



FAMILY-ORIENTED TENANT MIX

McAllen is a newly-renovated, prime property anchored by the new \$30 million Main Library comprising 123K SF and representing the largest single-story library in the United States. McAllen is positioned across from K-Mart and Walmart. Other national retailers within 0.50 miles include:

- Wendy's
- Dairy Queen
- Jack-in-the-Box
- Church's Chicken
- Subway
- Metro PCS
- Chase Bank
- Compass/BBVA
- Whataburger

PROPERTY OVERVIEW

Rental Rates: \$21.50 PSF
 Available Space: Fully Leased
 Triple NNN: \$4.01 PSF

DEMOGRAPHICS

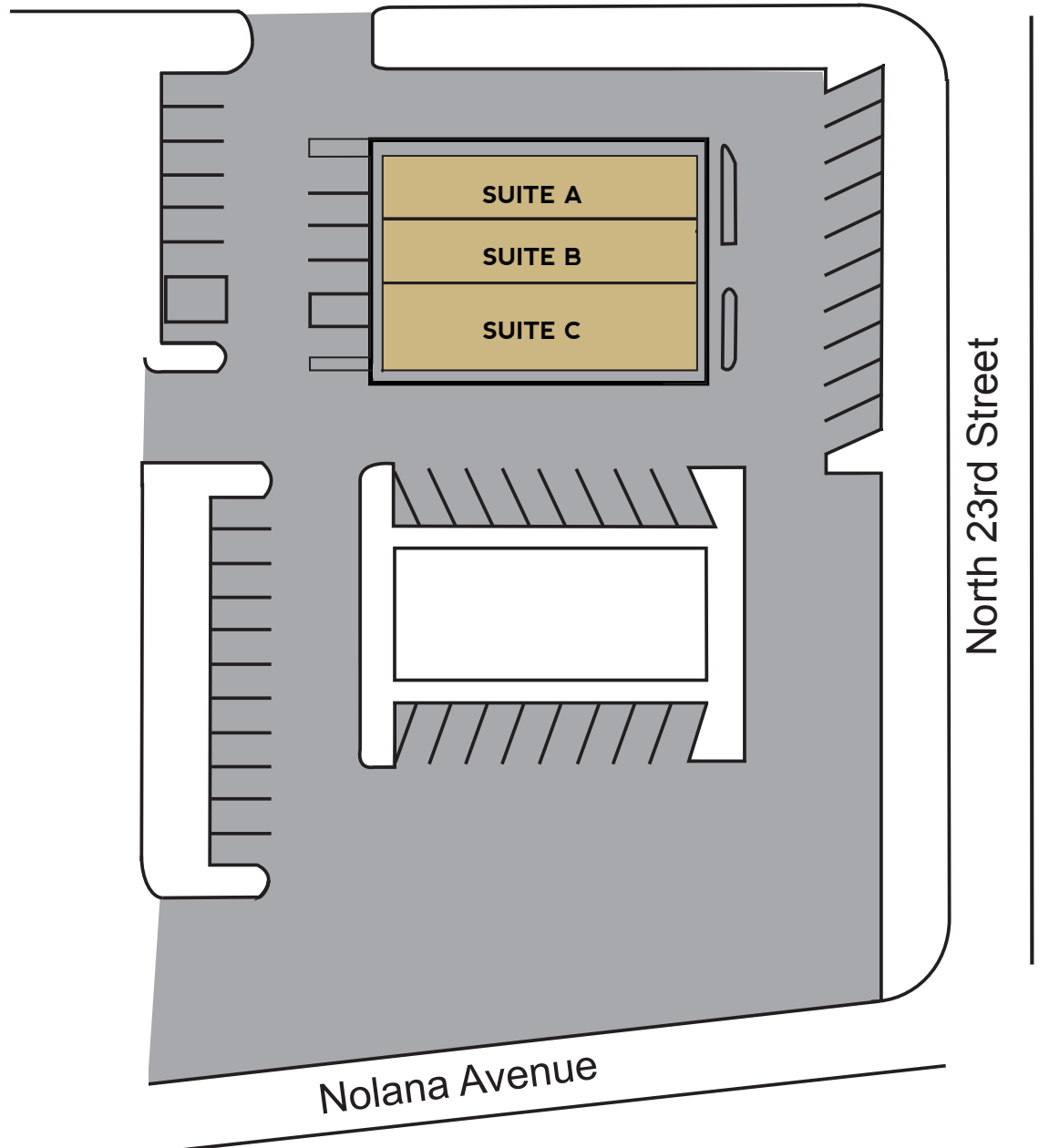
Population: 130,831
 Hispanic Population: 88.3%
 Median Age: 30.3
 Median HH Income: \$37,310
 Retail Sales Per Capita: \$26,841

TENANT ROSTER AND SITE PLAN

SUITE	TENANT	SF
Suite A	MetroPCS	1,683
Suite B	McAllen Gold & Silver	1,241
Suite C	Boost Mobile	2,126

 AVAILABLE RETAIL

 LEASED



For leasing information:

RYAN STEWART
214.215.0277
ryan@rosebriar.com

ROBERT ADAMS
573.268.9928
rob@rosebriar.com

rosebriar.com