

EXECUTIVE SUMMARY

RECENTLY REMODELED!! - SMALL TO LARGE OFFICE SPACES

FOR LEASE

309 W. NOLANA AVE. SUITE D, MCALEN, TX 78504



Lease Rate

\$1195 /MO

OFFERING SUMMARY

Building Size: 4,104 SF

Available SF: Suite D - 686 sf

Lot Size: 0.22 Acres

Year Built: 1978

Zoning: C1 Office Building

Market: McAllen

Submarket: Mission, Edinburg /MSA

PROPERTY OVERVIEW

For Lease! Recently Remodeled!! 309 W. Nolana Ave., McAllen, Texas 78504. Last Suite available is Suite D, 686 sf.

LOCATION OVERVIEW

Located in well established office sector with nearby entertainment, medical, retail, rooftops, and other service providers. Located on the south side of Nolana Ave., between 2nd Street and 10th Street. Gross lease, 3-year term preferred. Some spaces include utilities.

PROPERTY HIGHLIGHTS

- Conveniently Located in North McAllen
- Suitable for Any Professional Use
- Small to Large office spaces
- High Visibility on Nolana
- Reasonable rates
- Well maintained
- Ample parking

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LEASE RATE

\$1195 PER MONTH

LOCATION INFORMATION

Building Name	Recently Remodeled!! - Small to Large Office Spaces
Street Address	309 W. Nolana Ave. Suite D
City, State, Zip	McAllen, TX 78504
County	Hidalgo
Market	McAllen
Sub-Market	Mission, Edinburg /MSA
Cross-Streets	Col. Rowe Blvd. (2nd Street) / Nolana
Township	McAllen
Side Of The Street	South
Road Type	Paved
Market Type	Medium
Nearest Highway	US Highway 281 (2.5miles approx)
Nearest Airport	McAllen Miller International Airport (5.3 miles approx)

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
APN #	L2900-03-000-0009-02
Lot Frontage	40 ft
Lot Depth	243.52 ft
Waterfront	Yes
Power	Yes

PARKING & TRANSPORTATION

Parking Price Per Month	\$0.00 /month
Parking Type	Surface

UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes
HVAC	Electric / Central
Restrooms	Private in common area

BUILDING INFORMATION

Building Class	C
Occupancy %	90.0%
Tenancy	Multiple
Year Built	1978
Condition	Excellent
Free Standing	Yes
Ceilings	Drop-in tiles
Floor Coverings	Carpet & Tile
Foundation	Slab

