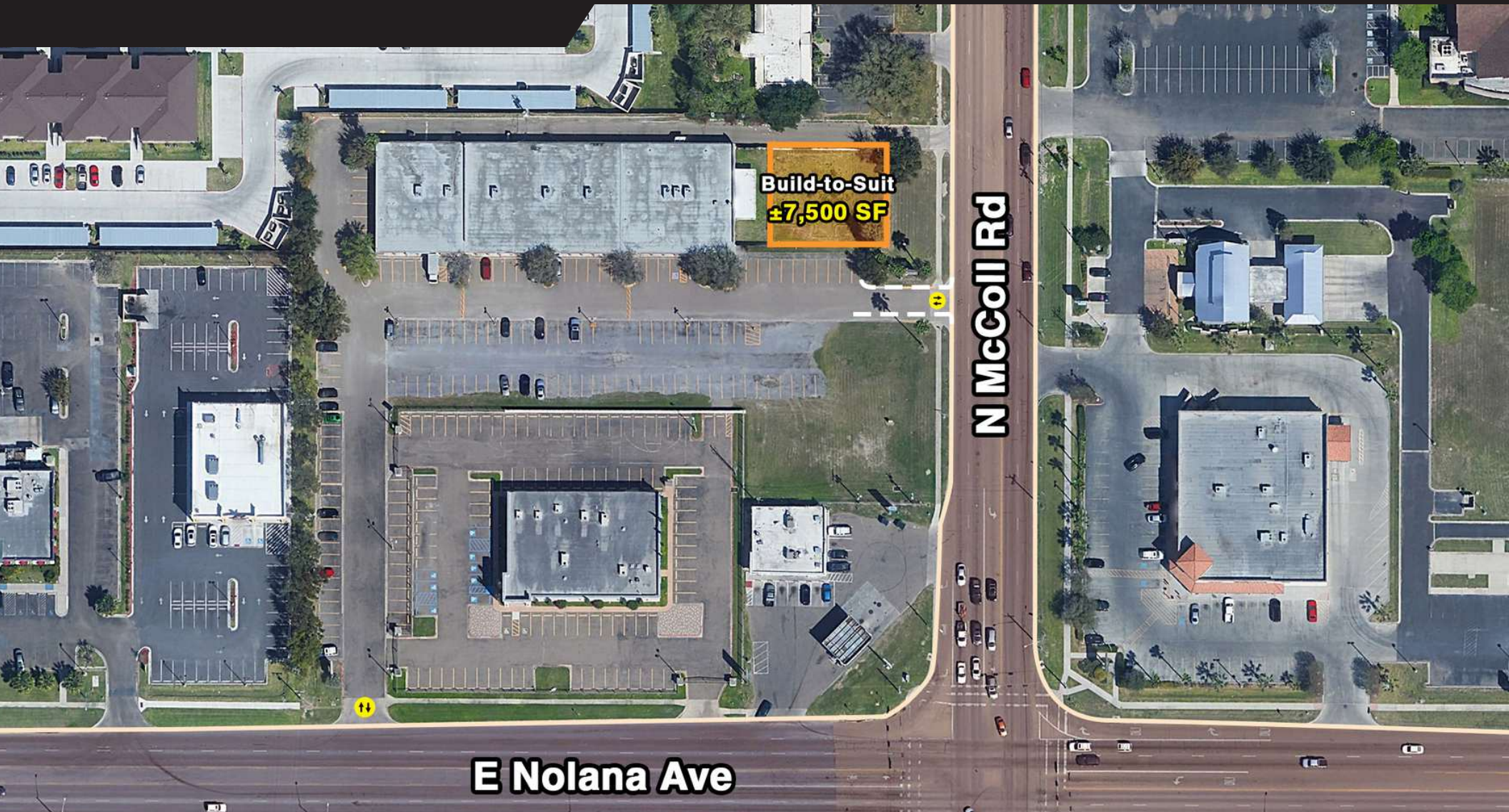


601 E. NOLANA AVE.
MCALLEN, TX 78504

BUILD-TO-SUIT PAD SITE
±7,500 SF AVAILABLE FOR LEASE



E Nolana Ave

N McColl Rd

FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

LAURA LIZA PAZ
Partner | Co-Managing Broker
956.227.8000 | laurap@nairgv.com

NAI Rio Grande
Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

NAI RIO GRANDE VALLEY | 800 W DALLAS AVE, MCALLEN, TX 78501 | 956.994.8900 | NAIRGV.COM

PROPERTY SUMMARY

601 E. NOLANA AVE. | MCALLEN, TX 78504



PROPERTY DESCRIPTION

A build-to-suit pad site is available near major thoroughfares, including I-69, Expressway 83, and State Highway 107. The site offers 7,500 SF building expansion east of Suite D with frontage on McColl Road and dual access from both Nolana Avenue and McColl Road.

