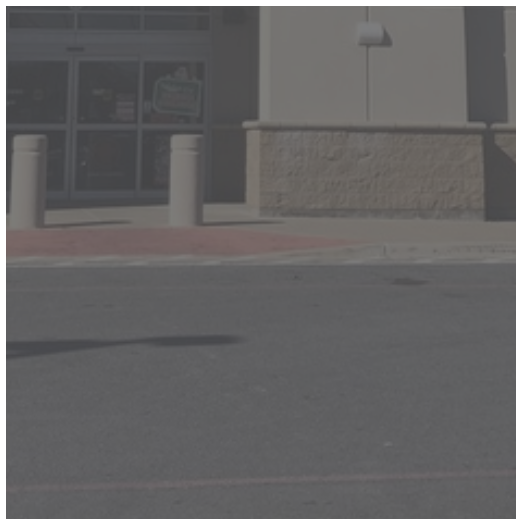


RETAIL PROPERTY FOR SUBLEASE

SUBLEASE CONN'S HOMEPLUS



8317
N 10TH STREET
MCALLEN, TX



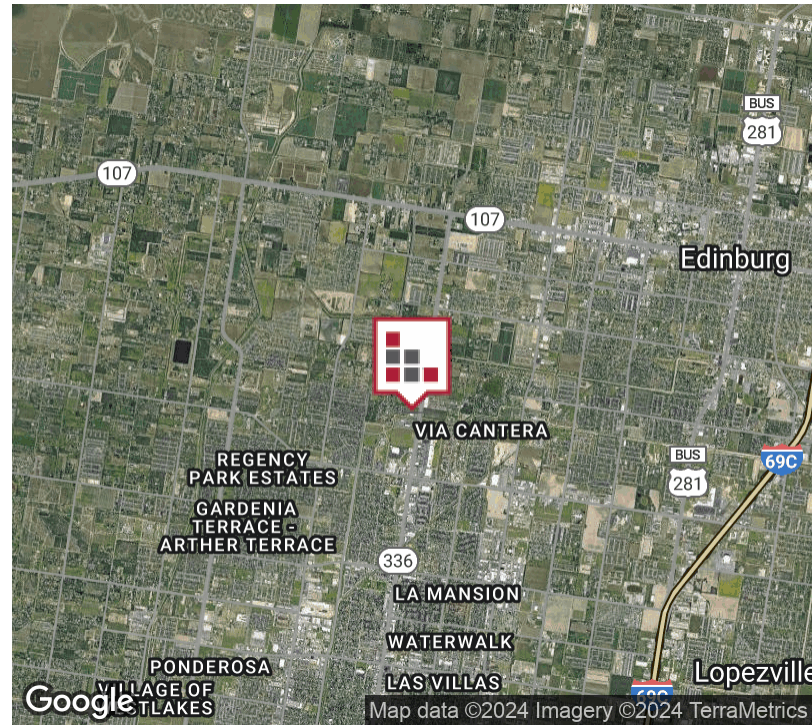
30,285 SF Freestanding Retail Building located on major North/South thoroughfare in McAllen, Texas.

TXDot Traffic Counts 28,987 CPD. Open Floor Plan with 23,966 Sales Area, 3,450 Warehouse Area, 19.4 Exposed Ceiling with 17 Clear Height on 3 Acres. Dock High access with 1 Bay Door. Facility has full sprinkler system. Ample Parking Ratio of 4:1 with mature landscaping. Conn's Appliance opened



FOR SUBLEASE EXISTING CONN'S HOMEPLUS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Building Size:	30,285 SF
Available SF:	30,285 SF
Lot Size:	3 Acres
Year Built:	2013
Renovated:	2013
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	McAllen

PROPERTY OVERVIEW

30,285 SF Freestanding Retail Building located on major North/South thoroughfare in McAllen, Texas. TXDot Traffic Counts 28,987 CPD. Open Floor Plan with 23,966 Sales Area, 3,450 Warehouse Area, 19.4 Exposed Ceiling with 17 Clear Height on 3 Acres. Dock High access with 1 Bay Door. Facility has full sprinkler system. Ample Parking Ratio of 4:1 with mature landscaping. Conn's Appliance opened 2013 at this location and has outgrown the current facility and will relocate this existing store. Store is well maintained by Conn's and 3-Phase Electric. Full Set of plans available upon request.

