

FOR LEASE

FORMER KMART - 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.



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CBRE

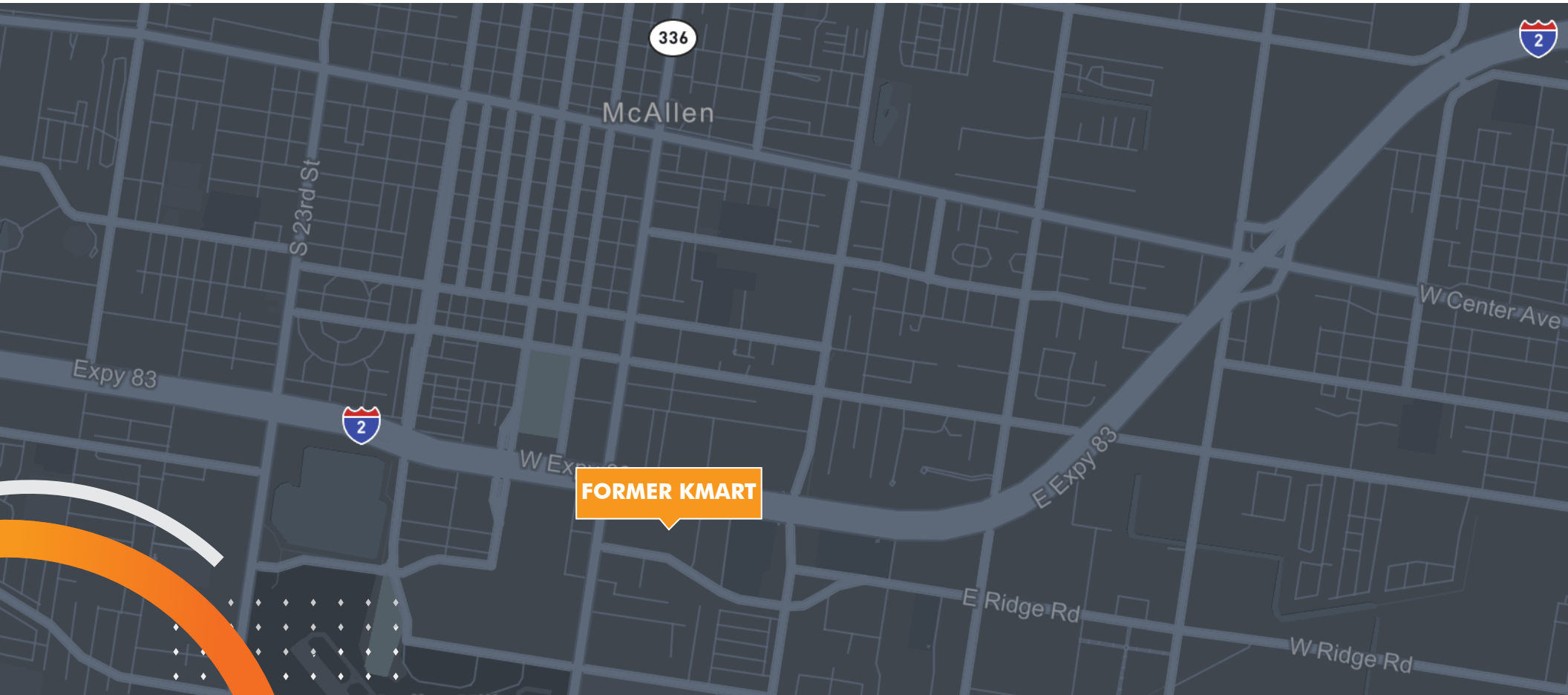
DEMOGRAPHIC SUMMARY & TRAFFIC COUNTS

| 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 |

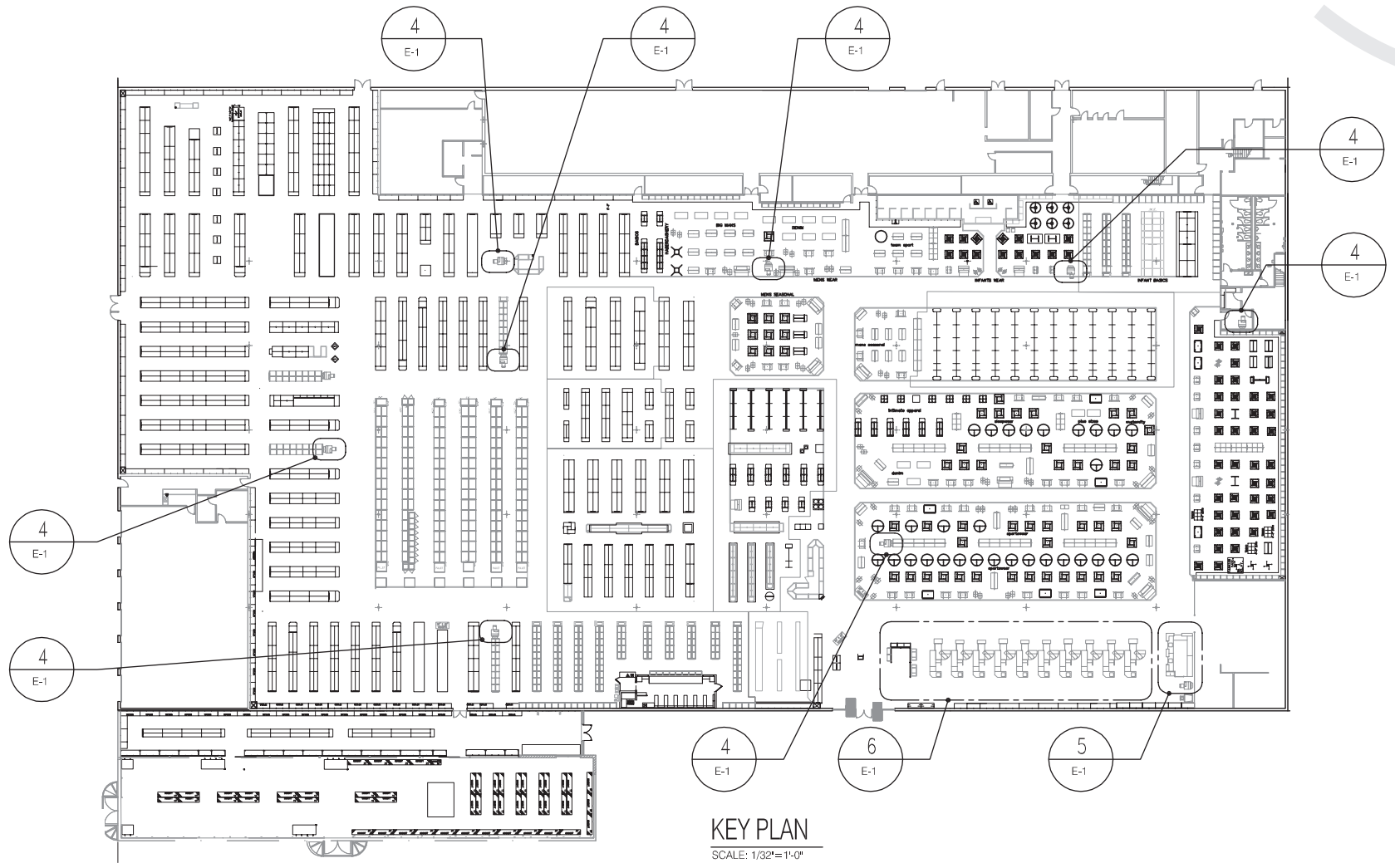
SOURCE: ESRI

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

SOURCE: TxDOT & CoStar, 2019



SITE SURVEY



KEY PLAN
SCALE: 1/32"=1'-0"



Former Kmart

Savannah Ave W

S 10th St

STOP

Former Kmart

OLD NAVY

OLD NAVY

PESOS
MONEY EXCHANGE

IHOP

S 10th St

PHARMACEUTICALS



0.5 MILES

ROSS
DRESS FOR LESS

BURGER KING

WHATABURGER

Kirkland's

2

2

W Frontage Rd

Frontage Rd

S 2nd St

S Bicentennial Blvd

CINEMARK

Chick-fil-e

OLD NAVY

SITE

BOOT BARN

BIG LOTS!

McDonald's

Tuesday Morning

E Ridge Rd

336

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

Wichita Ave

W Ridge Rd

E Frontage Rd

McA International

3 MILES

SITE

Daffodil Ave

2220

495

374

2

494

S 23rd St

1016

336

2061

281

S 11th St

S McColl Rd

3362

N Sugar Rd

N 11th Rd

TJ-maxx Chick-fil-e
 petco Office DEPOT
 Target OSHKOSH B'gosh ROSS DRESS FOR LESS

Walmart
 KOHL'S
 Firehouse Subs

Burlington
 ROSS DRESS FOR LESS
 Freddy's STEAKBURGERS

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

PETSMART Tuesday Morning
 Burlington Michaels

Stain Mart Marshalls
 Walmart sam's club
 HomeGoods Party City DICK'S SPORTING GOODS
 Target HomePlus Conn's OSHKOSH B'gosh ROSS DRESS FOR LESS

LOWE'S COSTCO WHOLESALE
 at home SONIC Jack in the box

sears Roebuck
 WORLD MARKET
 TJ-maxx Buy BABY



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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Buyer/Tenant/Seller/Landlord Initials

Date