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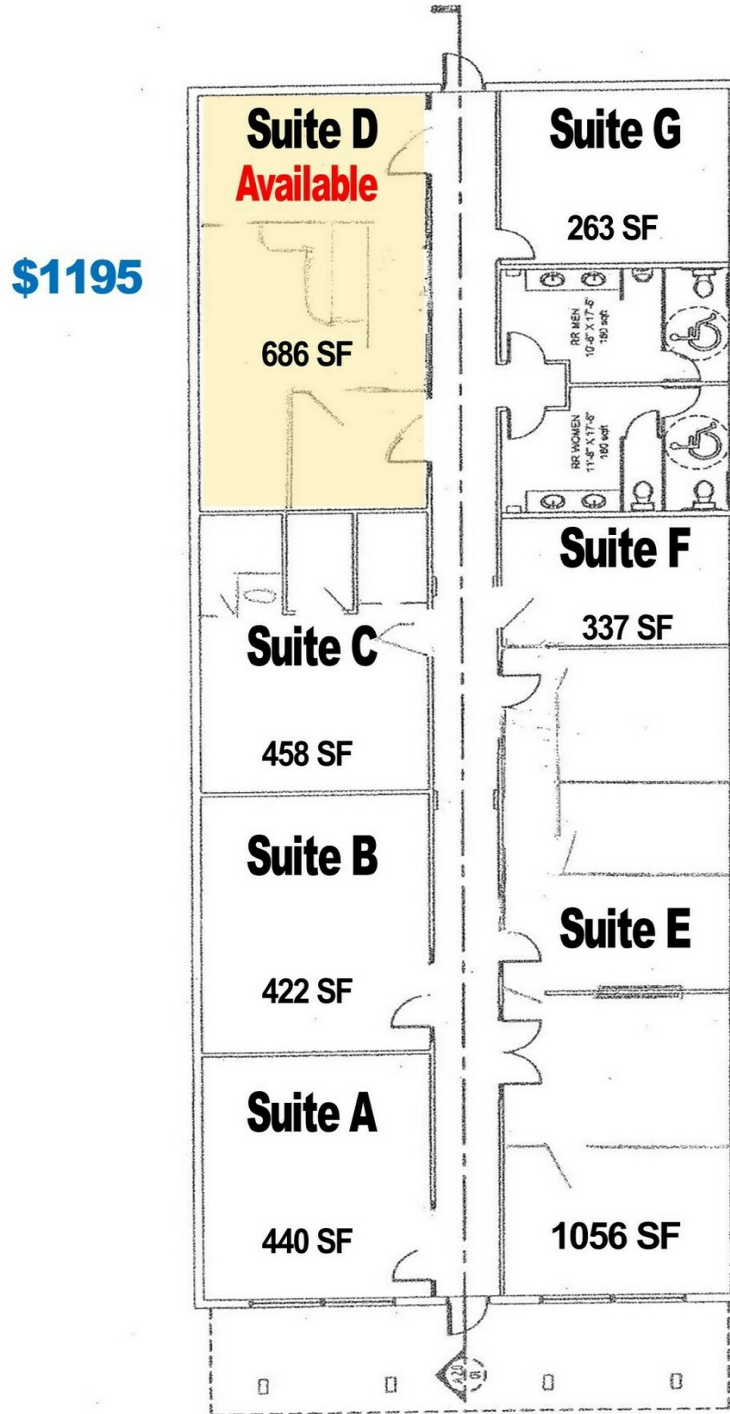
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ADDITIONAL PHOTOS

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FRONT ENTRANCE

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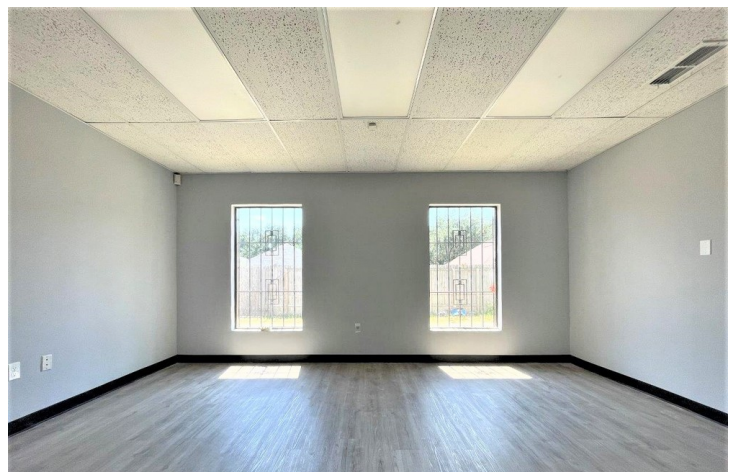
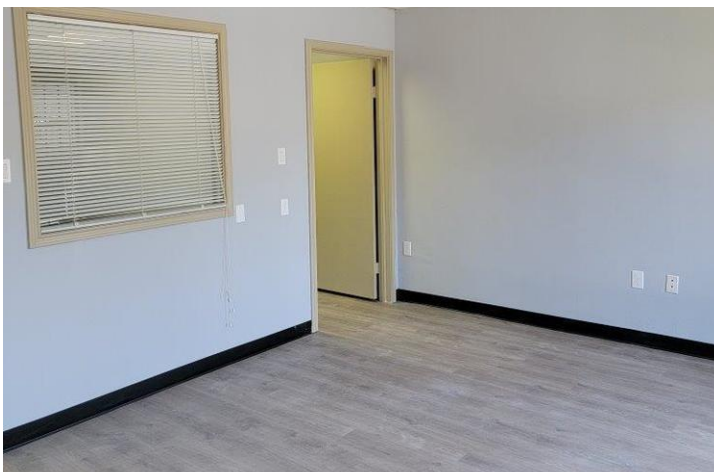


