

FORMER CONN'S FOR LEASE

8317 N 10<sup>TH</sup> ST, MCALLEN, TX 78504

SHOP <sup>COS.</sup>



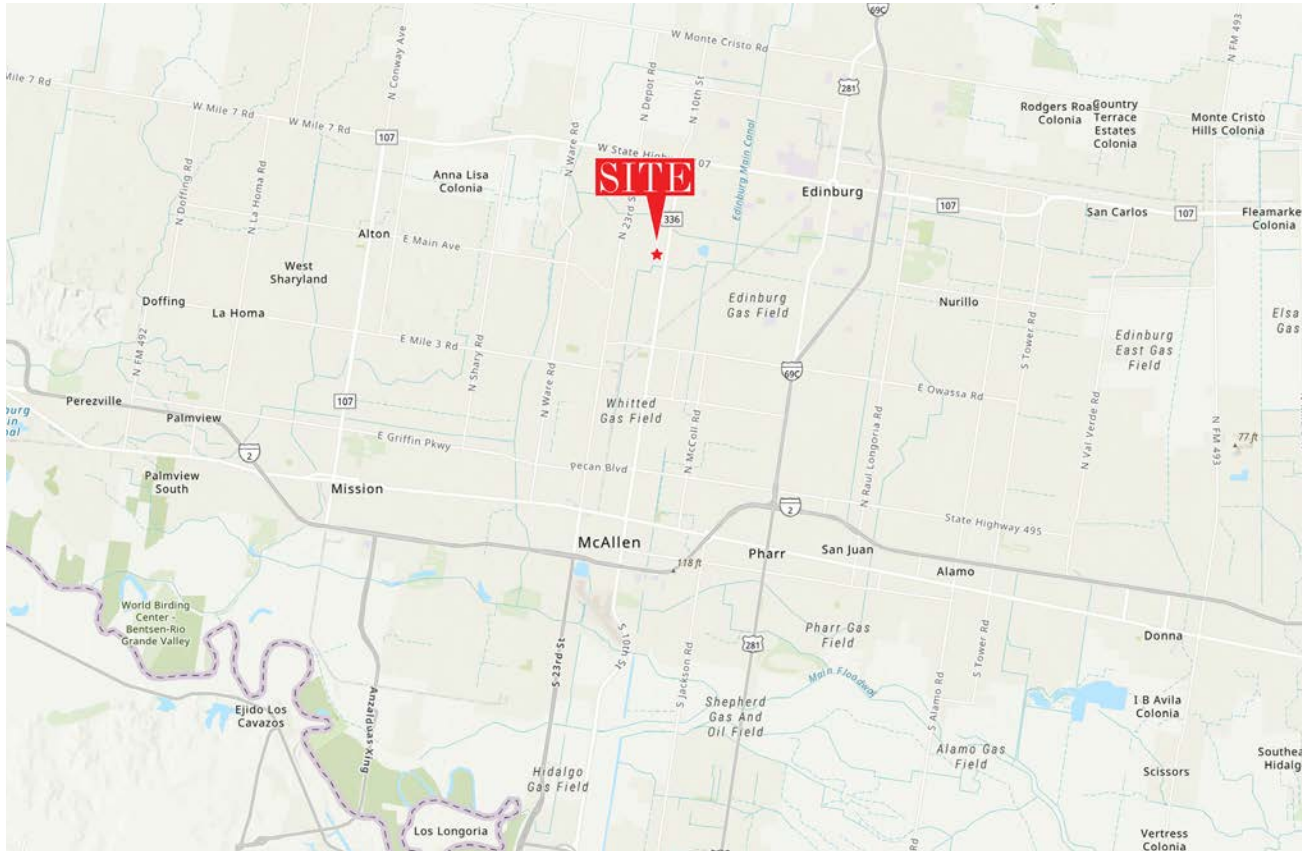
*Matt Reed* / **MATT@SHOPCOMPANIES.COM** / **713.574.8211**

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### PROJECT SCOPE

The former Conns at 8317 N 10th Street is 30,858 sf of retail anchor space, strategically positioned at the major retail node of North McAllen - on 10th Street just north of Trenton. This dominant retail intersection includes a host of notable retail tenants like Target, H-E-B, Home Depot, Sam's Club, Marshalls, Ross, Hobby Lobby, PetSmart, Home Goods, Kohl's, Best Buy, and Old Navy. The site serves the North McAllen trade area with a strong regional draw, significant retail demand, and some of the best residential communities in McAllen and throughout the Rio Grande Valley.

