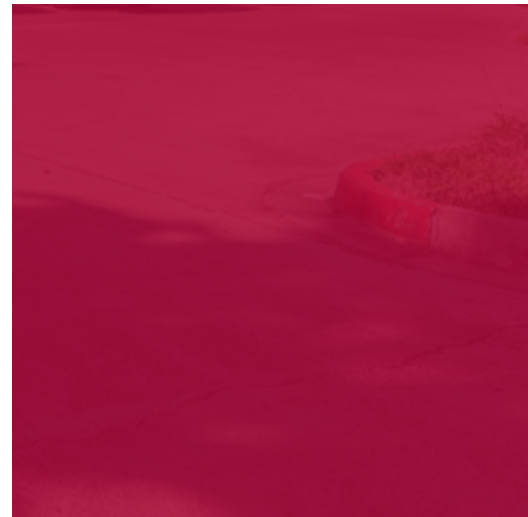
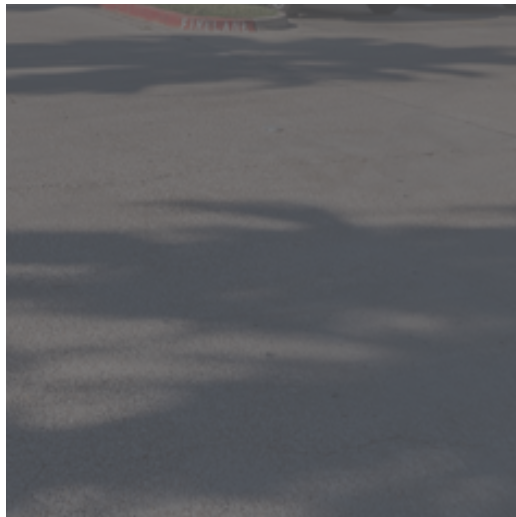


RETAIL PROPERTY FOR LEASE

FRENCH QUARTER



3911
N 10TH ST
MCALLEN, TX



Located on the prominent intersection of 10th and Nolana, this \pm 1,250 sf, first floor, end cap space is perfect for any business that is looking for retail space in this highly sought-after and affluent business district.



FOR LEASE FRENCH QUARTER

EXECUTIVE SUMMARY



Lease Rate	N/A
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OFFERING SUMMARY

Building Size:	15,000 SF
Available SF:	
Lot Size:	0.082 Acres
Year Built:	2004
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	McAllen
Traffic Count:	29,030

PROPERTY OVERVIEW

This ± 1,250 sf, first floor, end cap space is located one lot South of one of the most prominent intersections in the entire Rio Grande Valley. Surrounded by national retailers like Barnes and Noble, BBVA Compass, and Visionworks, this retail space is strategically placed right in the middle of all the action McAllen has to offer. The large pillar sign on the East towers over 10th street, advertising to over 29,000 daily commuters, and the 60+ surface lots make parking easy for employees and customers alike. All-in-all, this space is ready to fit any business' needs in a quickly growing and economically exciting area.

