

NORTH EAST CROSSING SHOPPING CENTER

113 & 115 W. NOLANA AVE., MCALLEN, TX 78504

FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$1.45 PSF/mo. +NNN
Available SF:	Suite 113 - 1,800 SF Suite 115 - 1,800 SF
Building Size:	13,500 SF
Lot Size:	1.73 Acres
Number of Units:	7
Year Built:	1997
Zoning:	C-3
Market:	McAllen, Mission, Edinburg, MSA
Submarket:	Greater McAllen
Traffic Count:	31,000
Taxes:	\$37,235 (2023)

PROPERTY OVERVIEW

The shopping center is nestled between two identical centers along Nolana Ave. Store front signage available. Two 1,800 sf suites available. Lease rate starting at \$1.45 psf

LOCATION OVERVIEW

High traffic location across the street from Cinemark Hollywood USA Movie Theater, Restaurant row, business centers, residential subdivisions, and numerous commercial developments

PROPERTY HIGHLIGHTS

- High Visibility & easy access
- Elegant Stucco
- Facade Signage
- Glass Store fronts
- Landscaping & sidewalks

CHARLES MARINA, CCIM, CRB, GRI

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Lease Rate	\$1.45 SF/MONTH + NNN
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PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Strip Center
Zoning	C-3
Lot Size	1.73 Acres
APN #	N4640-00-000-0013-00
Lot Frontage	150 ft
Lot Depth	270 ft
Traffic Count	31000
Traffic Count Street	Nolana Avenue
Amenities	Sidewalks, landscaping
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
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UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes
HVAC	Yes
Restrooms	Yes

LOCATION INFORMATION

Building Name	North East Crossing Shopping Center
Street Address	# 113 & 115 W. Nolana Ave.
City, State, Zip	McAllen, TX 78504
County	Hidalgo
Market	McAllen, Mission, Edinburg, MSA
Sub-market	Greater McAllen
Cross-Streets	Nolana Avenue & 2nd Street (Col. Rowe Blvd.)
Township	McAllen
Side of the Street	South
Signal Intersection	No
Road Type	Paved
Nearest Highway	Expressway 83 5.1 Miles (approx.)
Nearest Airport	McAllen International Airport 5.2 miles (approx.)

BUILDING INFORMATION

Building Size	13,500 SF
Tenancy	Multiple
Number of Floors	1
Year Built	1997
Condition	Good
Free Standing	No
Number of Buildings	1

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LEASE INFORMATION

Lease Type:	NNN
Total Space:	3,600 SF

Lease Term:	36 Months preferred
Lease Rate:	\$1.45 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
113 W. Nolana Ave.	Available	1,800 SF	NNN	\$1.45 SF/month	Ste. 113 is 1,800 sf with open area, kitchen area, two bathrooms, storage room/office.
115 W. Nolana Ave.	Available	1,800 SF	NNN	\$1.45 SF/month	Ste. 115 is 1,800 sf with open area, two bathrooms, storage room and small offices.

