

**2104 S. MCCOLL RD**  
EDINBURG, TX 78539

**FOR SALE | MULTI-TENANT RETAIL CENTER**  
9,622 TOTAL SF



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

# INVESTMENT OVERVIEW

2104 S. MCCOLL RD | EDINBURG, TX 78539



## INVESTMENT OPPORTUNITY

2104 S. McColl Road offers investors the opportunity to acquire a modern multi-tenant commercial asset positioned along one of Edinburg's primary commercial corridors. Completed in 2018, the property consists of approximately 9,622 square feet of retail and professional office space situated on 1.00 acre with 34 on-site parking spaces.

The property benefits from its strategic location along South McColl Road, providing strong visibility and convenient access to surrounding residential neighborhoods, medical facilities, and retail centers. Its proximity to The University of Texas Rio Grande Valley further supports long-term tenant demand driven by the university's continued expansion and the area's growing population.

With modern construction, flexible suite configurations, and strong surrounding commercial activity, the property presents investors with the opportunity to acquire a well-located asset positioned for long-term stability in one of the Rio Grande Valley's fastest-growing submarkets.

**Financials Available Upon Execution of Confidentiality Agreement**

## PROPERTY HIGHLIGHTS

- Modern Construction (2018) – Newer construction minimizes near-term capital expenditure requirements.
- Growing Submarket – Edinburg continues to experience strong population growth, residential expansion, and commercial development.
- Flexible Multi-Tenant Layout – Designed to accommodate a diverse mix of retail, office, and medical users.
- Strategic Commercial Corridor Location – Positioned along S. McColl Road, a key north-south artery serving the Edinburg market.
- Traffic Count: 25,897 VPD (TxDOT)

## FOR SALE | RETAIL PROPERTY

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# PROPERTY SUMMARY

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## LOCATION OVERVIEW

The property is strategically located along South McColl Road, one of the primary north-south corridors serving Edinburg's commercial and residential districts. The area surrounding the property continues to experience significant growth driven by the expansion of The University of Texas Rio Grande Valley, nearby residential developments, and increasing retail demand.

The corridor benefits from strong daily traffic counts and serves as a connection between key east-west thoroughfares including Freddy Gonzalez Drive, Canton Road, and nearby regional commercial centers.

This central location provides tenants with convenient access to surrounding neighborhoods while benefiting from strong daytime population generated by nearby schools, medical offices, and retail centers.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$2,950,000
<b>Price PSF:</b>	\$306/SF
<b>Building Size:</b>	9,622 SF
<b>Lot Size:</b>	1.00 GROSS ACRE
<b>Taxes:</b>	\$21,808
<b>Zoning:</b>	C-3
<b>Year Built:</b>	2018
<b>Parking Spaces:</b>	34

## FOR SALE | RETAIL PROPERTY

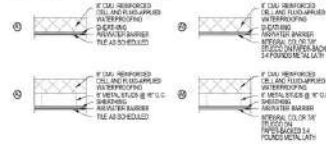
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# FLOOR PLANS

