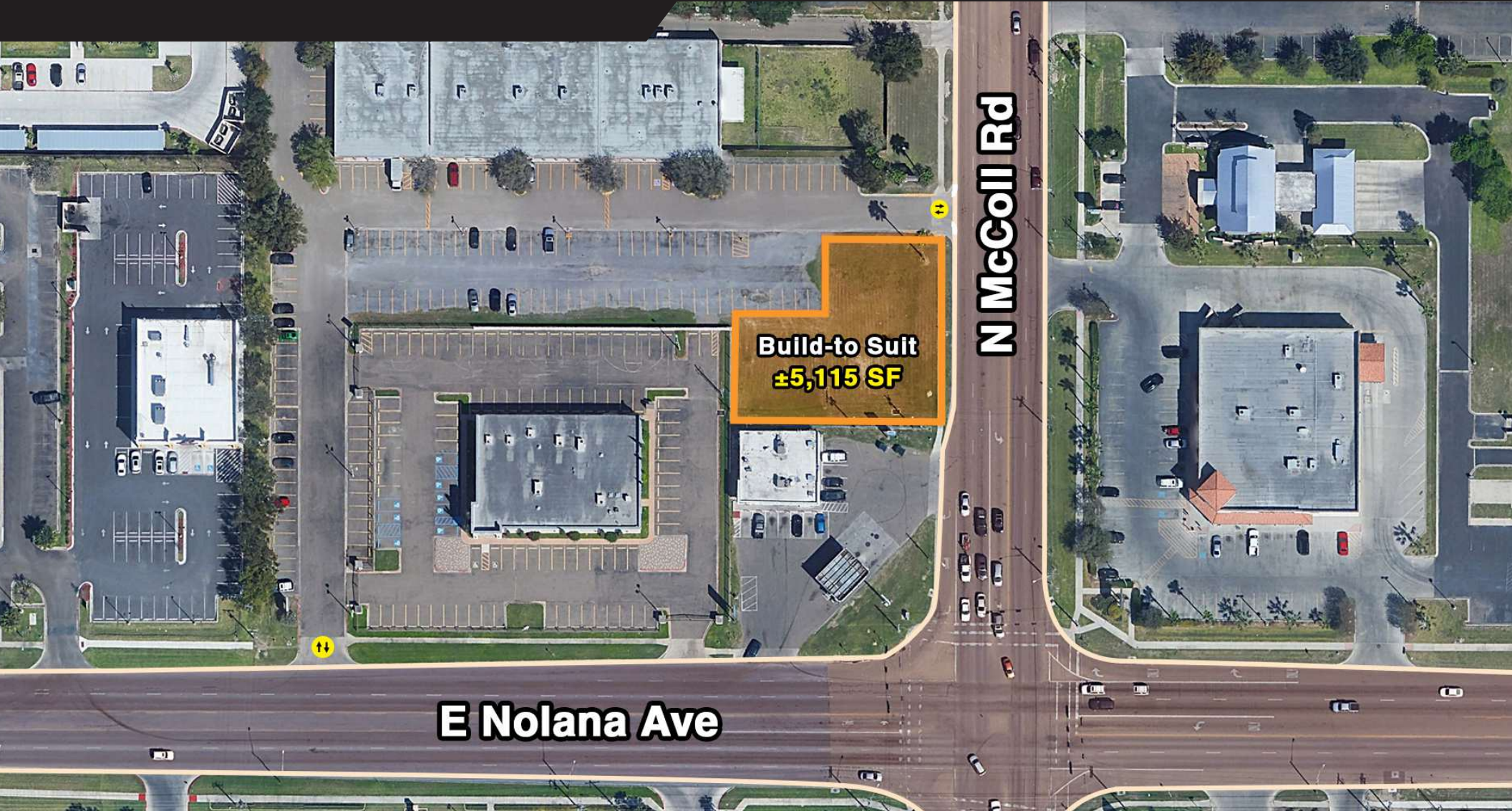


4101 NORTH MCCOLL RD
MCALLEN, TX 78577

BUILD-TO-SUIT PAD SITE
±5,115 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

4101 NORTH MCCOLL ROAD | MCALLEN, TX 78577



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 5,115 SF with frontage on McColl Road and dual access from both Nolana Avenue and McColl Road. A ±0.44 acre pad site is available for a 5,115 SF building and a separate parking area.

