

**1328 S JACKSON RD**  
MCALLEN, TX 78503

**RETAIL PROPERTY FOR LEASE**

±974 - 1,132 SF AVAILABLE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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# PROPERTY SUMMARY

1328 S JACKSON RD | MCALLEN, TX 78503



## PROPERTY DESCRIPTION

An exciting leasing opportunity is available in the thriving south side of McAllen! The location is on Jackson Rd, which is known for its high traffic and is just south of Sam's Club. A diverse range of commercial suites, ranging from 974 - 1,132 contiguous square feet, are available for lease. Enhance your business visibility by securing a space in this sought-after location.

## PROPERTY HIGHLIGHTS

- Multi-tenant retail center
- Shadow-Anchored by Sam's Club, a national retailer
- In the vicinity of multiple national and regional retailers, including Lowe's, Walmart, Sam's Club, Golden Corral, Texas Roadhouse, Dunkin Donuts, and more
- Located in McAllen, TX, a vibrant metro area and a major center for retail, international trade, tourism, and manufacturing

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$18.60 SF/YR + \$5.16 SF/YR (NNN)
<b>Available Suites:</b>	3
<b>Available SF:</b>	±974 - 1,132 SF
<b>Lot Size:</b>	±0.81 AC
<b>Building Size:</b>	6,732 SF
<b>Zoning:</b>	CO
<b>Traffic Count:</b>	Jackson Rd: 36,201 VPD Sam Houston: 25,017 VPD

SPACES	LEASE RATE	SPACE SIZE
<b>Ste 400</b>	\$18.60 SF/yr	1,132 SF
<b>Ste 300</b>	\$18.60 SF/yr	974 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	3,409	76,362	183,584
<b>Total Population</b>	7,853	216,446	542,245
<b>Average HH Income</b>	\$44,808	\$51,663	\$55,345

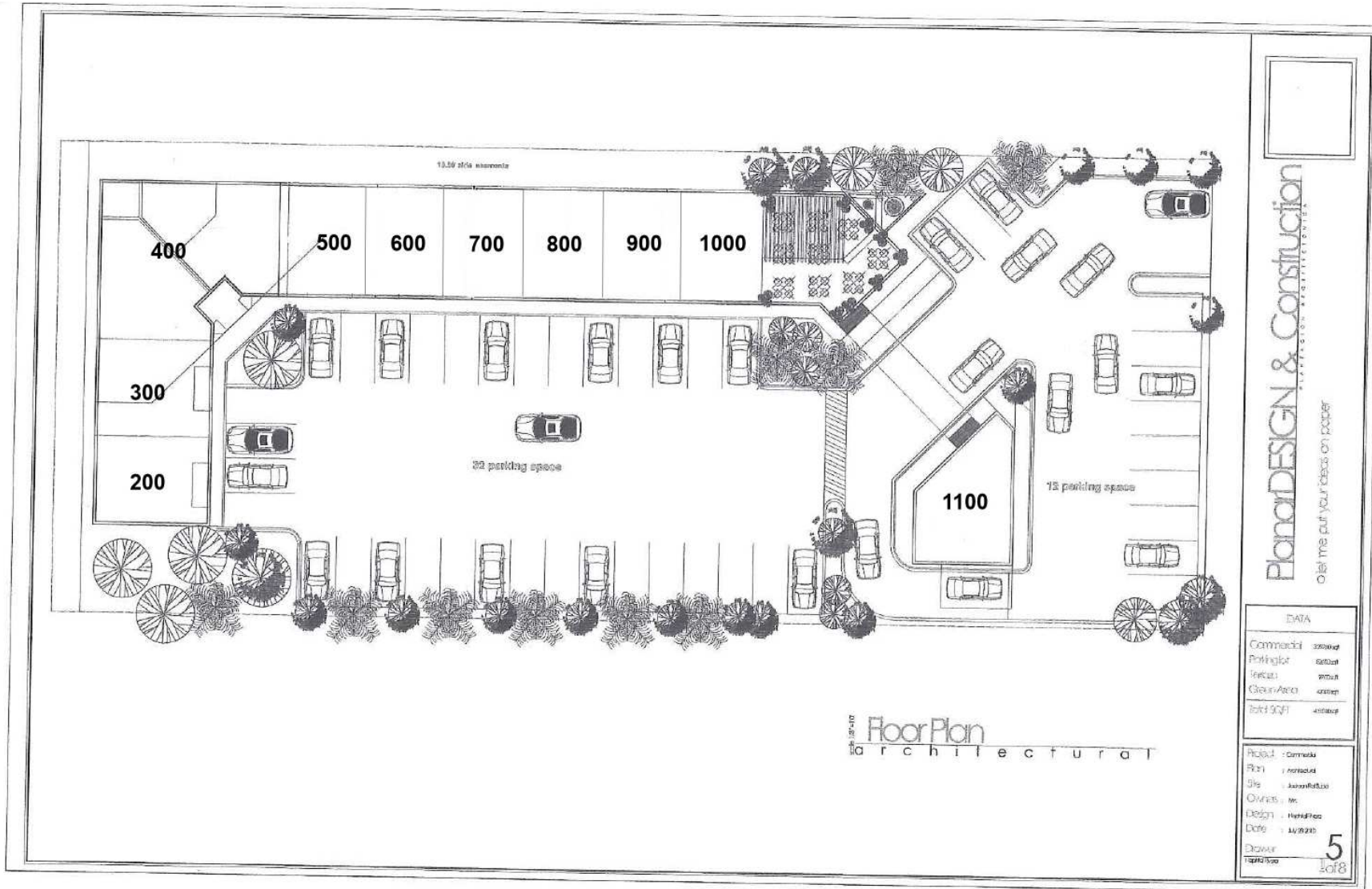
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# FLOOR PLANS

