

MCALLEN QSR LOCATION

FOR LEASE

3908 N. McColl Rd McAllen, TX 78501



LEASE RATE \$38.00/SF/YR
LEASE TYPE: NET
NNN: \$9.00/SF/YR

Daniel Galvan, SIOR, CCIM
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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY OVERVIEW

3908 N. MCCOLL ROAD

McAllen, TX 78501



OFFERING SUMMARY

Lease Rate:	\$38.00/SF/YR
Lease Type:	Net
NNN:	\$9.00/SF/YR
Building Size:	2,801 SF
Lot Size:	0.77 Acres
Year Built:	2017
Market:	Rio Grande Valley
Submarket:	McAllen

PROPERTY OVERVIEW

This restaurant building offers a prime commercial opportunity in North McAllen, ideally located just south of Nolana Avenue on the highly traveled McColl Road. Positioned on a Walmart Neighborhood Market outparcel, the site provides excellent visibility, steady traffic, and strong neighboring retailers such as Starbucks. With convenient access to I-69C (Highway 281), a full commercial kitchen, and a drive-thru in place, this location is perfectly suited for a turnkey restaurant concept or redevelopment for a variety of food-and-beverage or retail uses.

PROPERTY HIGHLIGHTS

- Prime North McAllen location on McColl Road, just south of Nolana Avenue
- High visibility at a Walmart Neighborhood Market outparcel, next to Starbucks
- Easy access to I-69C/Highway 281
- Turnkey restaurant with full kitchen and drive-thru ready

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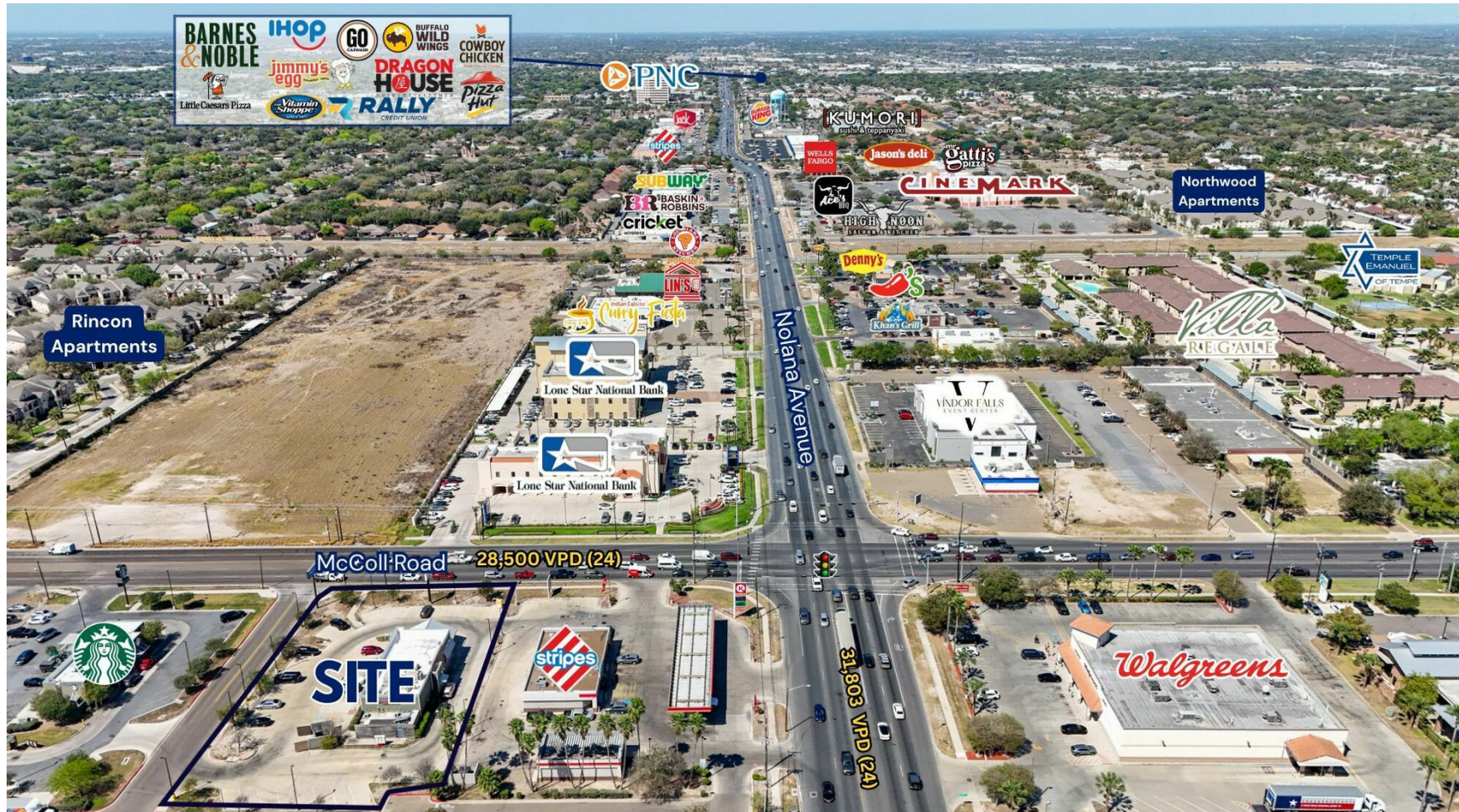