PROPERTY HIGHLIGHTS

- Dual Access from Nolana Ave. & McColl Rd.
- Proximity to I-69, Expressway 83 & State Highway 107
- Suitable lots 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:	5,115 SF

DEMOGRAPHICS

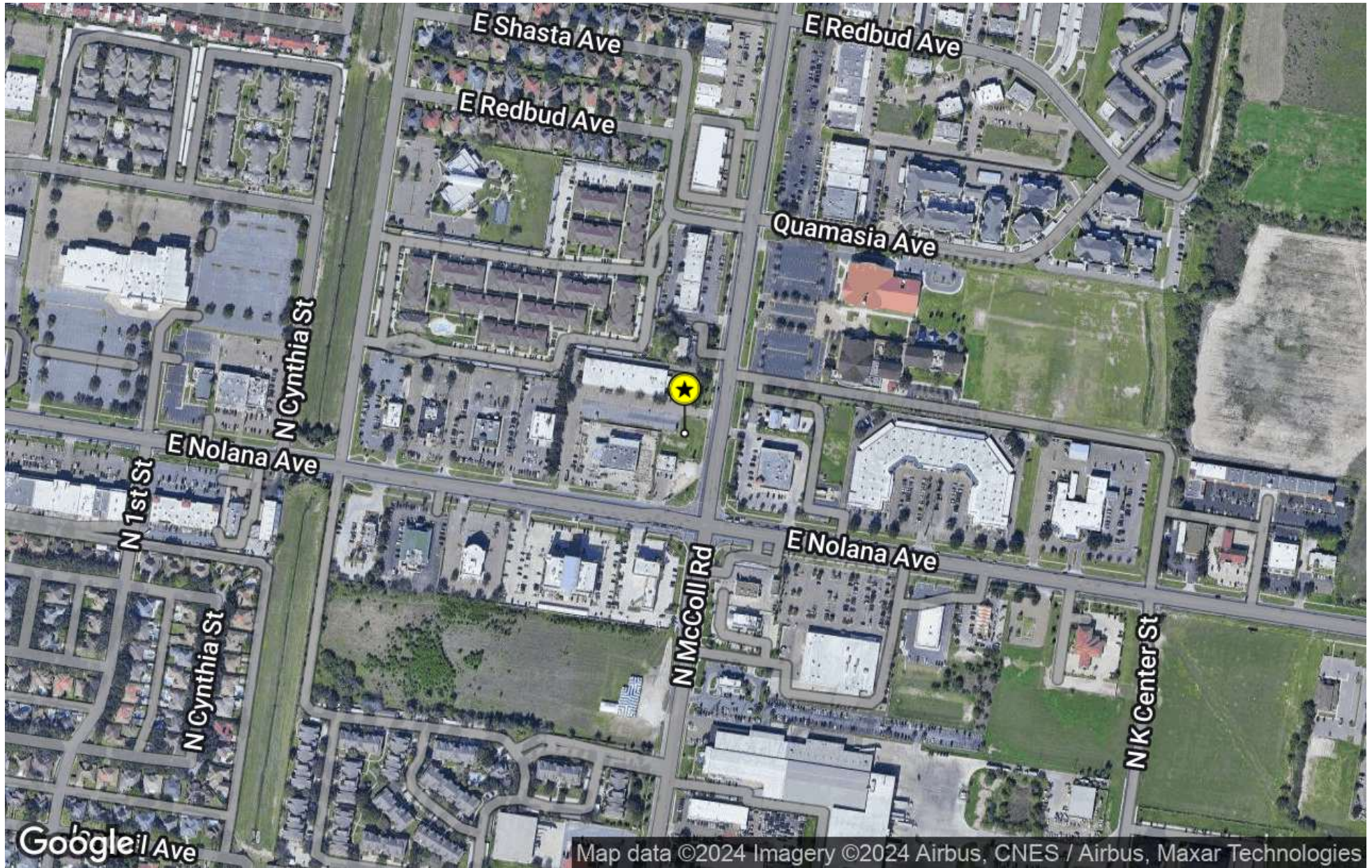
	0.3 MILES	0.5 MILES	1 MILE
Total Households	551	1,673	5,788
Total Population	1,088	3,413	13,262
Average HH Income	\$72,460	\$74,546	\$84,118

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

4101 NORTH MCCOLL ROAD | MCALEN, TX 78577



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

FOR LEASE | OFFICE BUILDING

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