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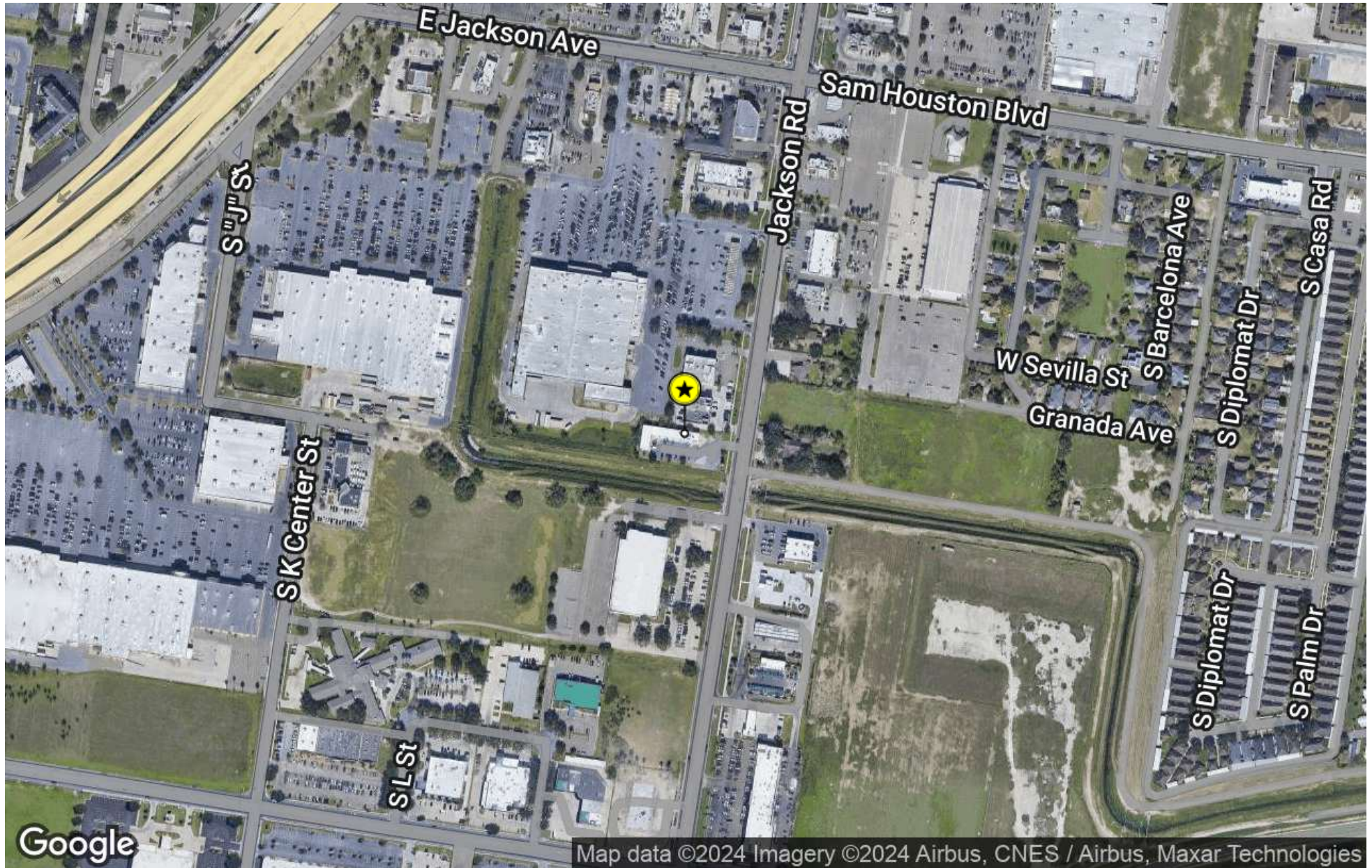
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# AERIAL MAP

