

FOR LEASE

# FORMER K MART - MCALLEN

1801 SOUTH 10TH ST, MCALLEN, TX 78503

## PROPERTY INFO

- Big Box opportunity located in McAllen, TX
- Located at the intersection of South 10th St and I-2
- Easy visibility and access to/from I-2
- Pylon signage available
- Surrounding retailers include La Plaza Mall, Old Navy and Boot Barn

## AVAILABLE SPACE

- 108,100 SF

## RATE

- Please call broker for information.



## CONTACT US

### GENE WILLIAMS

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**CBRE**

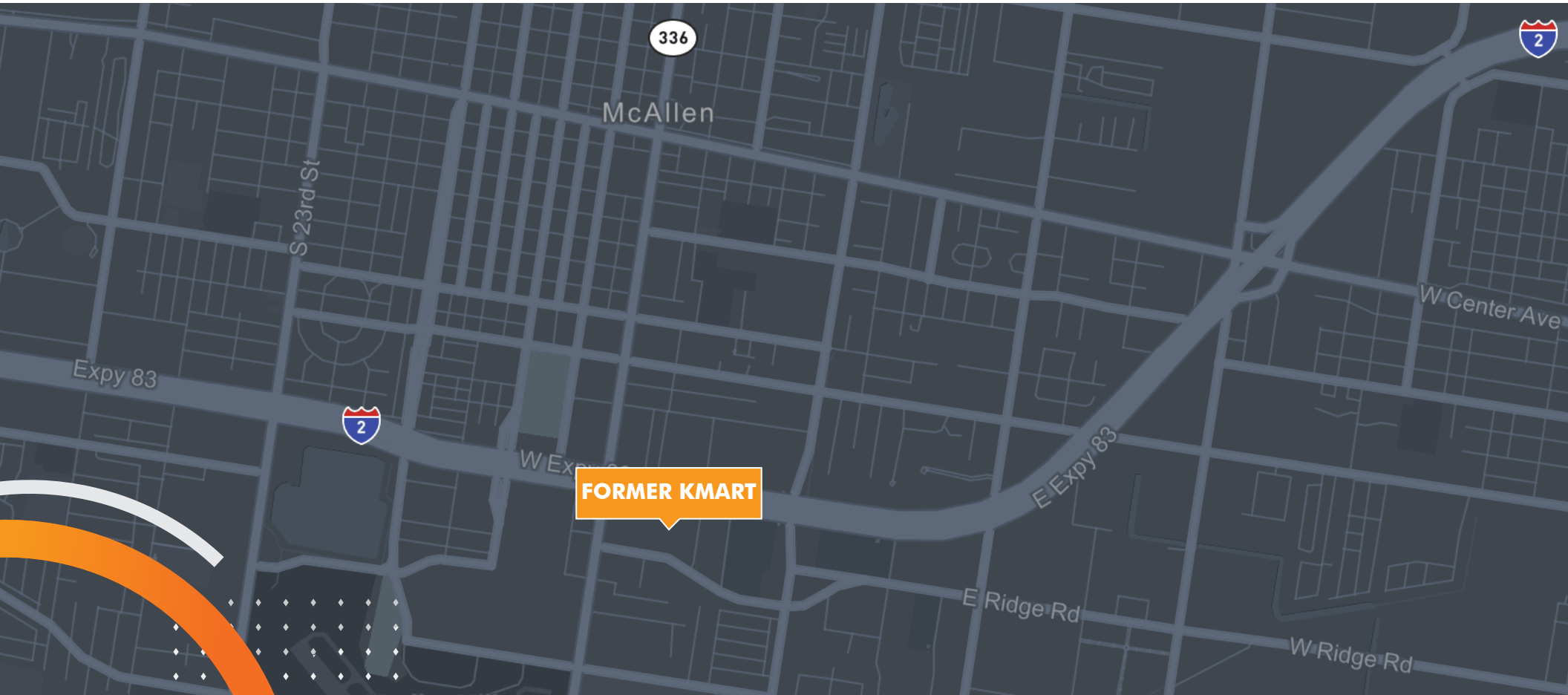
# DEMOGRAPHIC SUMMARY & TRAFFIC COUNTS

2020 ESTIMATE	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	82,502	226,893	367,652
DAYTIME POPULATION	113,673	264,851	408,589
AVG HH INCOME	\$53,852	\$62,665	\$64,181
MEDIAN AGE	33.9	32.6	31.7

