

2104 S. MCCOLL RD STE. A & B
EDINBURG, TX 78539

RETAIL PROPERTY FOR LEASE

3,231 TOTAL SF AVAILABLE



SUITE A

SUITE B

FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

LAURA LIZA PAZ, SIOR
Senior Partner | Managing Broker
956.227.8000 | lauralizap@stx-cre.com



NAI STX | 800 W DALLAS AVE, MCALLEN, TX 78501 | 956.994.8900 | STX-CRE.COM

PROPERTY SUMMARY

2104 S. MCCOLL RD | EDINBURG, TX 78539



PROPERTY DESCRIPTION

McColl Plaza is located in a prime area in Edinburg, Texas close to The University of Texas at Rio Grande Valley and major medical facilities. This strip center is perfect for retail, office, or professional service users.

PROPERTY HIGHLIGHTS

- Proximity to The University of Texas
- 3,231 SF Total Space Available
- Great for Retail or Office

OFFERING SUMMARY

Base Rent:	\$1.50 SF/month / \$18.00 year
NNN:	\$0.43 SF/month / \$5.16 year
Suite A (1,671 SF):	\$2,506.50(Base Rent) + \$718.53(NNN) = Total \$3,225.03
Suite B (1,560 SF):	\$2,340(Base Rent) + \$670.80(NNN) = Total \$3,010.80
Ste A & B (3,231 SF):	\$4,846.50 (Base Rent) + \$1,389.33 (NNN) = Total \$6,235.83
Year Built:	2018
Parking Spaces:	34

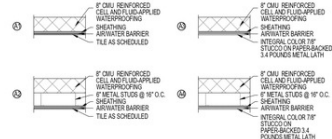
FOR LEASE | RETAIL PROPERTY

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FLOOR PLANS

2104 S. MCCOLL RD | EDINBURG, TX 78539

WALL LEGEND



AREA SCHEDULE

AREA	DATA
TOTAL	9,792 SQ FT

KEY LEGEND

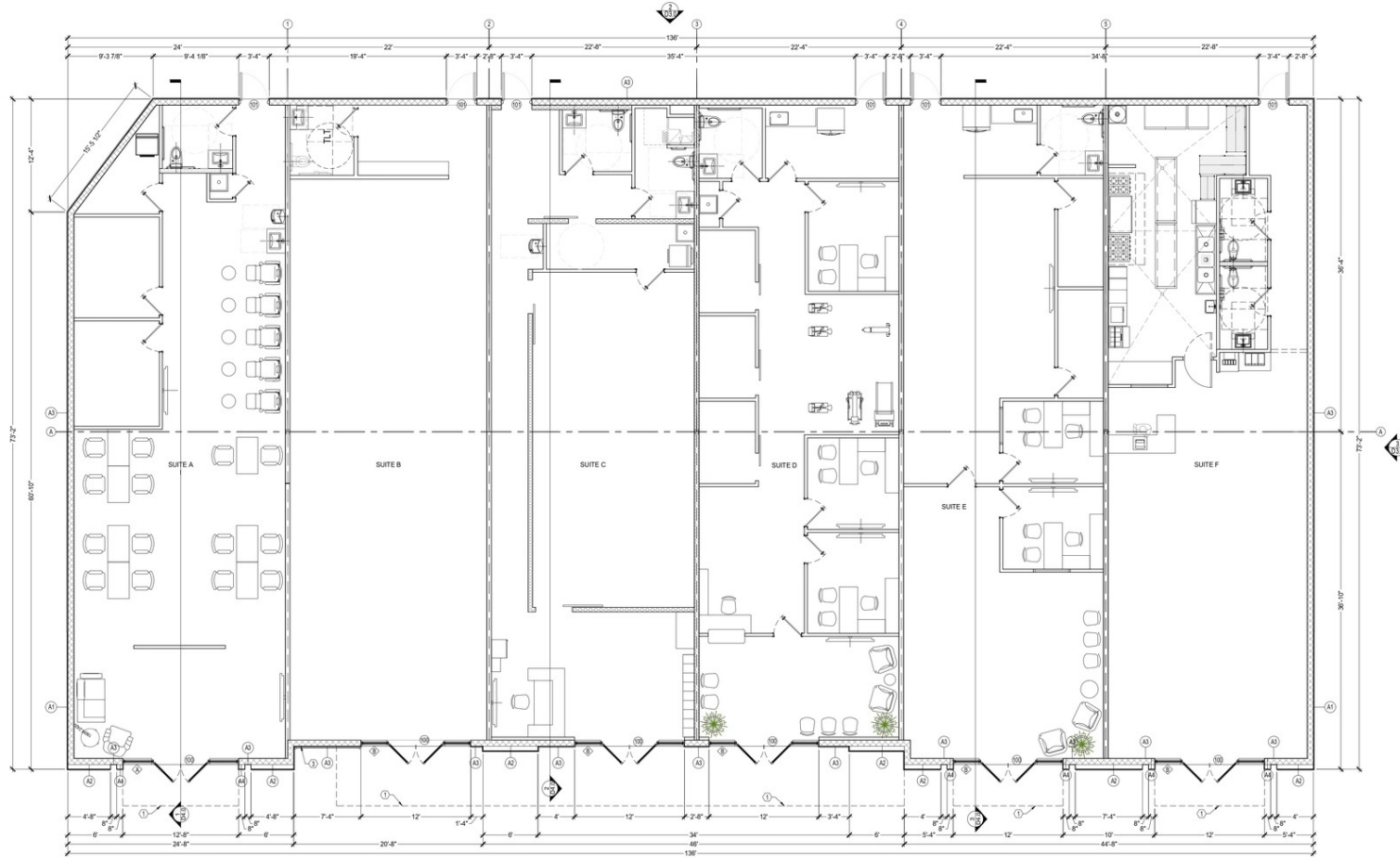
- ① LINE OF CANOPY ABOVE
- ② PAINTED STRUCTURAL BEAMS
- ③ GREEN WALL. REFER TO DESIGNER