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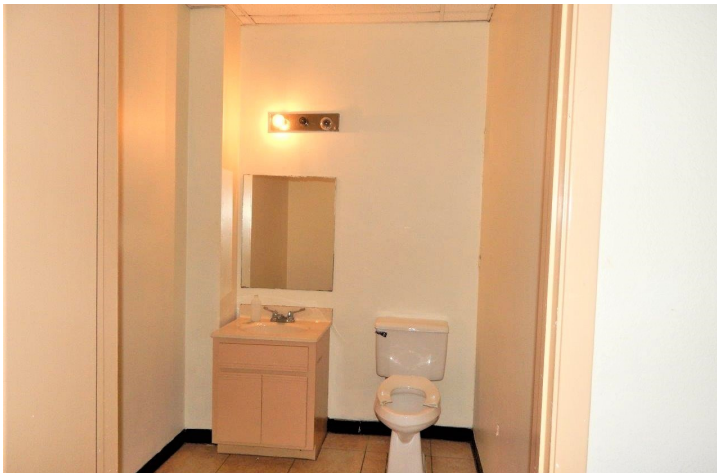
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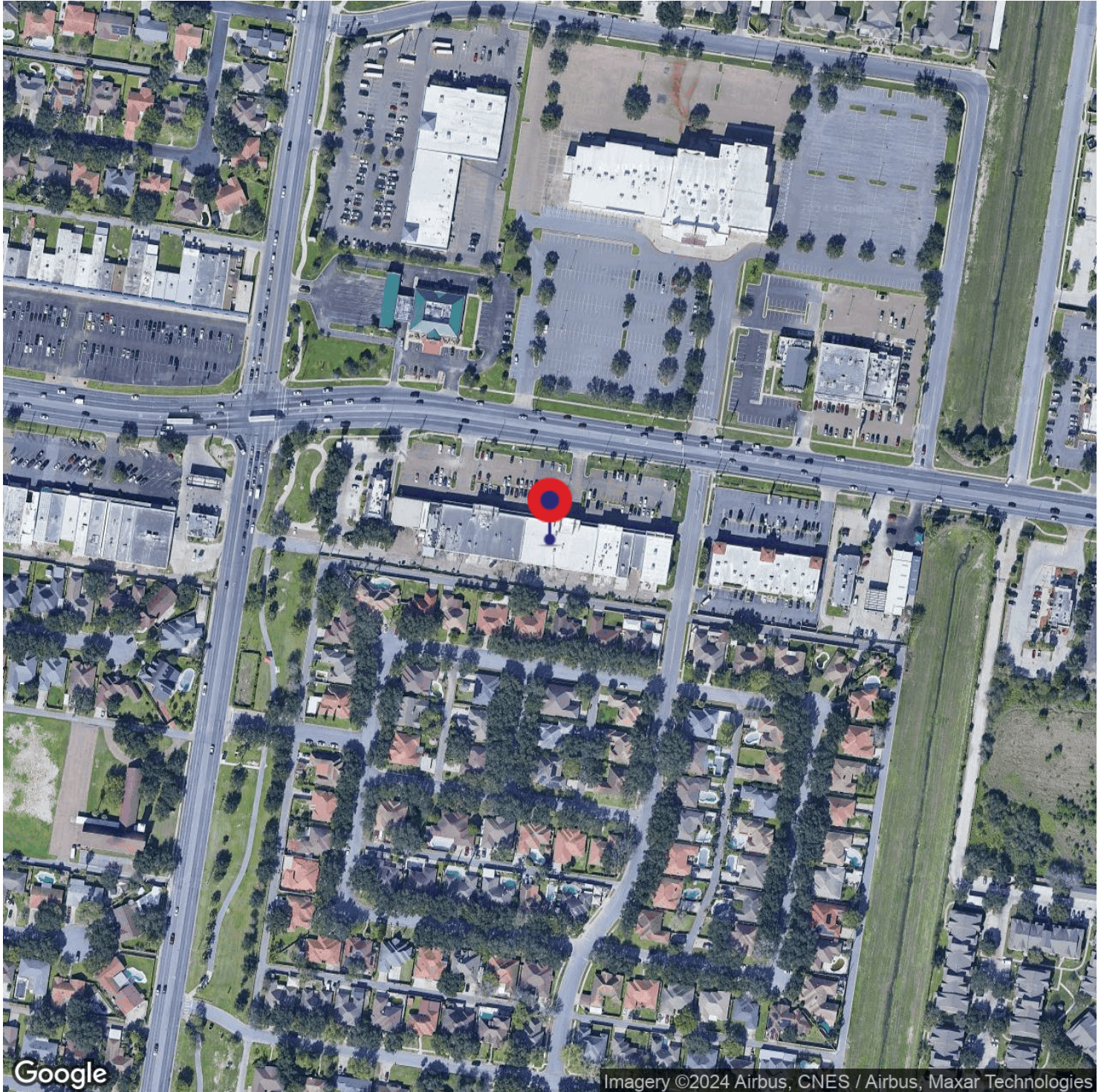