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### WALL LEGEND



### AREA SCHEDULE

AREA	DATA
TOTAL	8732 SQ FT

### KEY LEGEND

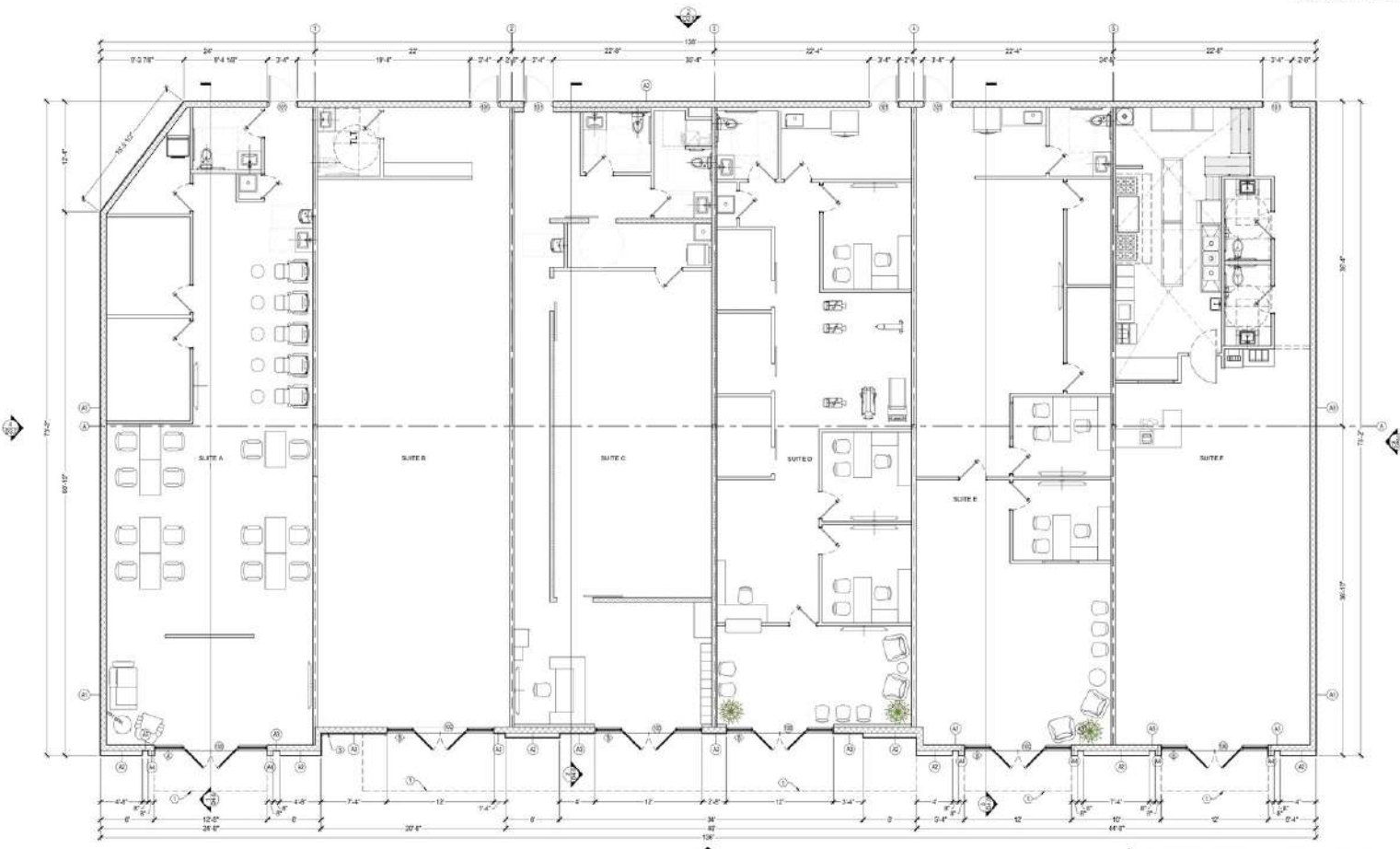
- ① LINE OF CANOPY ABOVE
- ② PAINTED STRUCTURAL BEAMS
- ③ GREEN WALL, REFER TO DESIGNER

### GENERAL NOTES

- GENERAL CONDITIONS OF THE CONTRACTOR FOR CONSTRUCTION.
- THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE COMPLY FULLY WITH THE PROJECT AND THE USE OF A SUB CONTRACTOR SHALL BE SUBJECT TO THE GENERAL CONTRACTOR'S APPROVAL. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY OF PROPOSED SUBSTITUTIONS TO THE GENERAL CONTRACTOR. SHOULD A SUBSTITUTION PRODUCT FAIL TO PERFORM WHERE THE ORIGINALLY SPECIFIED PRODUCT WOULD HAVE PERFORMED, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE THE ORIGINAL PRODUCT AT NO ADDITIONAL COST.
  - ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED AND INSURED FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM APPROVAL FOR FINAL PAYMENT, UNLESS SPECIFIED OTHERWISE.
  - WEIGHING MATERIALS ARE STORED AT THE JOB SITE.
- ANALYSIS AND RECOMMENDATIONS PRIOR TO SUBSTITUTIONS TO THE GENERAL CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL PROVIDE EVIDENCE TO INSURANCE FOR MATERIALS STORED PRIOR TO PAYMENT BY THE OWNER. THE OWNER'S "PROTECT" SHALL BEEN "UPON" AND INSTALL COMPLETE AND READY TO USE".
- PROVIDE ALL REQUIRED UTILITIES/STRUCTURAL COMPONENTS AND USE CONNECTION FOR THE FUNCTIONAL USE OF ALL CONTRACTOR SUPPLIED EQUIPMENT OR APPLIANCES. RESISTANCE OF ANY CONNECTIONS OR JOINTS SHALL BE IN THE CONSTRUCTION DOCUMENTS.
- PROVIDE ACCIDENTAL BARRIERS BETWEEN FLOOR LEVELS AND ON INTERIOR WALLS.