### DETAILS

- ±30,858 SF Freestanding Building Available
- Loading Dock
- Parking Ratio 4.3:1

### TRAFFIC COUNTS

o N 10 <sup>th</sup> St:	25,918 VPD-'23
o Trenton Rd:	26,601 VPD-'23

### AREA ATTRACTIONS

#### DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	9,121	93,951	227,550
Avg. HH Income	\$110,327	\$103,712	\$86,921
Total Housing Units	2,999	33,230	78,064
Daytime Population	10,376	101,057	244,496
Medium Home Value	\$228,987	\$215,671	\$196,256



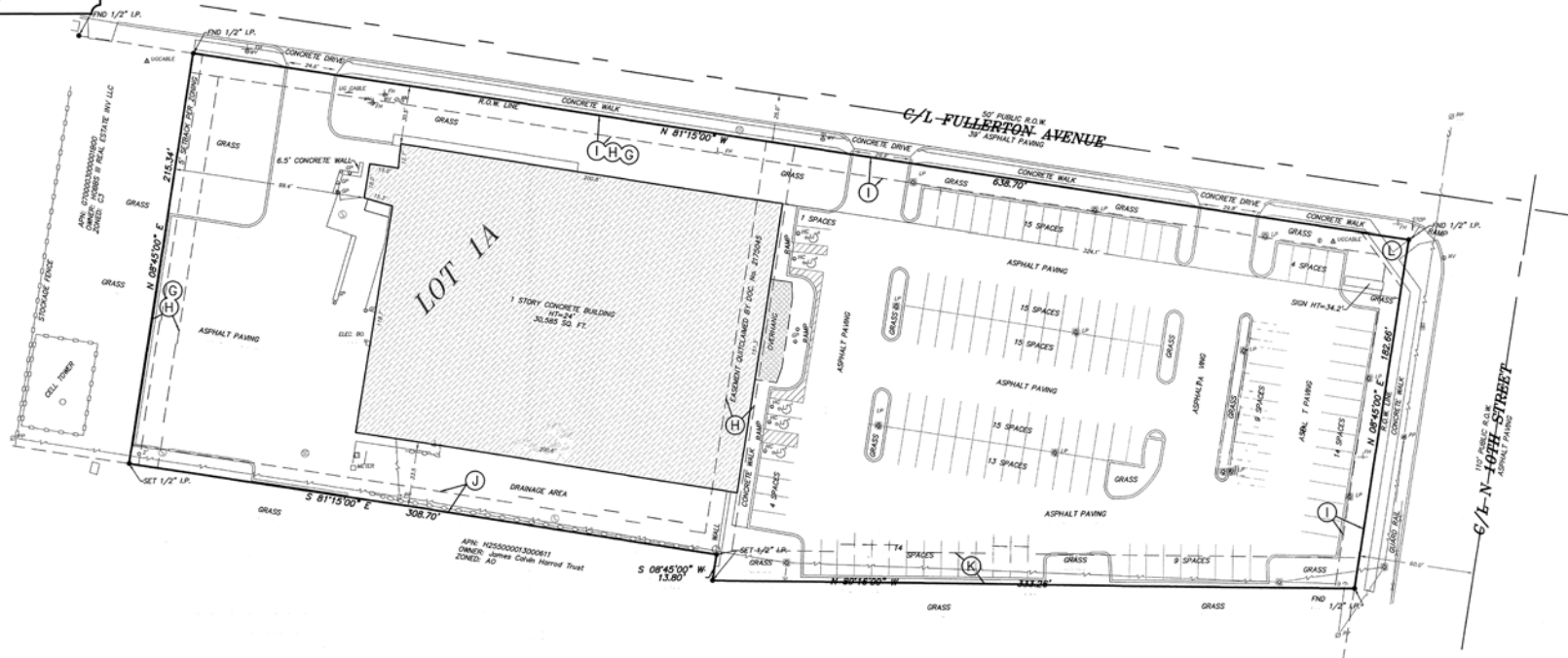
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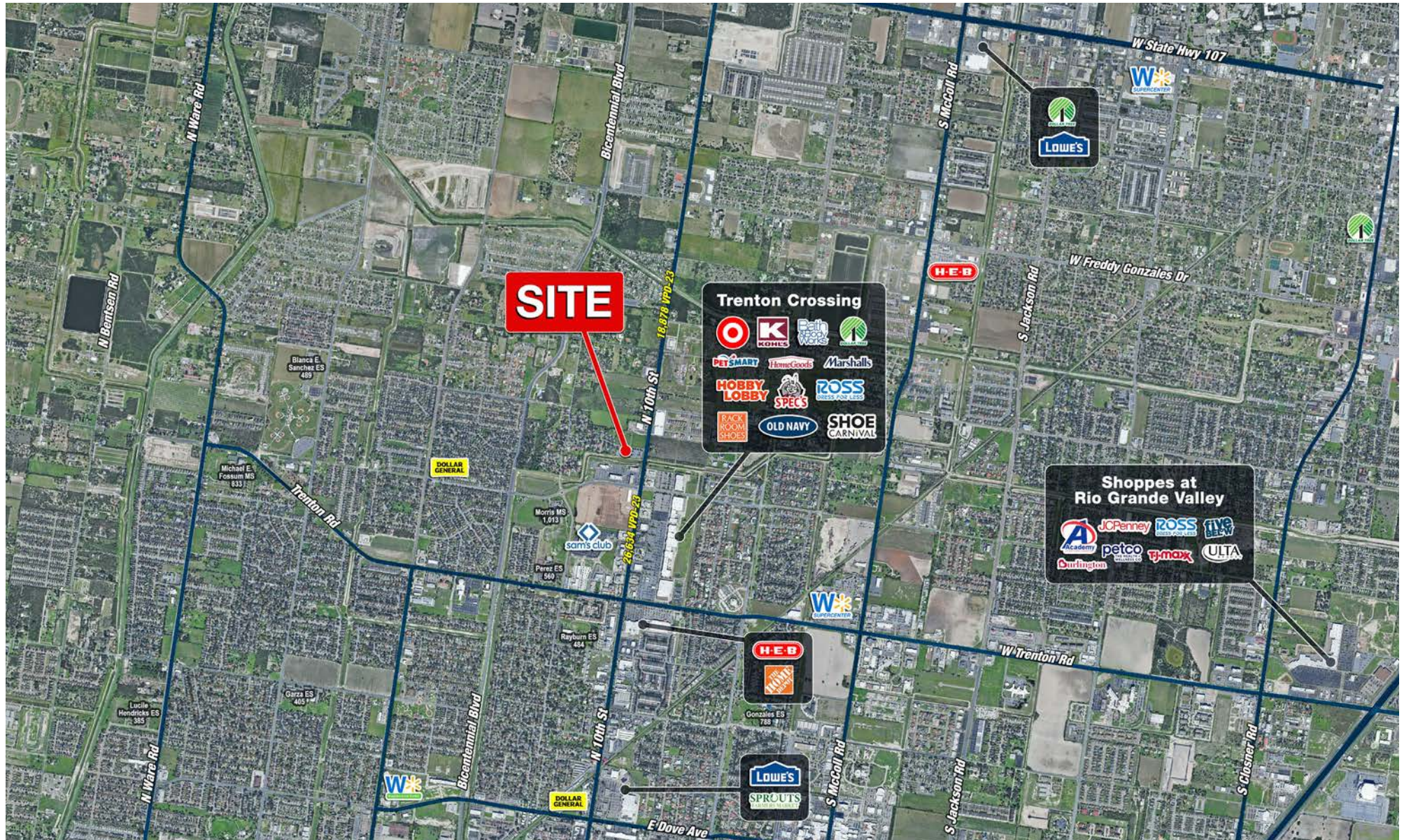
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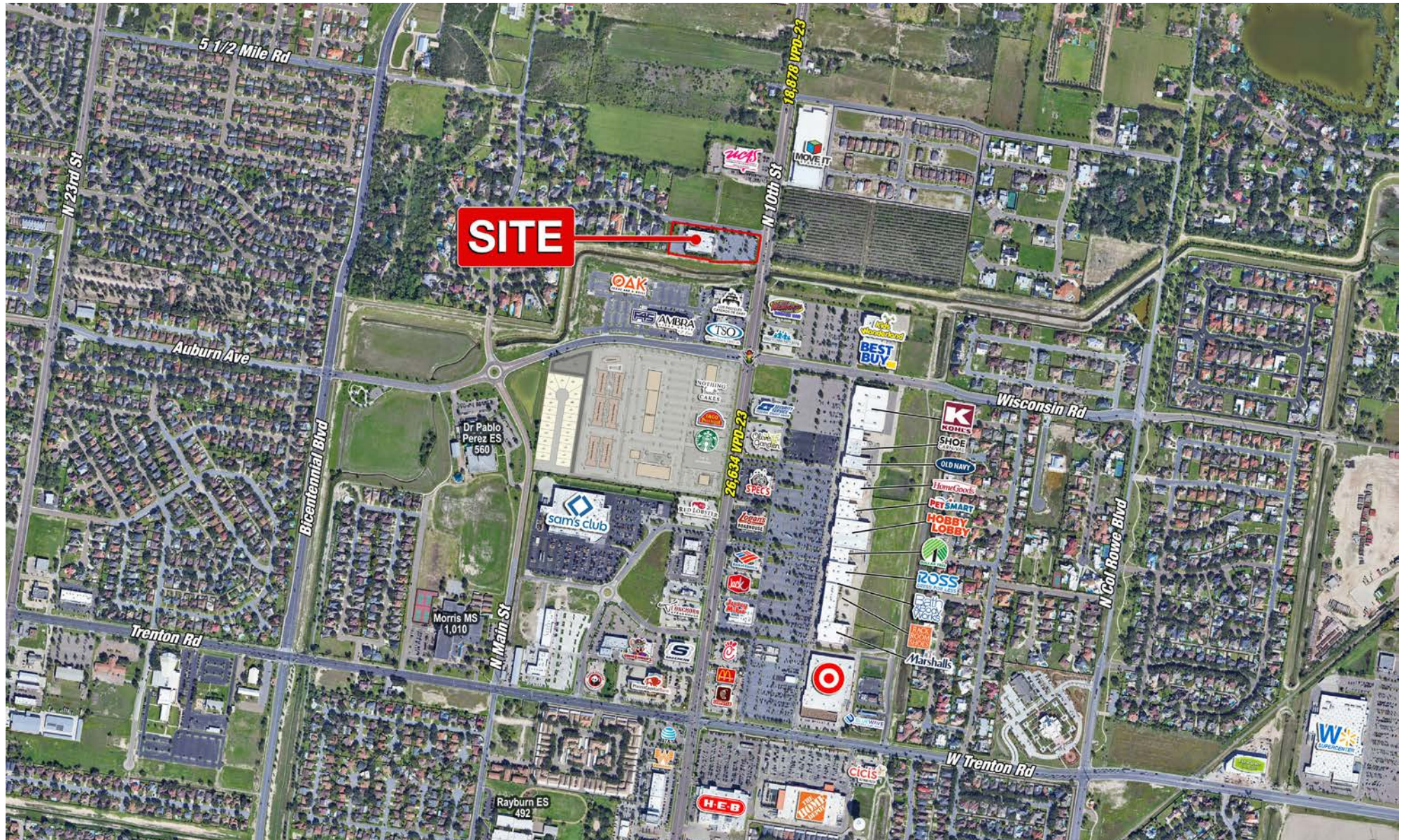
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1 Mile 3 Miles 5 Miles

