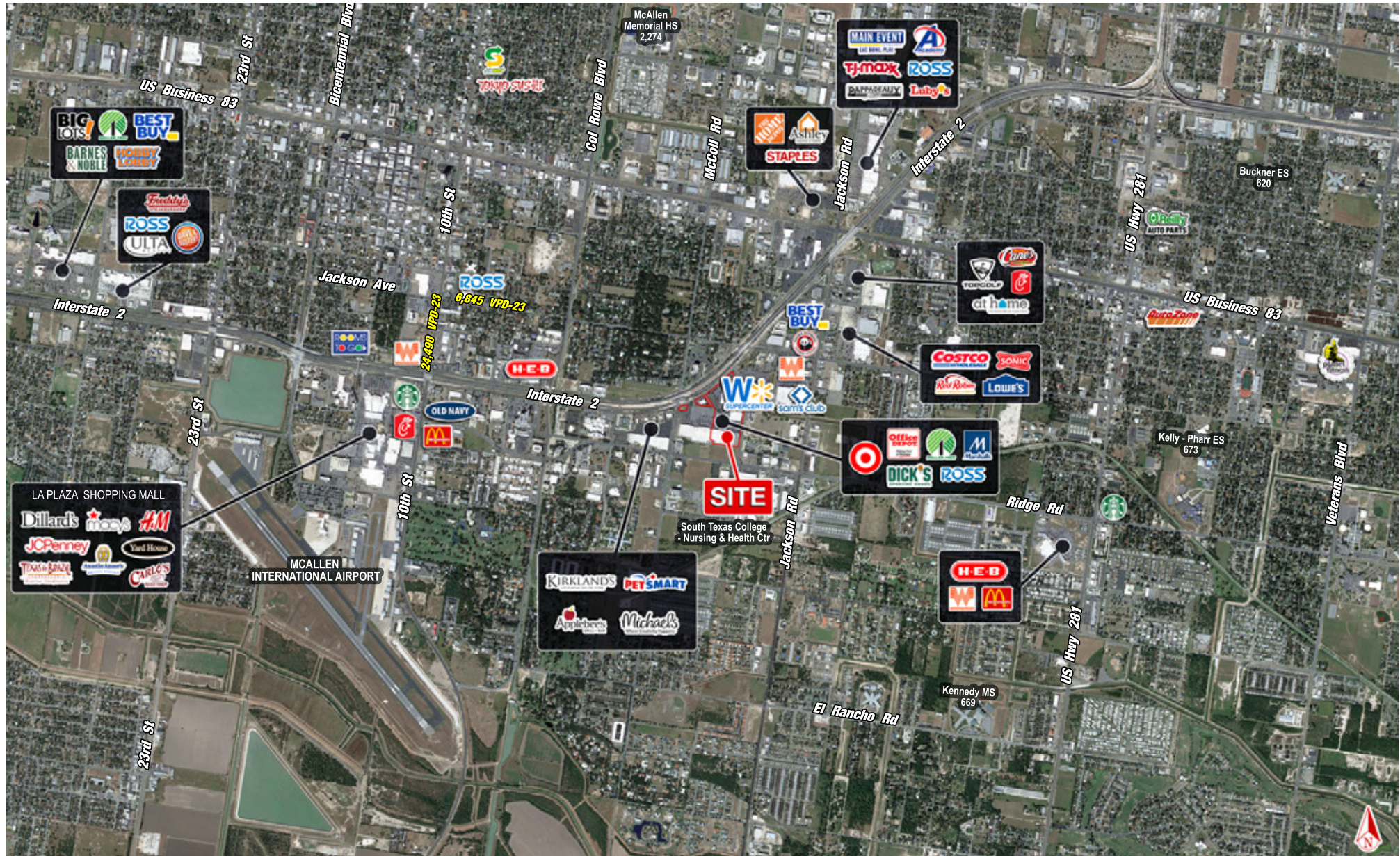


LA S TIENDAS S.C.

US HWY 83 & MCCOLL RD., MCALLEN, TX 78503

SHOP COS.