PROPERTY HIGHLIGHTS

FOR LEASE
FRENCH QUARTER
EXTERIOR PHOTOS



Excellent curb appeal



Subject entrance: first floor end cap



BBVA bank on the prominent Nolana x 10th St corner

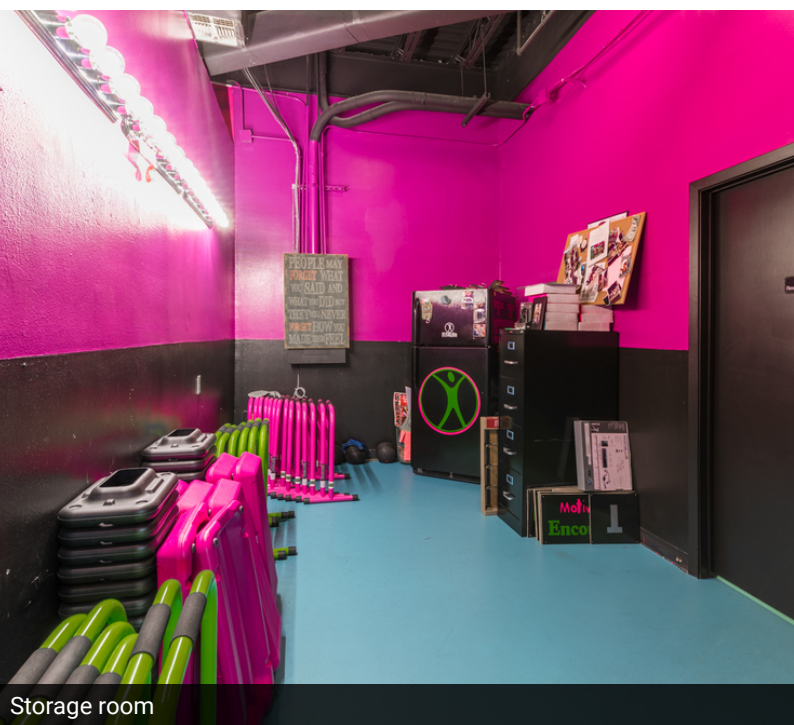


Strong co-tenancy, and pillar sign advertising to over 29,000 daily commuters

FOR LEASE
FRENCH QUARTER
INTERIOR PHOTOS



Functional floor plan

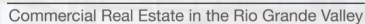


Storage room



Restroom

LOCATION MAP



CINDY HOPKINS REAL ESTATE

222 E Van Buren, Suite 617 // Harlingen, TX 78550
956.975.7481 // cindy@chopkinsrealestate.com

FOR LEASE
FRENCH QUARTER

RETAILER MAP



Map data ©2021 Google Imagery ©2021 , CNES / Airbus, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA Farm Service Agency

FOR LEASE FRENCH QUARTER

ABOUT THE BROKER



ZACH SUNDERLAND

Broker Associate

zacharypsunderland@gmail.com

Direct: 956.975.7481

TX #645169

PROFESSIONAL BACKGROUND

I knew I wanted to pursue a career in real estate after flipping a home during my sophomore year of high school for a school project. I thoroughly enjoyed the work, the rewards, and the fulfillment of seeing a happy family living in a project I oversaw. Since then, I have pursued every opportunity to develop my understanding of the real estate industry and strengthen the skills that are vital to a successful career in it. During the summer of 2013 I was an intern at CHRE, whose broker, Cindy Hopkins, CCIM, taught me how to create Broker Price Opinions utilizing data gathered from county appraisal districts, CoStar, Site to Do Business, and the TX Dot website. Under her guidance, I completed more than 10 BPOs, updated her LoopNet account which featured more than 50 listings, and shadowed her when she met with clients. The most important lesson Ms. Hopkins taught me was the importance of going the extra mile. The following summer I obtained my real estate salesperson license which I immediately put to use by signing under Austin City Realty in order to lease apartments in the campus area. I facilitated upwards of 70 leases and 4 sales deal during my time with ACR, grossing over \$40,000 in commissions. Working mostly in a self directed and a "figure-it-out-for-yourself" environment, this experience taught me how to qualify leads, follow up with all clients wherever they may be in my sales funnel, and to always, always answer my cell phone. I have now moved back to my home town of Weslaco, located in a region called the Rio Grande Valley, which is on the southernmost border of Texas. I work with Cindy Hopkins, CCIM, and I became brokered myself on 9/10/18. I'm having success breaking into the multifamily trade, and, someday soon, I'd like to own, manage, and develop my own projects. Although I'm young, I'm hungry for success and there's nothing I love more than getting deals done!

EDUCATION

University of Texas at Austin - BBA in Finance

MEMBERSHIPS

SRS - Seller Representative Specialist
NAR - National Association of Realtors
TAR - Texas Association of Realtors
BBOR - Brownsville Board of Realtors
GMAR - Greater McAllen Association of Realtors

CHRE

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