## NOMA

1000 W. COLLINS STREET, SUITE 1000, EDINBURG, TX 78539  
 TEL: 281.486.2222  
 WWW.NOMADESIGNSTUDIO.COM



**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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# AERIALS

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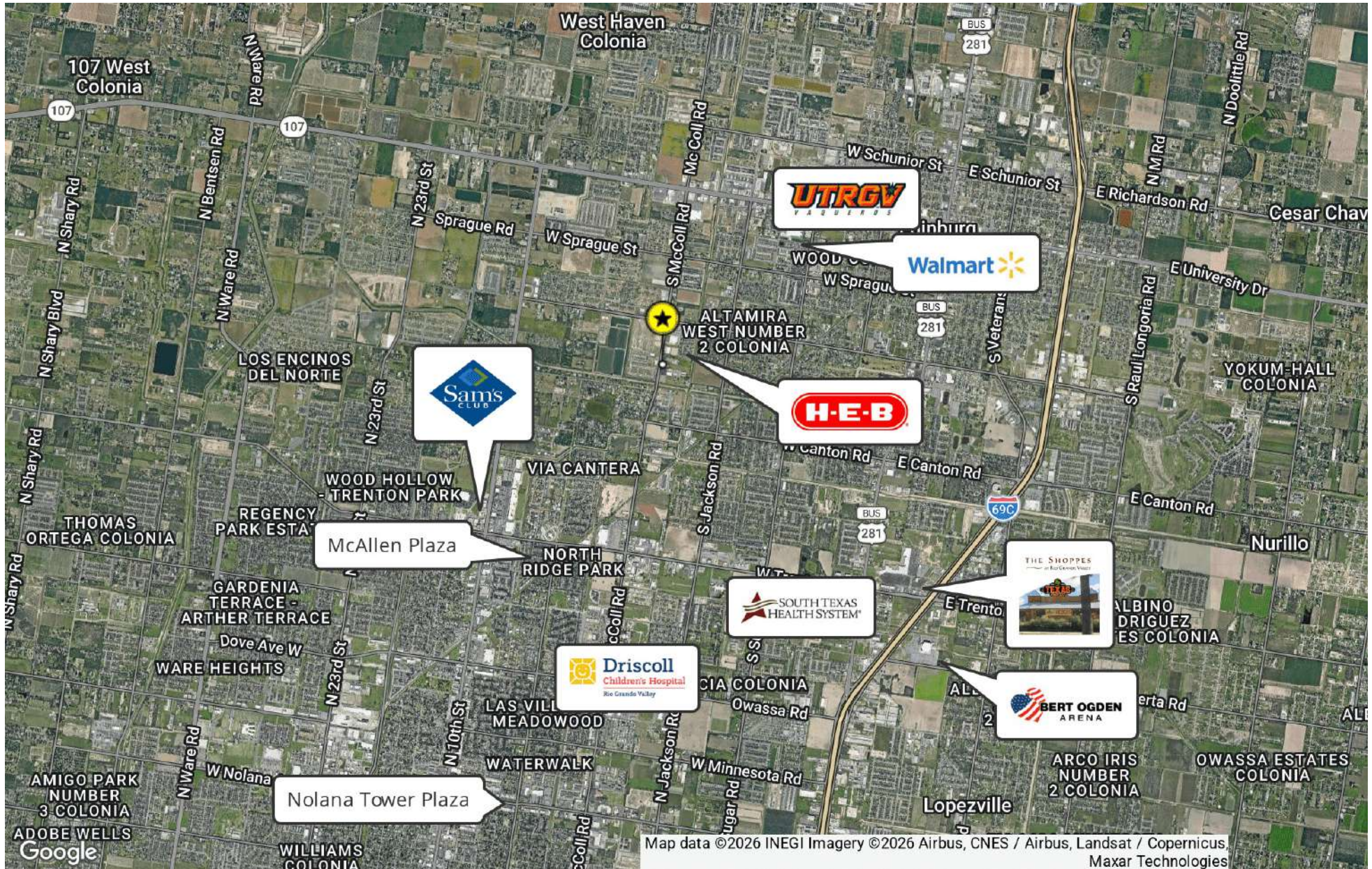