Andrew Sudderth / ANDREW@SHOPCOMPANIES.COM / 512-384-1137

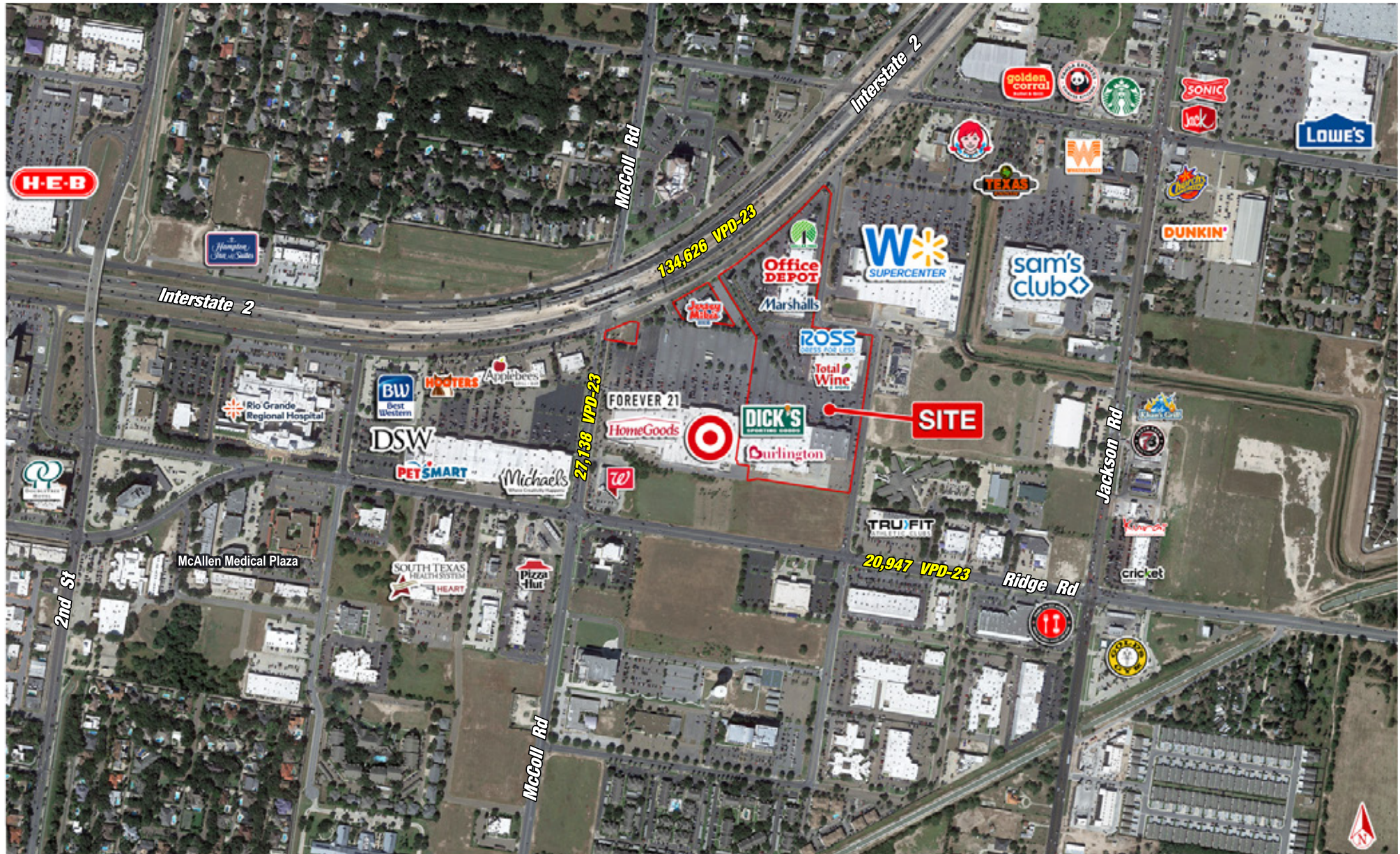
Dylan Kelly / DYLAN@SHOPCOMPANIES.COM / 512-384-1138

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PROJECT SCOPE

In-line and end-cap pad site opportunities within the Target anchored shopping center at the intersection of US Highway 83 and McColl Road in McAllen, TX.

DETAILS

- 1,534 sf space available
- 3,000 sf space available
- 18,000 sf space available
- Lease Rates: Please call for info
- \$2.81 psf CAM/insurance
- \$4.70 psf tax
- \$7.51 psf NNN

TRAFFIC COUNTSW

o Interstate 2:	134,626 VPD-23
o McColl Road:	27,183 VPD-23
o Ridge Road:	20,947 VPD-23

JOIN



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	7,681	81,108	219,432
Avg. HH Income	\$84,130	\$60,955	\$69,860
Total Housing Units	2,887	28,438	72,436
Daytime Population	19,748	123,571	271,612
Median Home Value	\$264,844	\$118,256	\$134,711

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LEGEND

TENANT	SQ FT
1 Visionworks	3,066
1A Jersey Mike's Subs	1,533
1B Available	1,534
2 Available	3,000
3 Marshalls	26,375
4 Office Depot	23,250
5 Oshkosh	4,975
6 Carter's	4,988
7 Dollar Tree	9,104
8 Dental Park, PLLC	3,137
10 Ross Stores	32,816
11 Total Wine & More	33,574
12 Available	18,000
13 Shoe Carnival	15,000
14 Burlington	31,500
15 Dick's Sporting Goods	76,100

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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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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