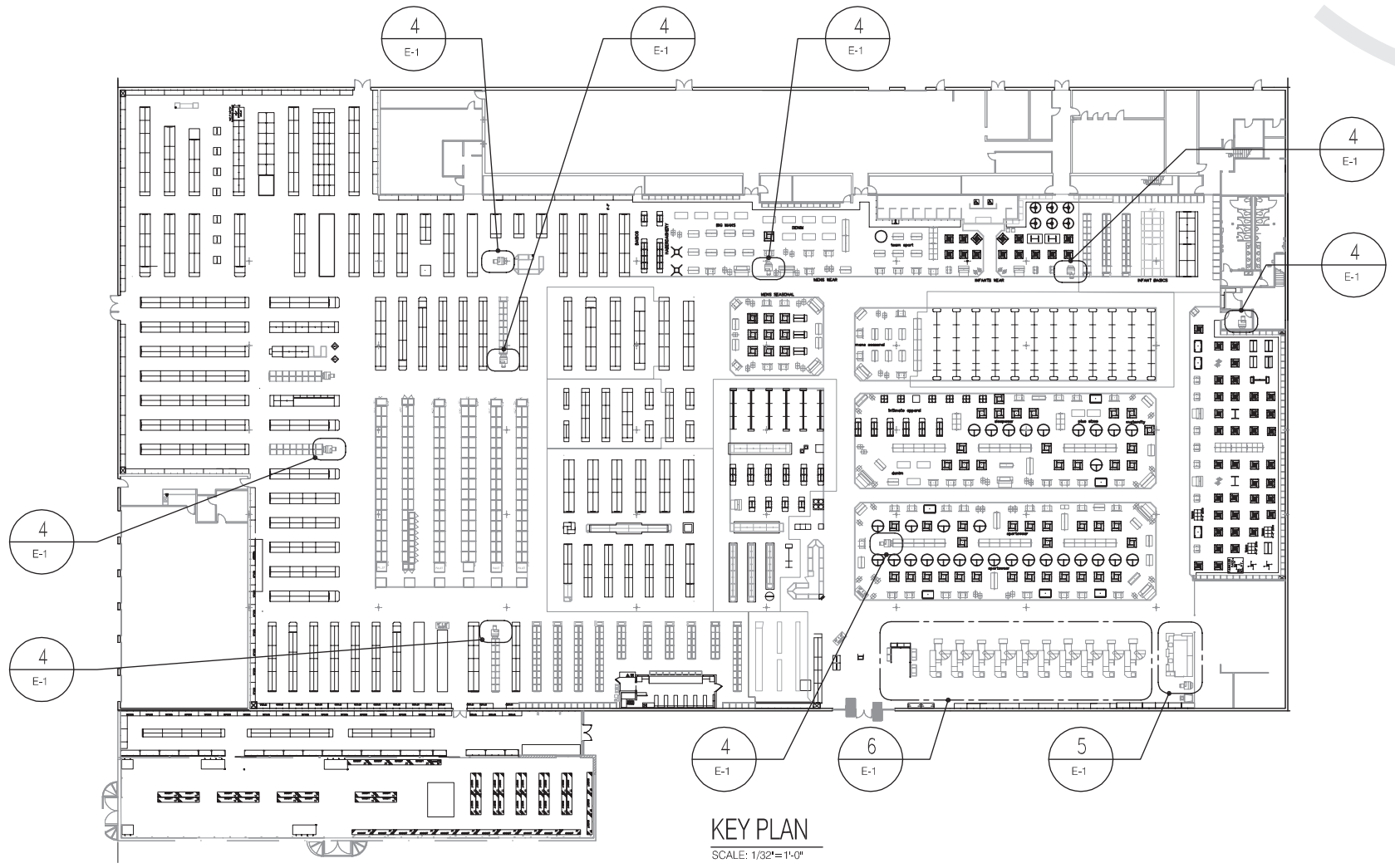
SOURCE: ESRI

SOUTH 10TH ST	24,044 vpd
I-2	139,794 vpd

SOURCE: TxDOT & CoStar, 2019

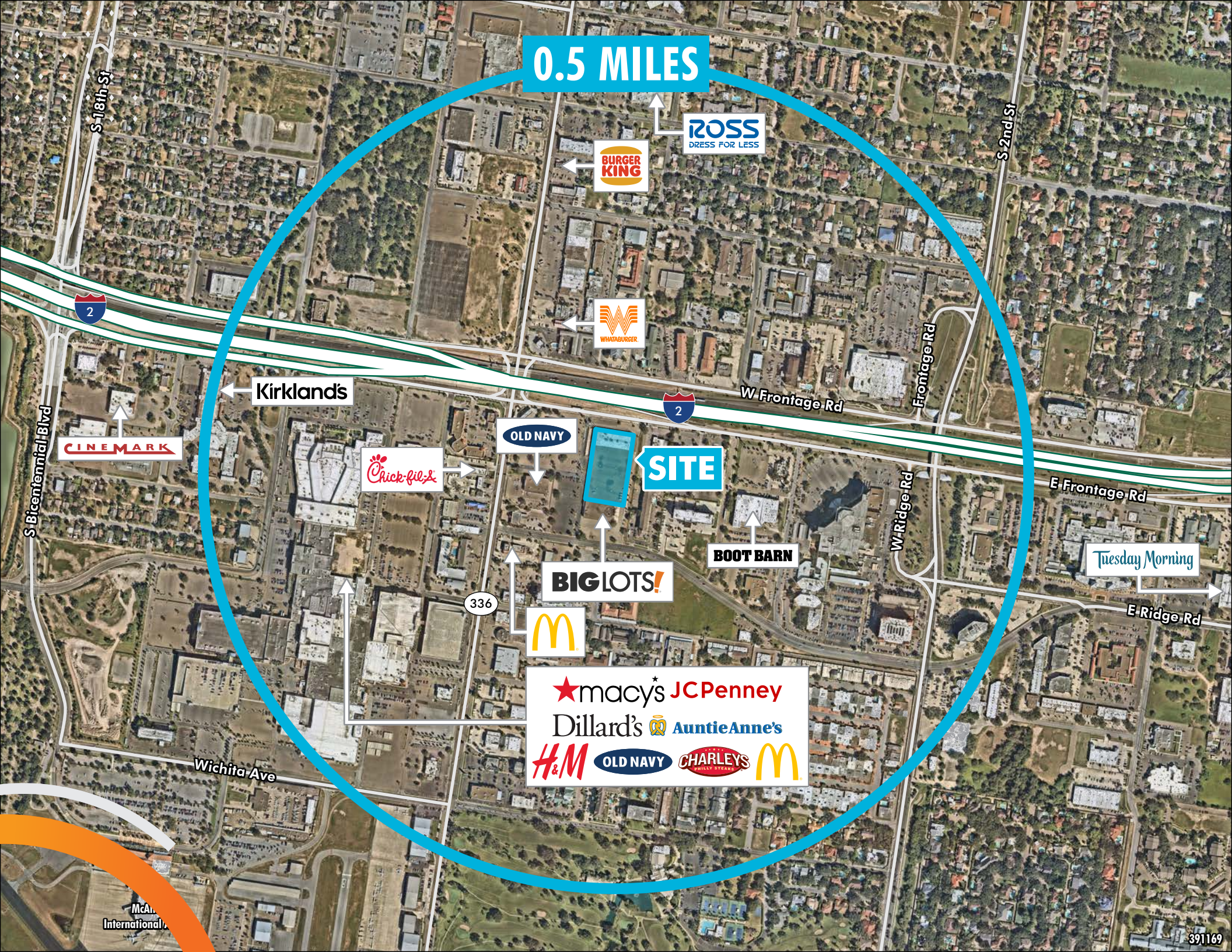


# SITE SURVEY





0.5 MILES



ROSS  
DRESS FOR LESS

BURGER KING

WHATABURGER

Kirkland's

CINEMARK

OLD NAVY

Chick-fil-e

SITE

BOOT BARN

BIG LOTS!

McDonald's

★ macy's JCPenney  
Dillard's Auntie Anne's  
H&M OLD NAVY CHARLEY'S PHILLY STEAKS McDonald's

Tuesday Morning

S Bicentennial Blvd

S 18th St

S 2nd St

W Frontage Rd

Frontage Rd

W Ridge Rd

E Frontage Rd

E Ridge Rd

Wichita Ave

336

McA International



3 MILES



**SITE**  
**BIGLOTS!**

**TJ-maxx** *Chick-fil-e*  
**petco** **Office DEPOT**  
**Target** **OSHKOSH** **ROSS**  
*Bgosh* *DRESS FOR LESS*

**Walmart**  
**KOHL'S**  
**Wendy's**  
**FIREHOUSE SUBS**

**Burlington**  
**ROSS** *Freddy's*  
*DRESS FOR LESS* *STEAKBURGERS*

**macy's** **JCPenney**  
**Dillard's** **AuntieAnne's**  
**H&M** **OLD NAVY** **CHARLEYS** **McDonald's**

**Stain Mart** **Marshalls**  
**Walmart** **sam's club**  
**HomeGoods** **Party City** **DICK'S**  
*EVERY SEASON STARTS AT SPORTING GOODS* *SPORTING GOODS*  
