

Versatile North McAllen Location

For Sale

211 West Nolana Avenue McAllen, TX 78504



SALE PRICE

\$1,400,000

Daniel Galvan, SIOR, CCIM

(956) 451-2983

dgalvan@cbcgrandevalley.com

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**COLDWELL BANKER
COMMERCIAL**
Rio Grande Valley

Property Summary

211 West Nolana Avenue

McAllen, TX 78504



PROPERTY DESCRIPTION

Located along the busy Nolana Avenue corridor, this 9,840-square-foot retail property offers excellent visibility and convenient access. Surrounded by established dining options, residential neighborhoods, and apartment communities, the location provides a strong customer base and consistent traffic. The flexible space is ideal for a variety of uses, including retail, office, service-based businesses, or other small business concepts. With its strategic location in a thriving area, this property presents an excellent opportunity for businesses looking to establish or expand their presence.

PROPERTY HIGHLIGHTS

- High Visibility & Easy Access
- Surrounded by Restaurants & Residential
- 4,363 SF Warehouse Space
- Flexible Retail, Office & Business Uses

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OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	0.48 Acres
Building Size:	9,840 SF
Market	Rio Grande Valley
Submarket	McAllen



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Property Summary

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McAllen, TX 78504

Sale Price	\$1,400,000
Building Size	9,840 SF
Lot Size	0.48 Acres
Number of Floors	1
Market	Rio Grande Valley
Submarket	McAllen

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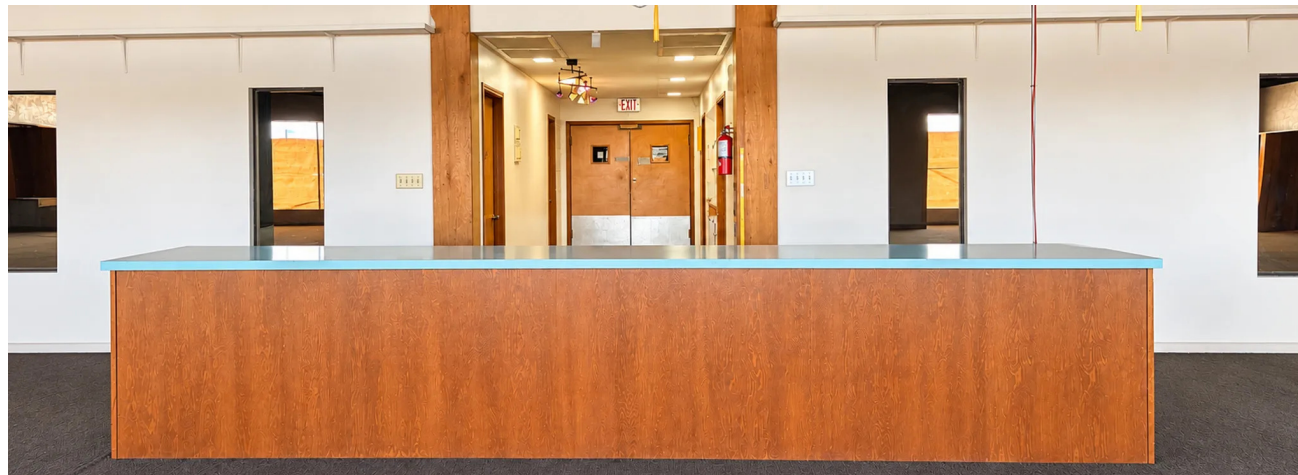
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Interior Photos