PROPERTY HIGHLIGHTS

- Freestanding Building
- Located on a Major North/South Thoroughfare
- TXDot Traffic Counts 28,987 CPD
- Loading Dock
- Ample Parking
- Mature Landscaping

FOR SUBLEASE
EXISTING CONN'S HOMEPLUS

ADDITIONAL PHOTOS



Building North Side



Large Monument Signage



Front Elevation

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ADDITIONAL PHOTOS



Interior Photo with Exposed Ceiling - Appliances



Interior Photo - Furniture



Interior Photo - Furniture

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ADDITIONAL PHOTOS



West Side Elevation



Generator



Rear Loading Dock

FOR LEASE
EXISTING CONN'S HOMEPLUS

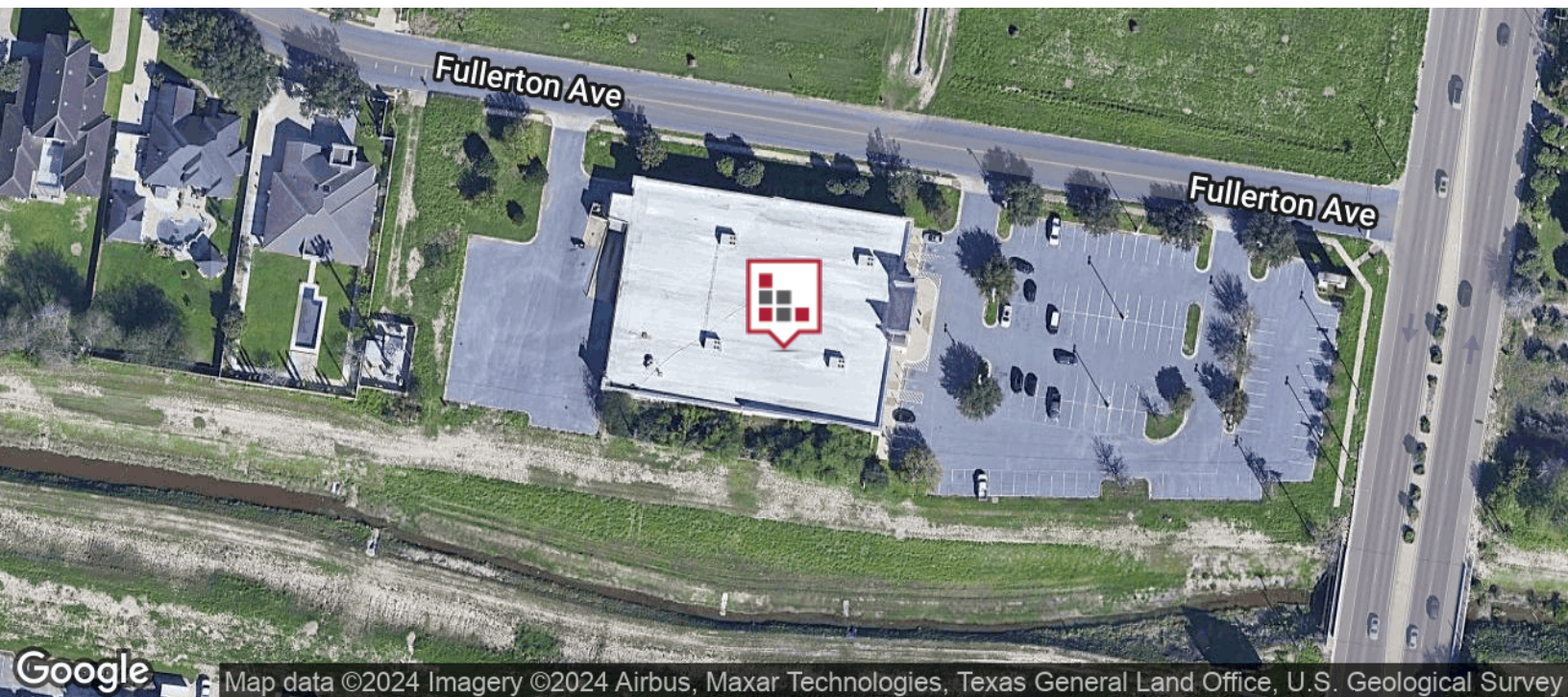
RETAILER MAP



Map data ©2022 Google Imagery ©2022 , CNES / Airbus, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA/FPAC/GEO

FOR SUBLEASE
EXISTING CONN'S HOMEPLUS

LOCATION MAPS



The information contained herein was obtained from sources deemed reliable; however, CHRE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

CINDY HOPKINS REAL ESTATE

222 E Van Buren, Suite 617 // Harlingen, TX 78550
956.778.3255 // cindy@chopkinsrealestate.com

FOR SUBLEASE EXISTING CONN'S HOMEPLUS

DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,441	67,905	181,527
Median age	32.4	31.2	29.8
Median age (Male)	30.6	30.0	28.1
Median age (Female)	33.9	32.5	31.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,350	22,075	56,548
# of persons per HH	3.2	3.1	3.2
Average HH income	\$100,816	\$74,526	\$59,075
Average house value	\$184,486	\$169,706	\$127,776