2024 Population			
2024 Total Population	9,121	93,951	227,550
2010-2020 Population: Annual Growth Rate	1.17%	1.79%	1.48%
2024 Daytime Population			
2024 Total Daytime Population	10,376	101,057	244,496
2024 Daytime Population: Workers	5,204	50,630	116,485
2024 Daytime Population: Residents	5,172	50,427	128,011
2029 Population Estimate			
2029 Total Population	9,526	97,467	236,356
2023-2028 Population: Annual Growth Rate	0.87%	0.74%	0.76%
2029 Household Population	9,525	96,929	234,787
2029 Family Population	8,625	83,804	203,294
2029 Population Density (Pop per Square Mile)	3,034.6	3,448.0	3,009.8
2024 HH Income			
2024 Median Household Income	\$69,011	\$72,466	\$58,866
2024 Average Household Income	\$110,327	\$103,712	\$86,921
2024 Per Capita Income	\$36,583	\$36,558	\$29,852
2024 Households			
2024 Total Units	2,999	33,230	78,064
2010 Owner-occupied Housing Units	1,682	15,885	35,365
2024 Median Home Value	\$228,987	\$215,671	\$196,256
2024 Average Home Value (Esri)	\$279,634	\$253,844	\$230,407
2024 Average Family Size (Esri)	3.48	3.36	3.46
2024 Age			
2024 Median Age	36.0	34.3	33.3

1 Mile 3 Miles 5 Miles

2024 Educational Attainment			
Bachelor's Degree & Greater Total %	55%	45%	35%
Bachelor's Degree %	33.17%	27.57%	23.06%
Graduate & Professional Degree %	21.80%	17.22%	12.01%
2024 Educational Breakdown			
2024 Pop 25+ by Educ: <9th Grd	288.0	3,593.0	12,665.0
2024 Pop 25+ by Educ: Some HS	195.0	2,546.0	10,045.0
2024 Pop 25+ by Educ: HS Grad	590.0	8,743.0	26,327.0
2024 Pop 25+/Educ: GED	189.0	1,873.0	5,180.0
2024 Pop 25+ by Educ:Some College	1,050.0	12,066.0	28,182.0
2024 Pop 25+ by Educ:Assoc Deg	390.0	4,889.0	10,798.0
2024 Pop 25+ by Educ: Bach Degree	1,990.0	16,836.0	33,094.0
2024 Pop 25+ by Educ: Grad Degree	1,308.0	10,512.0	17,233.0



# 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

9002835

License No.

shop@shopcompanies.com

Email

214.960.4545

Phone

RAND HOROWITZ

Designated Broker of Firm

513705

License No.

rand@shopcompanies.com

Email

214.242.5444

Phone