PROPERTY HIGHLIGHTS

- Dual Access from Nolana Ave. & McColl Rd.
- Proximity to I-69, Expressway 83 & State Highway 107
- Suitable lot for Attorney Office, Architect Firm, Training, Facility or Retail Use

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/YR / \$2.08 SF Monthly
NNN:	\$4.80 YR / \$0.40 SF Monthly
Available SF:	7,500 SF

DEMOGRAPHICS

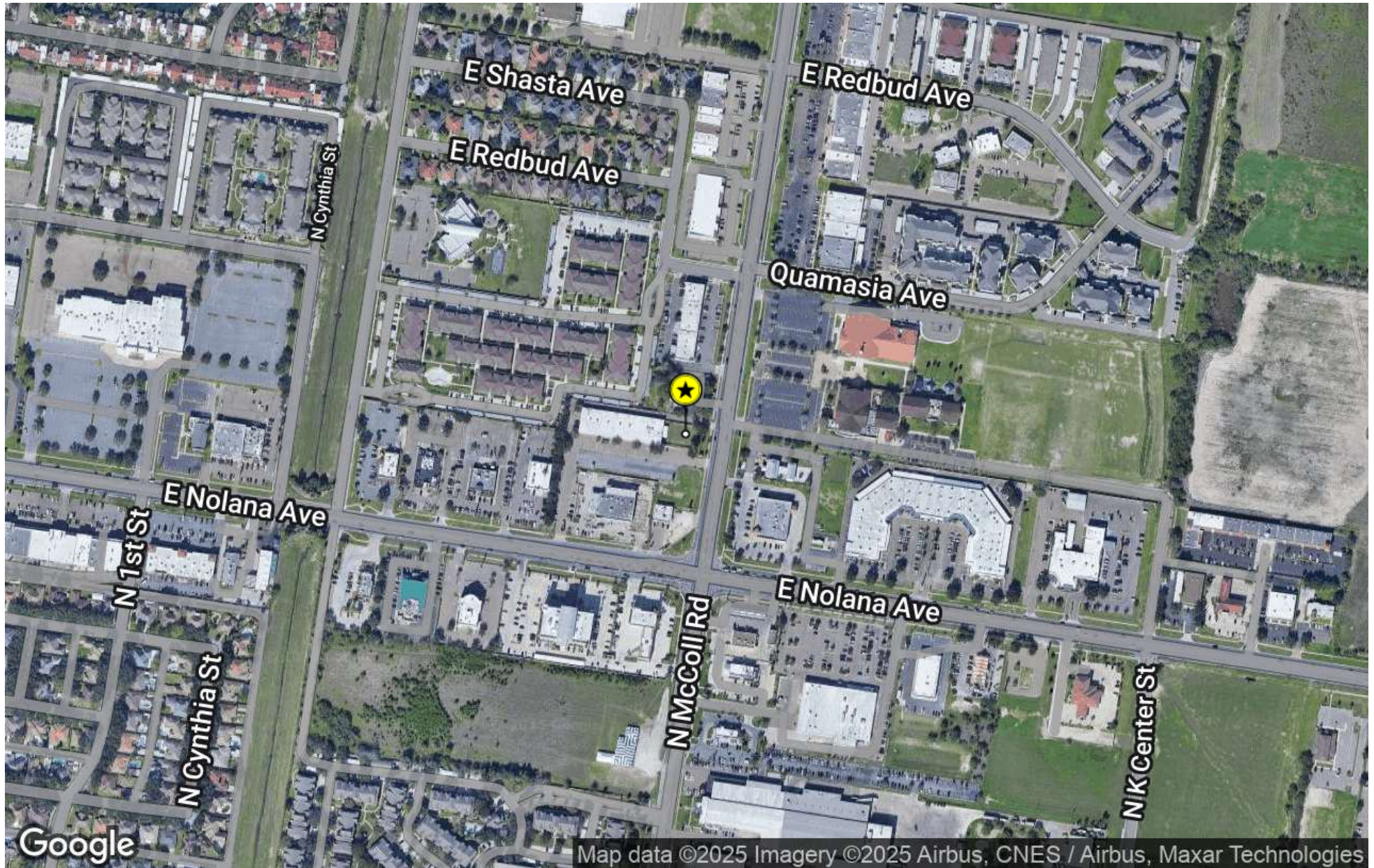
	1 MILE	3 MILES	5 MILES
Total Households	4,045	29,099	68,067
Total Population	10,437	89,958	221,101
Average HH Income	\$75,656	\$59,125	\$55,873

FOR LEASE | OFFICE BUILDING

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

AERIAL MAP

601 E. NOLANA AVE. | MCALLEN, TX 78504



FOR LEASE | OFFICE BUILDING

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