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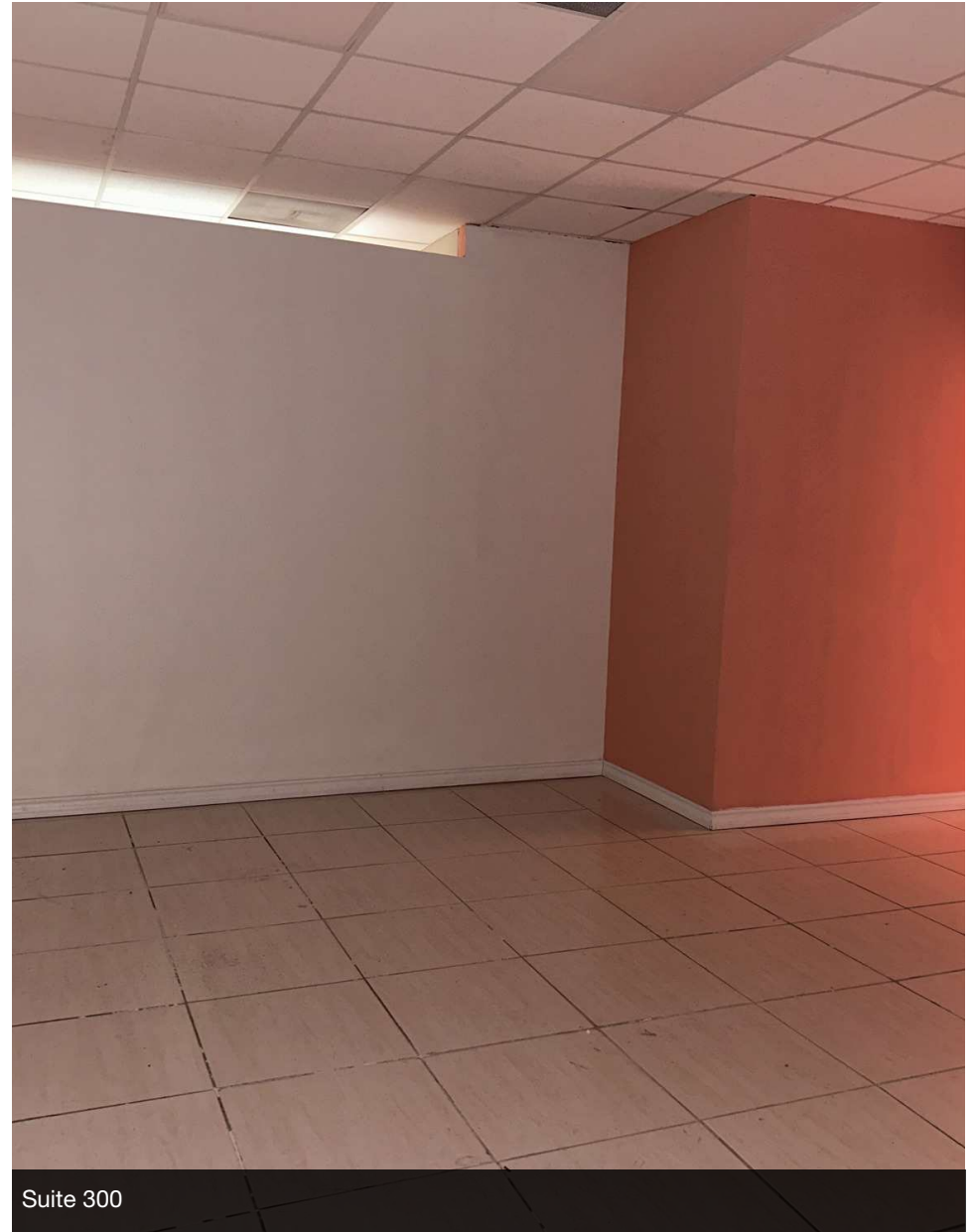


# ADDITIONAL PHOTOS

1328 S JACKSON RD | MCALLEN, TX 78503



Suite 300



Suite 300

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# ADDITIONAL PHOTOS

1328 S JACKSON RD | MCALLEN, TX 78503



Ste. 400



Ste. 400

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