SUITE D

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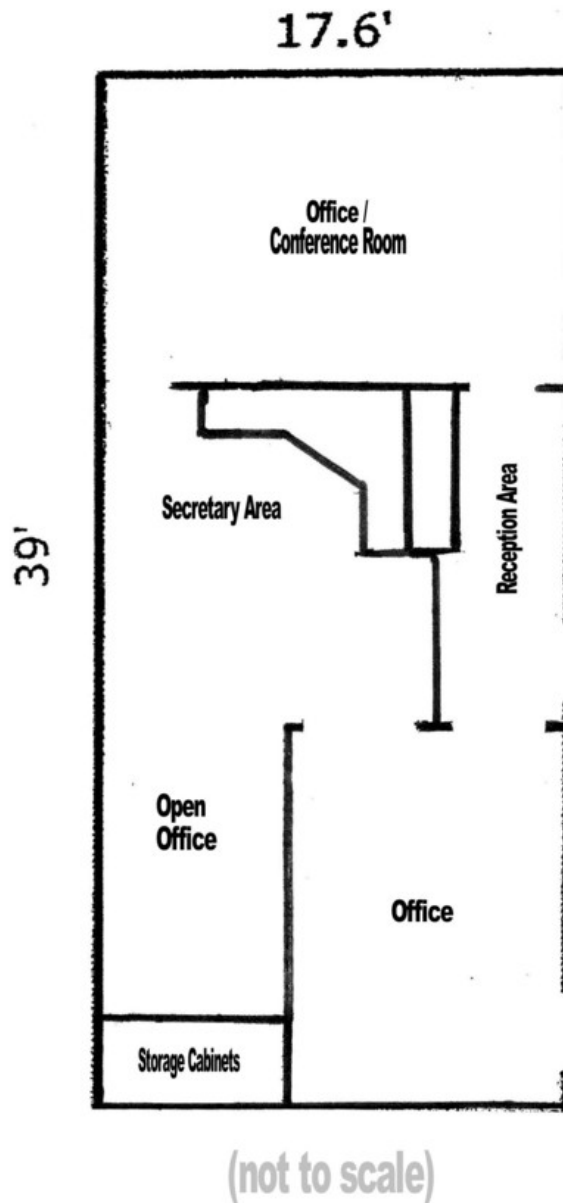


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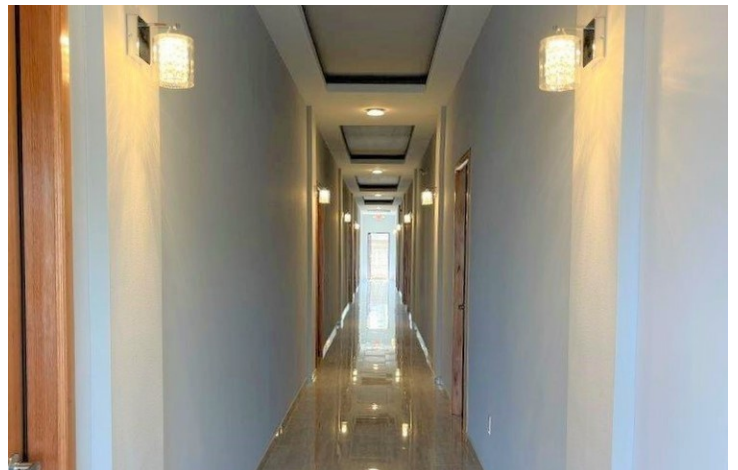
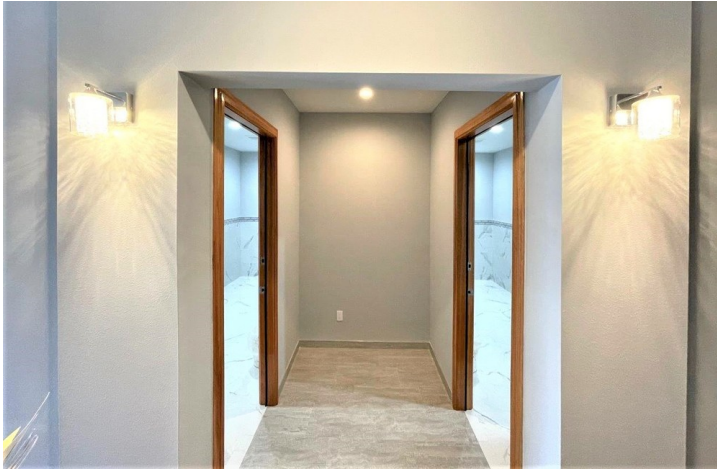