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	71.1%	76.7%	83.8%

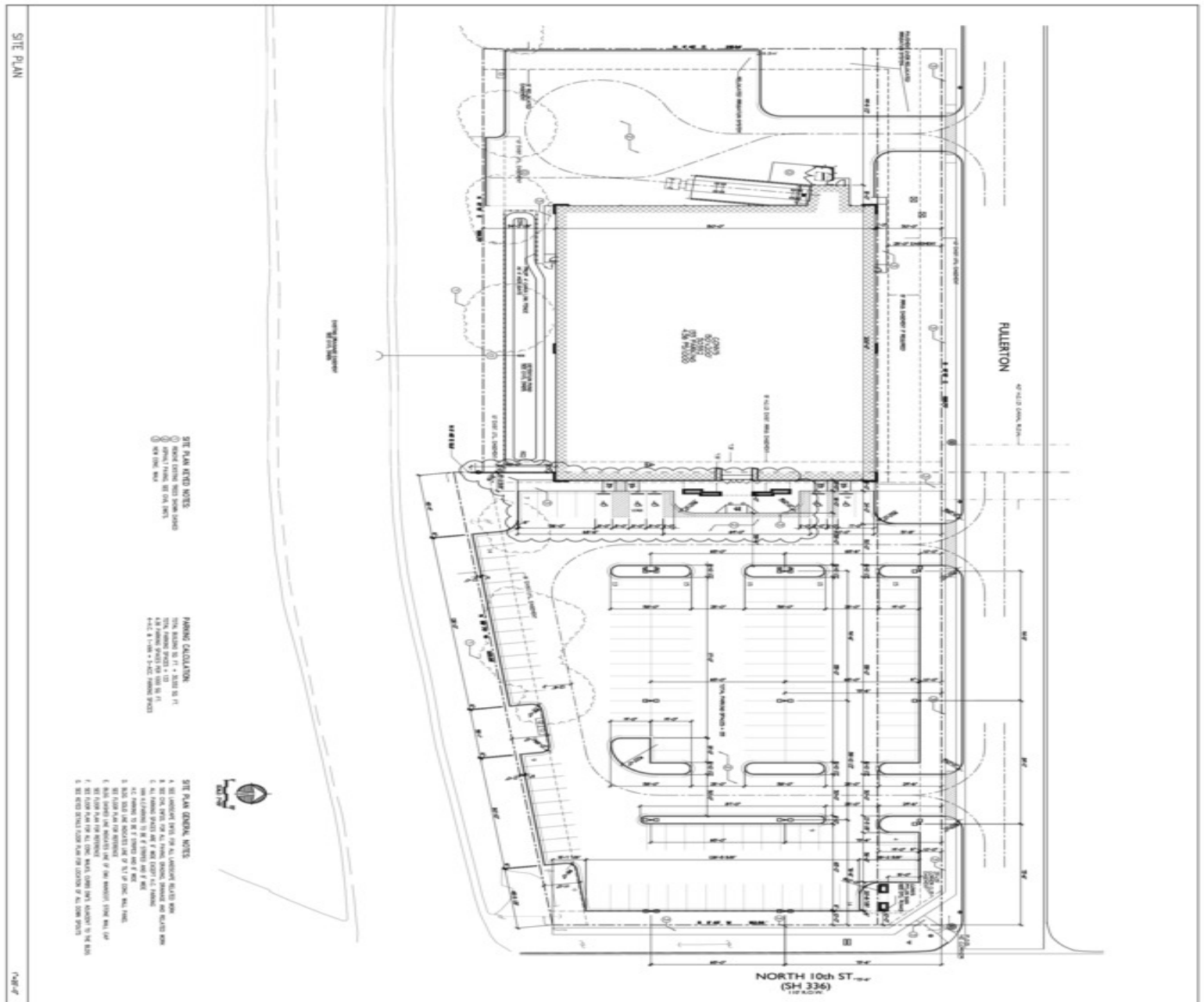
RACE (%)

	1 MILE	3 MILES	5 MILES
White	83.5%	80.7%	79.8%
Black	0.8%	1.2%	0.9%
Asian	4.5%	3.9%	2.5%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.4%	0.2%	0.3%
Other	8.7%	12.0%	15.1%

* Demographic data derived from 2020 ACS - US Census

NEW PLAN

SITE PLAN



CONN'S - NORTH McALLEN
8317 NORTH 10TH STREET
McALLEN, TX 78504

Saber
ARCHITECTS
CONSTRUCTORS
HOUSTON, TX 281.455.7727



Commercial Real Estate in the Rio Grande Valley

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