GENERAL NOTES

- 1. GENERAL CONDITIONS OF THE CONTRACTOR FOR CONSTRUCTION.
- 2. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BECOME FAMILIAR WITH THE PROJECT AND THE ON-SITE CONDITIONS PRIOR TO BIDDING OR COMMENCING WORK.
- 3. BRING TO THE DESIGNER'S IMMEDIATE ATTENTION ANY ERRORS, OMISSIONS OR DISCREPANCIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT ANY DEFECTIVE WORK CAUSED BY PROCEEDING WITH WORK WHEN CLARIFICATIONS FROM THE DESIGNER WERE NOT SOUGHT.
- 4. EXAMINE SPECIFIED PRODUCTS AND SUBMIT WRITTEN EXCEPTIONS, OBJECTIONS, OR SUBSTITUTIONS WITH ANALYSIS AND RECOMMENDATIONS PRIOR TO SUBMITTING BID COSTS OR COMMENCING WORK.
- 5. THE RESPONSIBILITY FOR THE ADEQUACY OF PROPOSED SUBSTITUTIONS FALLS ON THE GENERAL CONTRACTOR. SHOULD A SUBSTITUTION PRODUCT FAIL TO PERFORM WHERE THE ORIGINALLY SPECIFIED PRODUCT WOULD HAVE PERFORMED, THE GENERAL CONTRACTOR SHALL PERFORM ALL NECESSARY WORK TO REINTEGRATE THE ORIGINAL PRODUCT AT NO ADDITIONAL COST.
- 6. ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED AGAINST DEFECTS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM APPROVAL FOR FINAL PAYMENT, UNLESS STIPULATED OTHERWISE.
- 7. WHEREVER MATERIALS ARE STORED AT THE JOB SITE, THEY SHOULD BE PROTECTED FROM DAMAGE, VANDALISM, FIRE AND INCLEMENT WEATHER. THE GENERAL CONTRACTOR SHALL PROVIDE EVIDENCE OF INSURANCE FOR MATERIALS STORED PRIOR TO PAYMENT BY THE OWNER.
- 8. THE WORD "PROVIDE" SHALL MEAN "TURNISH AND INSTALL COMPLETE AND READY TO USE".
- 9. PROVIDE ALL REQUIRED UTILITY/STRUCTURAL COMPONENTS AND/OR CONNECTIONS FOR THE FUNCTIONAL USE OF ALL CONTRACTOR SUPPLIED EQUIPMENT OR APPLIANCES, REGARDLESS OF ANY OMISSIONS OR INCONSISTENCIES IN THE CONSTRUCTION DOCUMENTS.
- 10. PROVIDE ACoustICAL BARRIER BETWEEN FLOOR LEVELS AND ON INTERIOR WALLS.