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# AERIAL MAP

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# DEMOGRAPHICS MAP & REPORT

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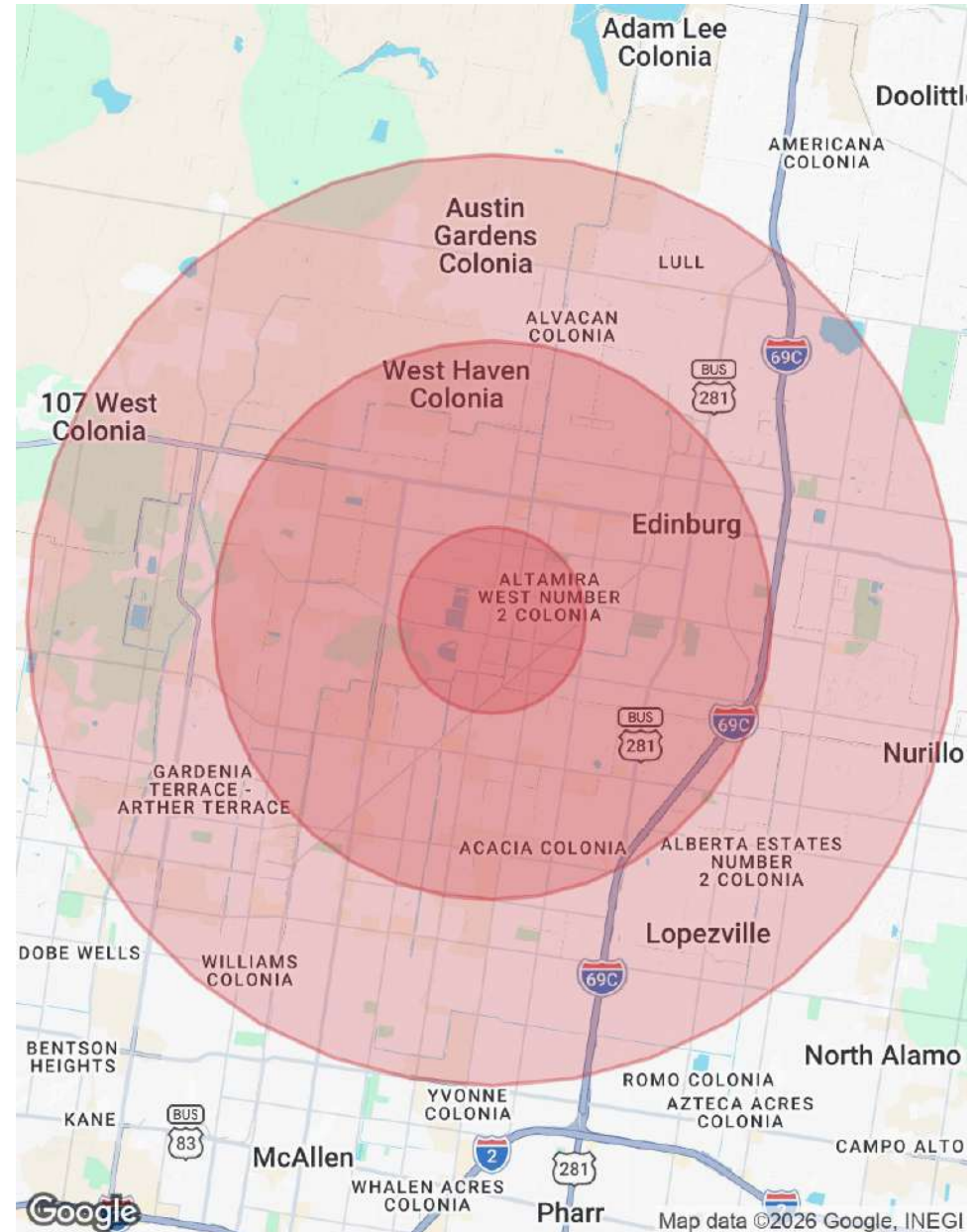
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,006	86,943	205,719
Average Age	35.3	33.2	32.2
Average Age (Male)	34.3	31.5	30.8
Average Age (Female)	42.3	34.2	33.2

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,975	30,856	69,216
# of Persons per HH	2.7	2.8	3.0
Average HH Income	\$113,167	\$94,192	\$87,713
Average House Value	\$271,001	\$214,557	\$189,416

2023 American Community Survey (ACS)



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956.227.8000



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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.



### 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally;
- And
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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 The Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Laura Liza Paz, SIOR</b>	<b>TX #437175</b>	<b>lauralizap@stx-cre.com</b>	<b>956.227.8000</b>
Sales Agent / Associate's Name	License No.	Email	Phone

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date