**COLDWELL BANKER
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RIO GRANDE VALLEY

AERIAL FACING WEST

3908 N. MCCOLL ROAD

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**COLDWELL BANKER
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RIO GRANDE VALLEY

AERIAL FACING SOUTHEAST

3908 N MCCOLL RD

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**COLDWELL BANKER
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RIO GRANDE VALLEY

AERIAL FACING NORTH

3908 N. MCCOLL RD
3908 N. McColl Rd McAllen, TX 78501



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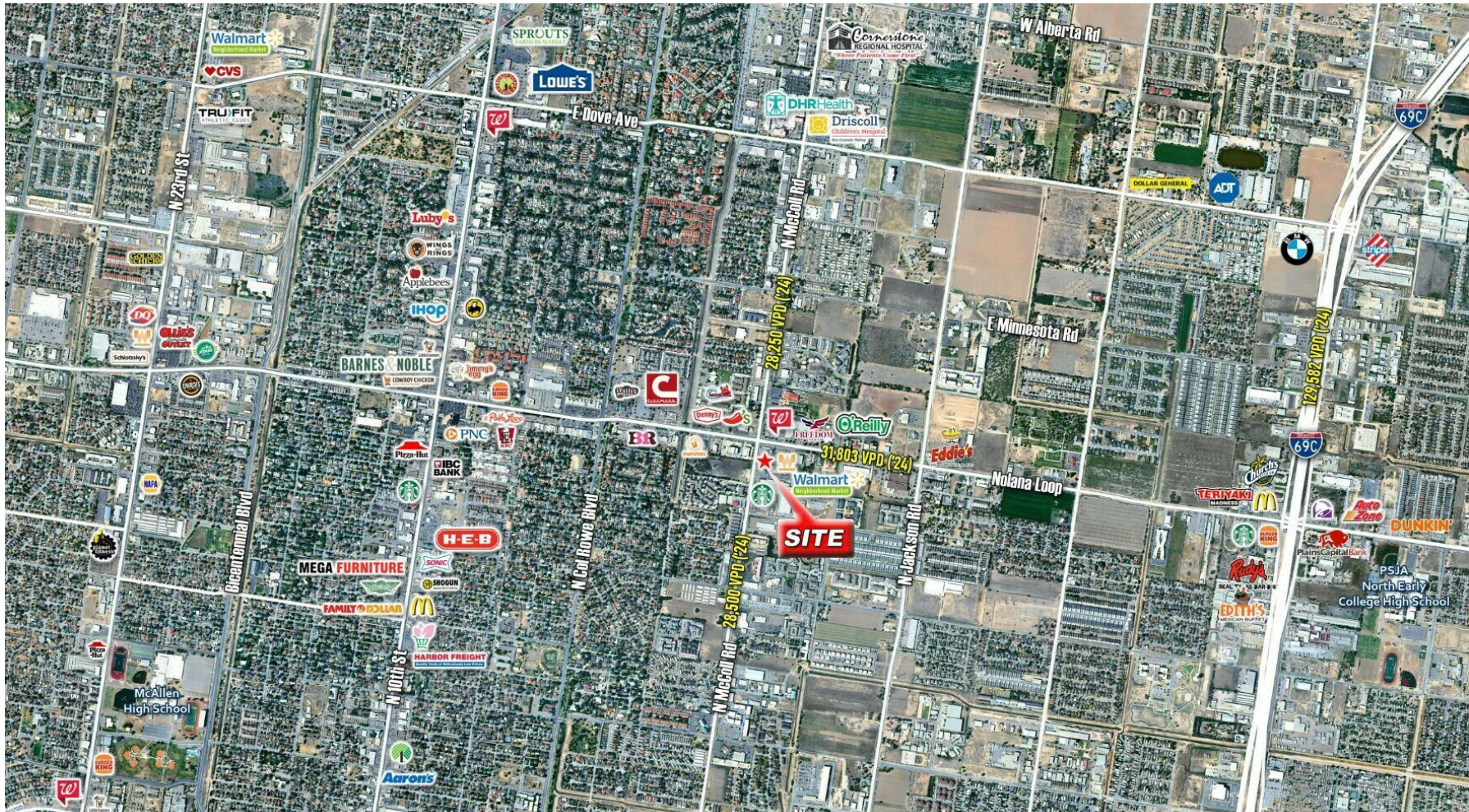


COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

AERIAL MAP

3908 N. MCCOLL RD

McAllen, TX 78501



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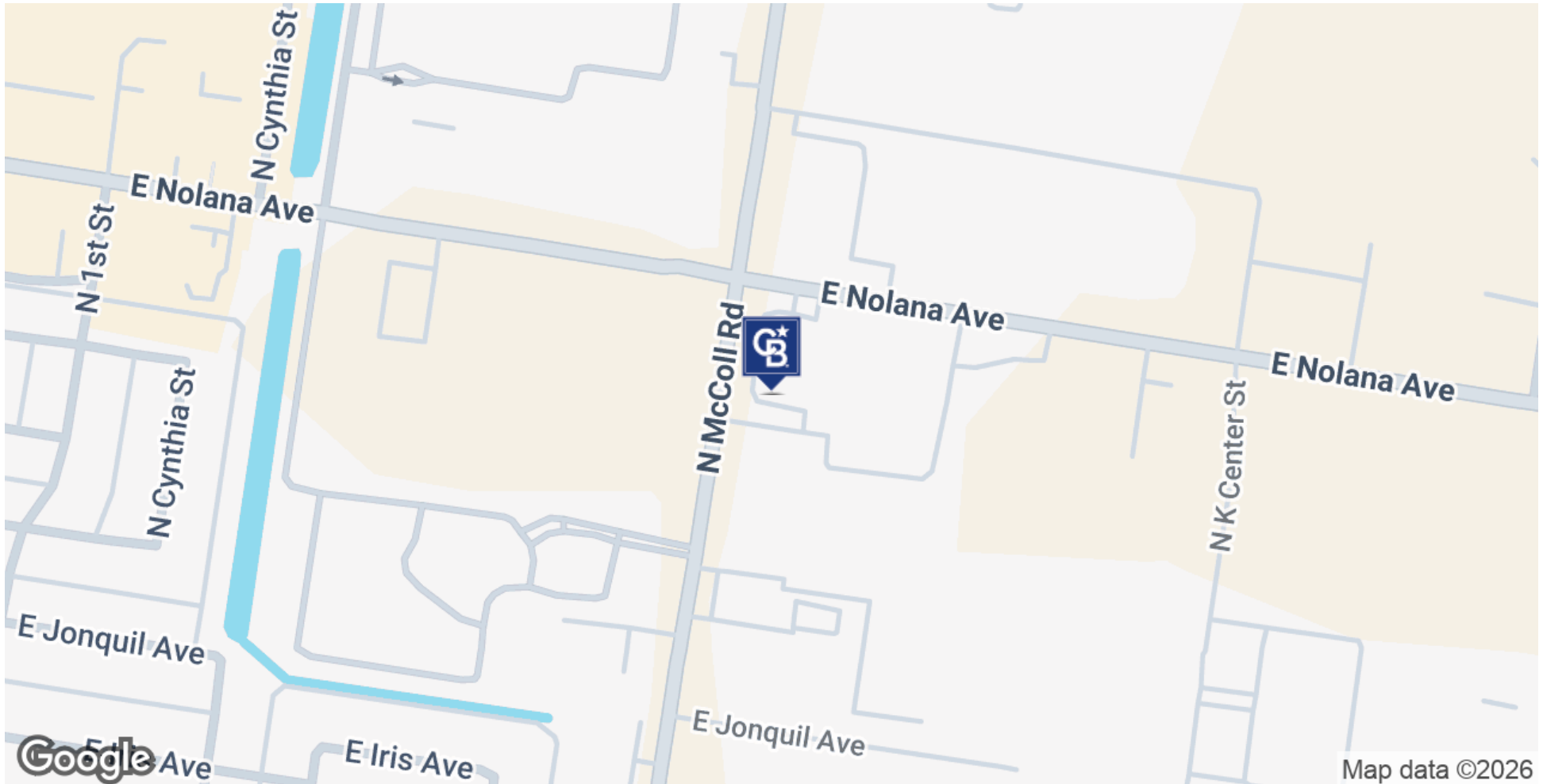