NOMA

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MCKINNEY, TX 75069
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www.nomadesignstudio.com



1 | DIMENSIONAL FLOOR PLAN
Scale: 3/16" = 1'-0"

PROJECT NAME
MCCOLL PLAZA
EDINBURG, TEXAS, USA

PROJECT No: 1716
PHASE: CD'S
ISSUE DATE: 06/18/18
REV-02/16/21
DRAWN BY: AC
CHECKED BY: CC

S H E E T
D2.1

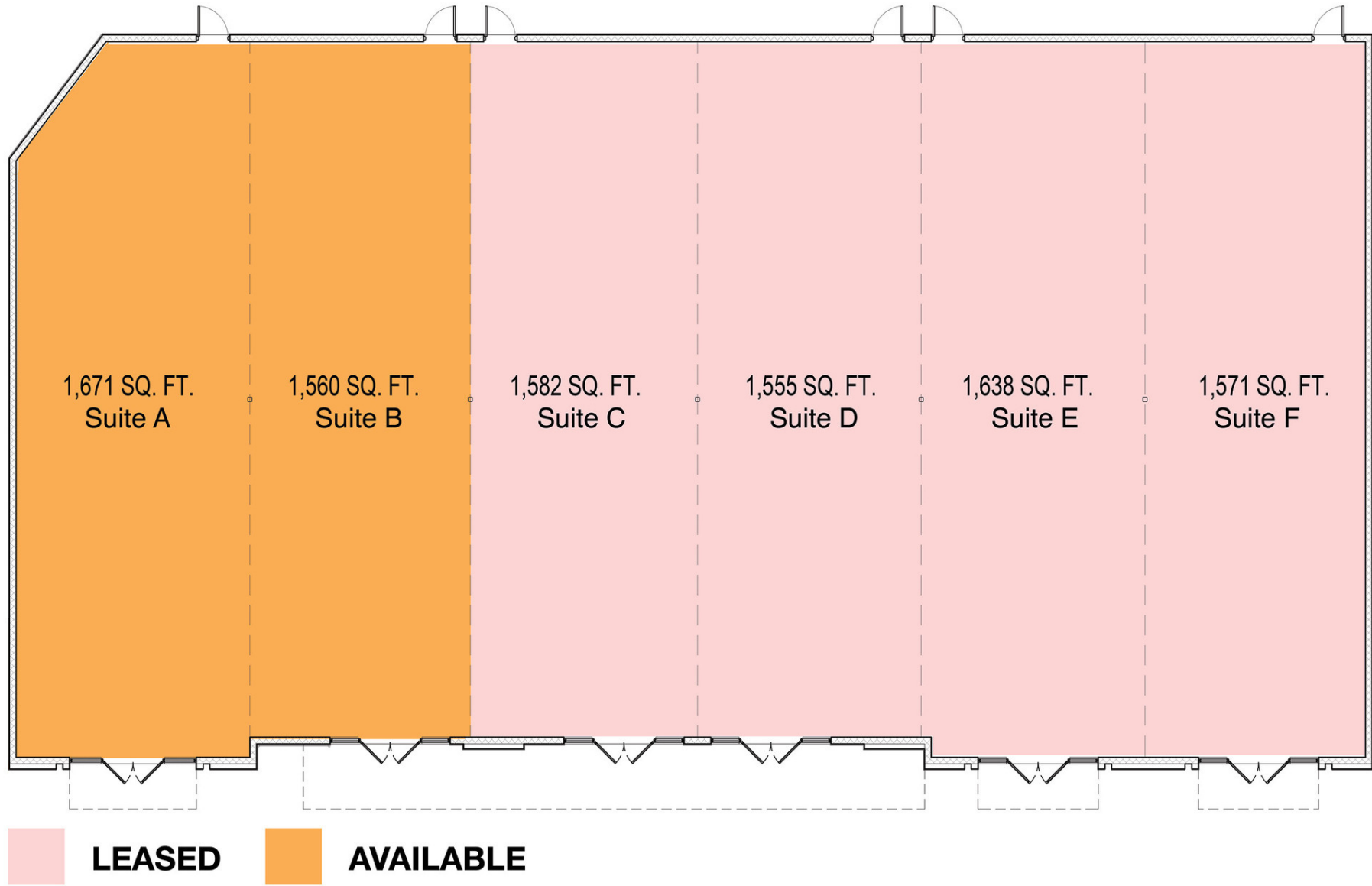
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SITE PLAN