AERIAL MAP

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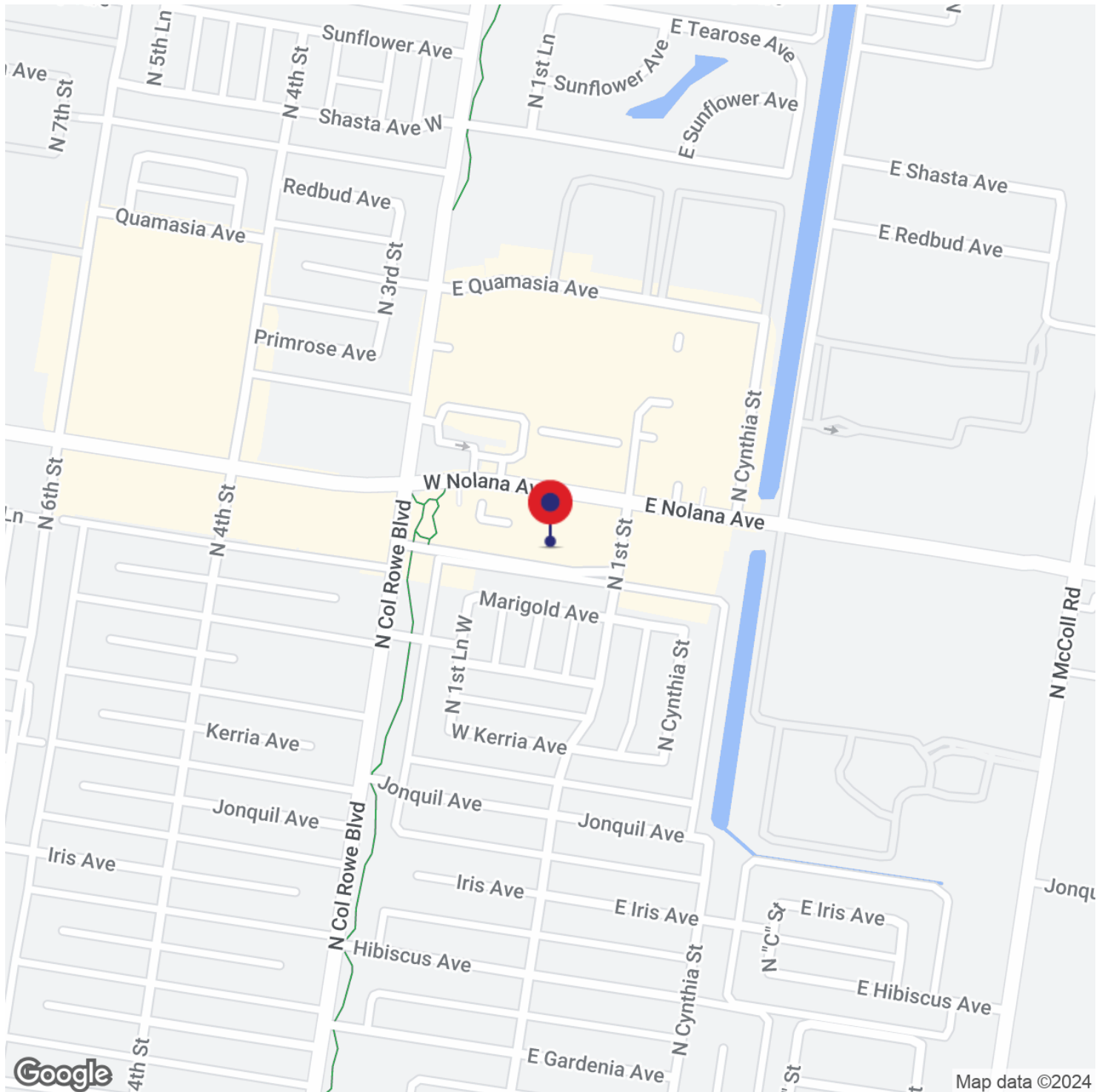
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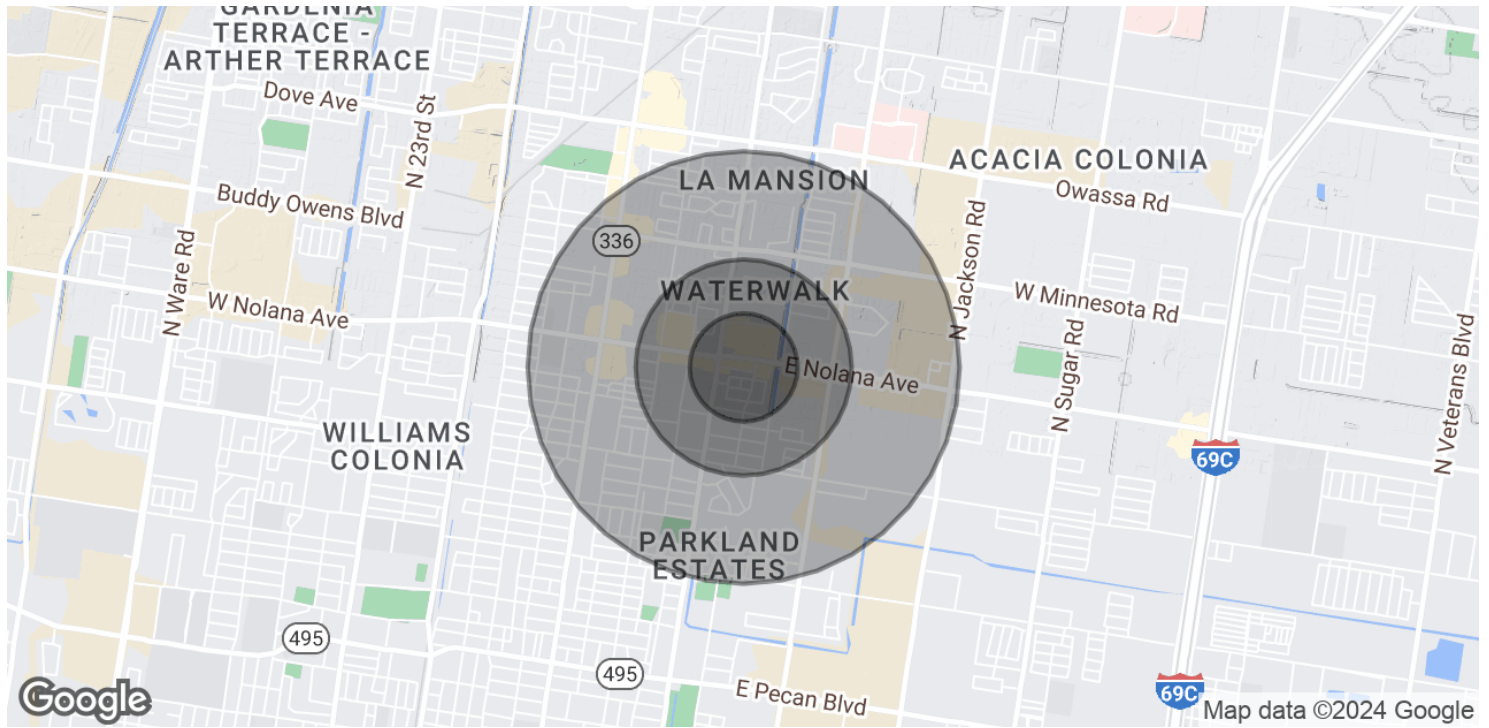
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	868	3,352	13,375
Average age	37.1	34.3	33.7
Average age (Male)	34.1	32.2	31.6
Average age (Female)	46.7	44.9	38.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	418	1,594	6,336
# of persons per HH	2.1	2.1	2.1
Average HH income	\$70,101	\$73,947	\$67,202
Average house value	\$183,640	\$172,112	\$167,509

* Demographic data derived from 2020 ACS - US Census

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DISCLAIMER

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DISCLAIMER

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

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Information available at www.trec.texas.gov

IABS 1-0 Date

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