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West Facing Aerial

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East Facing Aerial

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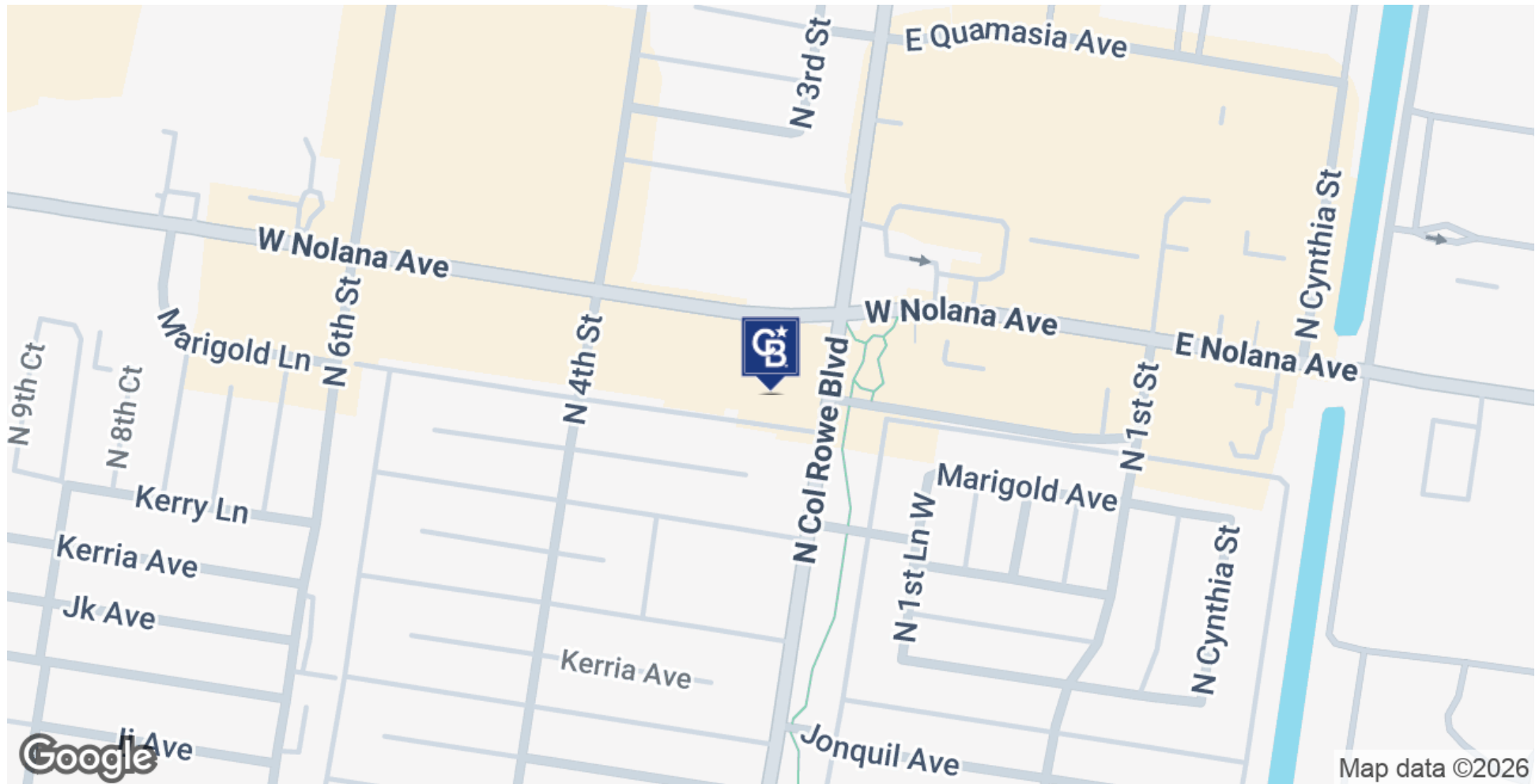
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Location Map

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Demographics

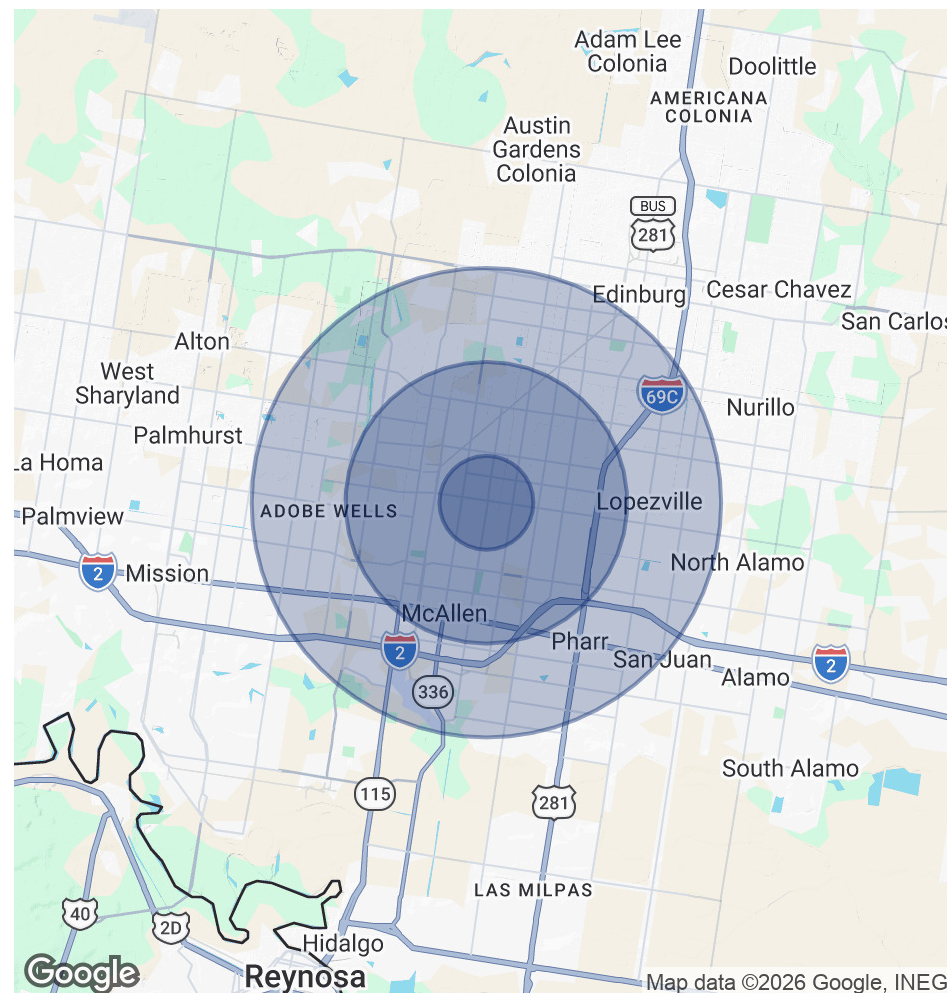
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,922	106,245	251,009
Average Age	37	35.2	33.8
Average Age (Male)	35.6	33.2	32
Average Age (Female)	41.4	36.5	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,988	37,512	84,183
# of Persons per HH	2.3	2.8	3
Average HH Income	\$103,697	\$85,517	\$83,934
Average House Value	\$228,370	\$189,992	\$181,015

2023 American Community Survey (ACS)



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