BATHROOMS

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RETAILER MAP

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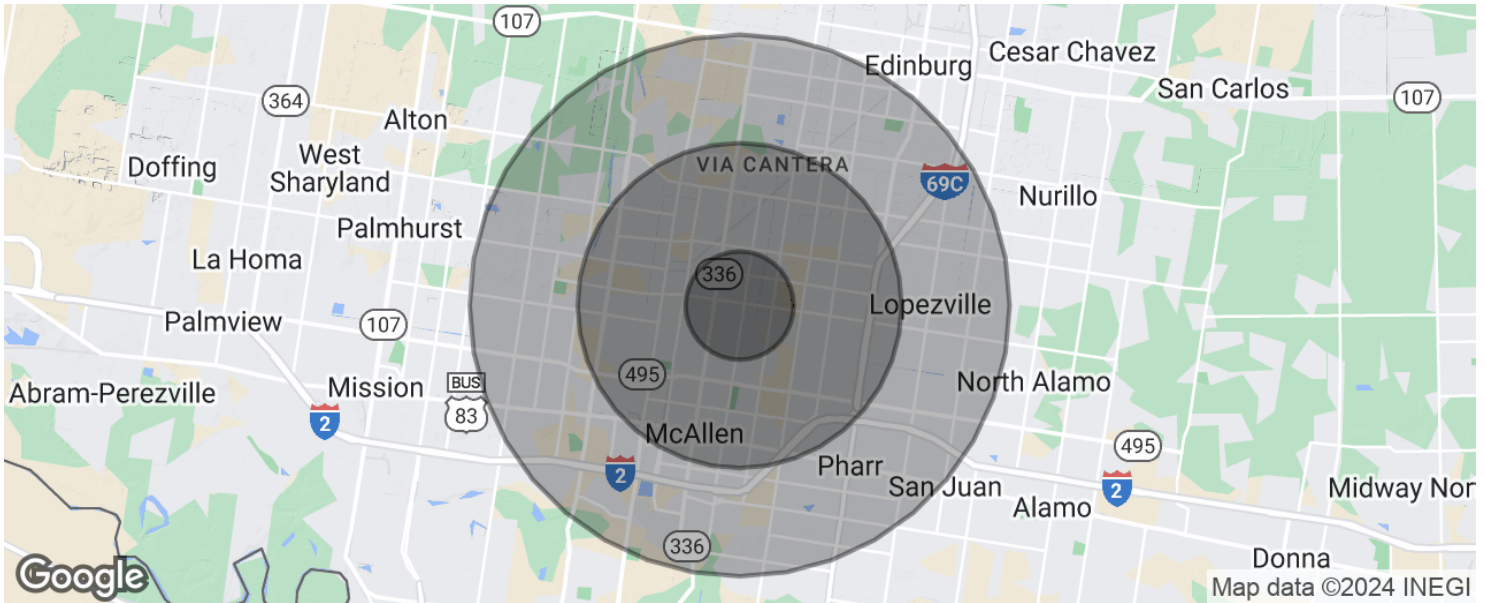




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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,404	94,516	216,201
Median age	33.8	31.4	30.8
Median age (Male)	30.9	29.4	29.3
Median age (Female)	38.5	33.7	32.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,493	30,664	66,899
# of persons per HH	2.5	3.1	3.2
Average HH income	\$71,364	\$58,412	\$57,000
Average house value	\$141,897	\$127,612	\$116,769

* Demographic data derived from 2020 ACS - US Census

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