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ADDITIONAL PHOTOS

2104 S. MCCOLL RD | EDINBURG, TX 78539



Suite A



Suite A



Suite B



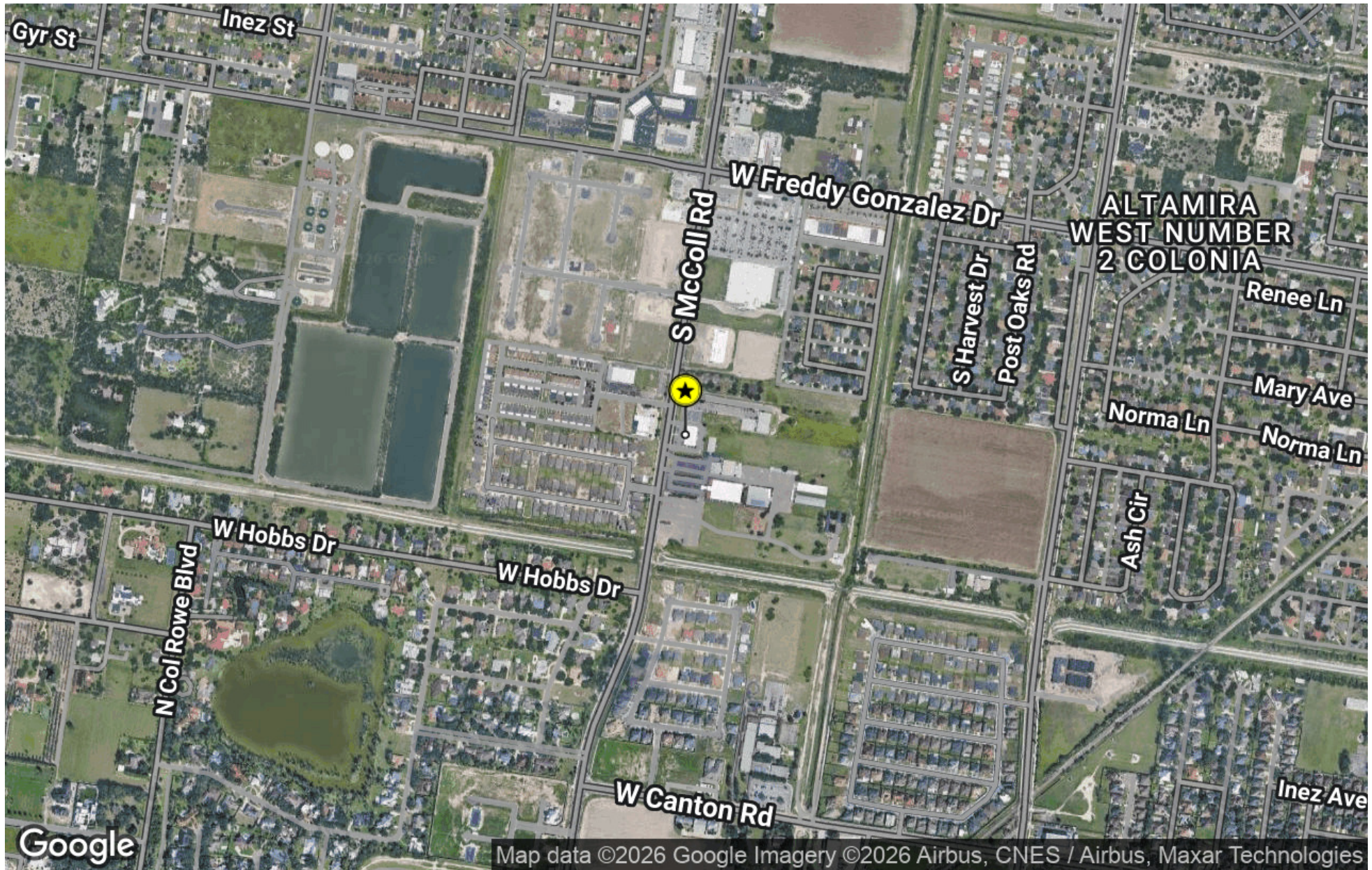
Suite B

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AERIAL MAP

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The information contained herein has been obtained from sources we believe to be reliable; however, NAI STX has not verified, and will not verify, any of the information contained herein, nor has the aforementioned Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.



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.

2-10-2025



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.

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Designated Broker of Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Laura Liza Paz, SIOR	TX #437175	lauralizap@stx-cre.com	956.227.8000
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date