**Target** **Conn's** **OSHKOSH** **ROSS**  
*HomePlus* *Bgosh* *DRESS FOR LESS*

**LOWE'S** **COSTCO**  
*WHOLESALE*  
**at home** **SONIC** **Jack**  
*The Home Décor Superstore* *in the box*

**Wendy's** **Chick-fil-e**  
**McDonald's** **SONIC**  
**HEB** **BURGER KING**  
**Wingstop** **Jack**  
*in the box*

**BARNES & NOBLE**  
**DSW** **Guitar Center**

**Kirkland's**  
**CINEMARK**

**HARBOR FREIGHT**  
*QUALITY TOOLS. LOWEST PRICES.*

**McDonald's**

**POPEYES** **Staples**

**ROSS**  
*DRESS FOR LESS*  
**FAMSA**

**CINEMARK**

**BURGER KING** **Pollo Loco**

**BEST BUY** **Arbys** **Wingstop**

**sears** **ROBBINS**  
**WORLD MARKET** **TJ-maxx** **buyBABY**

**BURGER KING** **Wendy's** **McDonald's**

**HEB** **McDonald's** **Wendy's**

**POPEYES** **Wingstop**

**BURGER KING** **Wendy's** **McDonald's**

**HEB** **McDonald's** **Wendy's**

**POPEYES** **Wingstop**



# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders 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:
  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Gene Williams	544605	gene.williams2@cbre.com	210-253-6027
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date