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LOCATION MAP

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DEMOGRAPHICS

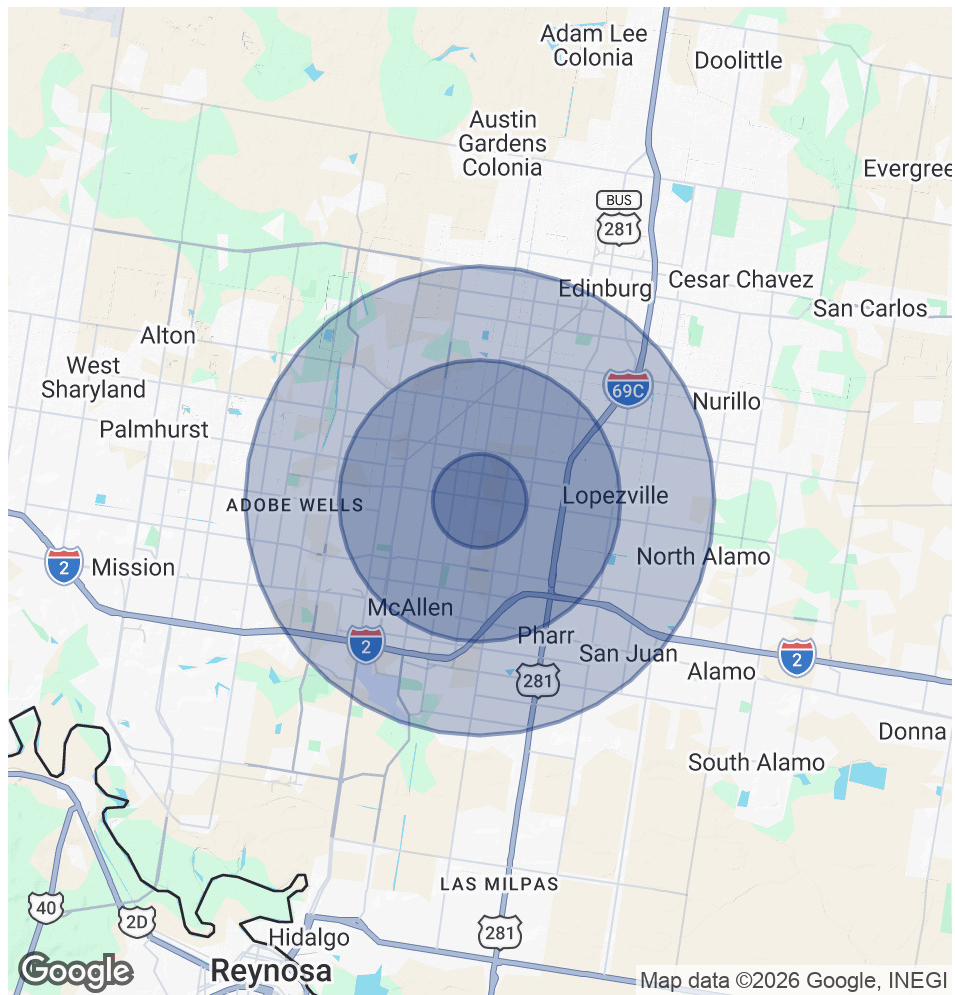
3908 N. MCCOLL ROAD

McAllen, TX 78501

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,308	90,576	221,356
Average Age	34	31.3	30.5
Average Age (Male)	30.3	29.5	28.9
Average Age (Female)	39.1	33.2	32.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,969	29,281	68,075
# of Persons per HH	2.6	3.1	3.3
Average HH Income	\$73,039	\$58,274	\$55,683
Average House Value	\$127,690	\$116,408	\$112,158

2020 American Community Survey (ACS)



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