

FOR LEASE

PARKE AT NOLANA

NEC OF NOLANA AVE & N. 34TH ST
MCALLEN, TEXAS 78504



Developed by:



MIKE GARANSUAY, DIRECTOR OF LEASING

512.773.9449 | mg@corporateassetpartners.com

CRAIG GARANSUAY, CEO

210.667.6466 | craig@corporateassetpartners.com

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PROPERTY HIGHLIGHTS

Parke at Nolana is anchored by Target (125,000 SF) and Wal-Mart Super Center (203,000 SF) positioned at the controlled intersection of Nolana and 34th Street. Close proximity to:

- McAllen Sports Park – A multi-use facility includes eight fields and one championship field of various sports including soccer, football, rugby, and ultimate Frisbee as well as numerous community and special events, lighted tennis courts, a basketball court, playground & water feature.
- Castaneda Elementary School
- De Leon Middle School
- Boys and Girls Club of McAllen
- Nationally recognized McAllen Library
- Spectrum Communications Call Center (100,000 SF)

PAD SITES

LOT 3: 2.053 ACRES - Divisible
LOT 4: 2.062 ACRES - Divisible
LOT 5: 1.056 ACRES

POWER CENTER GLA

164,073 SF

RENTAL RATE/NNN

Call for Pricing

TRAFFIC COUNTS

Nolana Ave: 22,302 VPD ('25) | Ware Rd: 29,139 VPD ('24) (TXDOT)

AREA RETAILERS

Target, Wal-Mart Super Center, HEB, Ollie's, South Texas Health Systems, STHS ER, CareNow, Firestone, Take 5, Blue Wave, Chase, 7-11, Wendy's, McDonald's, DQ, Golden Chick, Whataburger, Dutch Bros, Dunkin, Schlotzsky's, Peter Piper Pizza, Chick-fil-a and Starbuck's to name a few.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2026 Total Population	15,875	108,400	228,140
2026 Households	5,433	39,511	81,993
2026 Daytime Population	16,659	113,976	284,938
2026 Average Household Income	\$88,077	\$99,304	\$94,649

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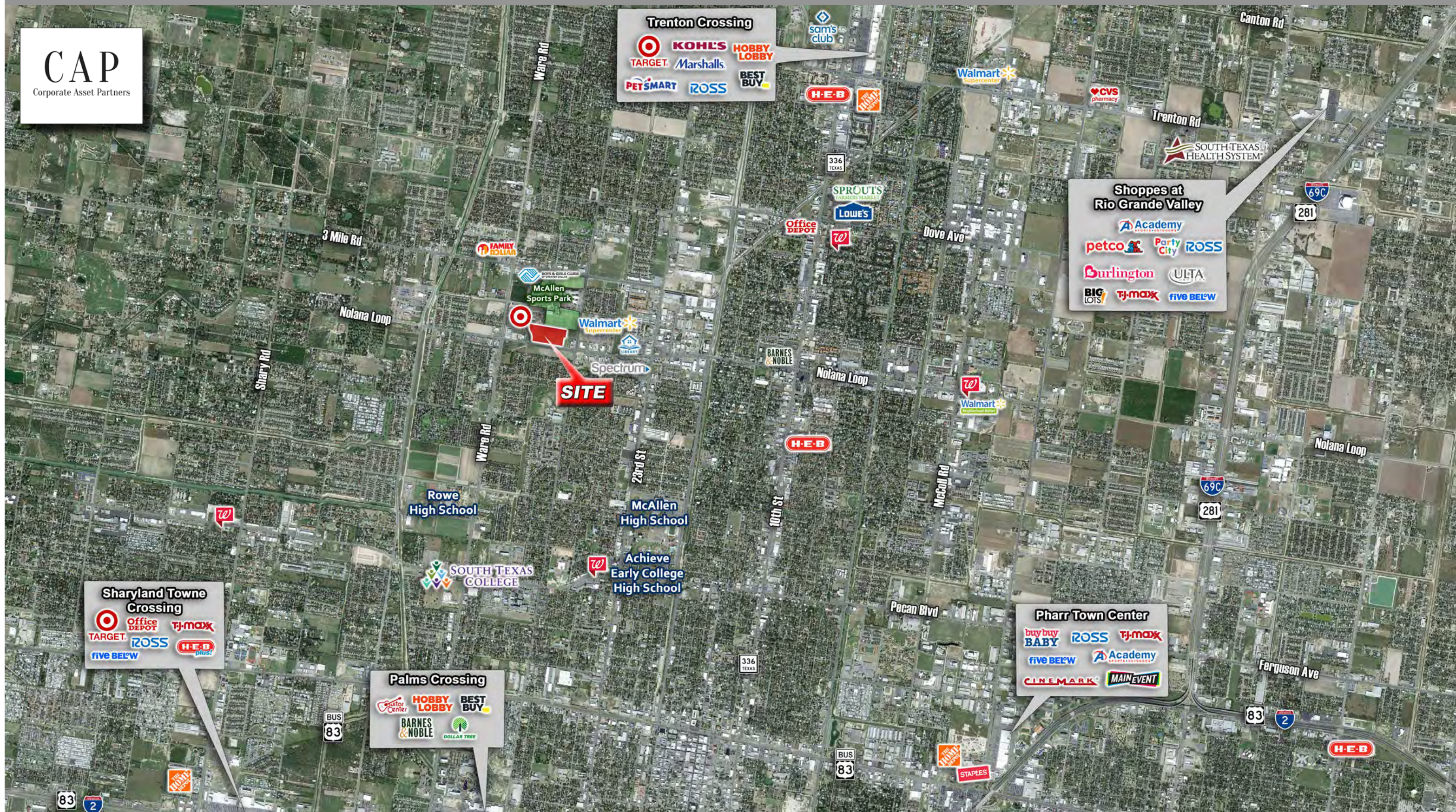
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CAP
Corporate Asset Partners



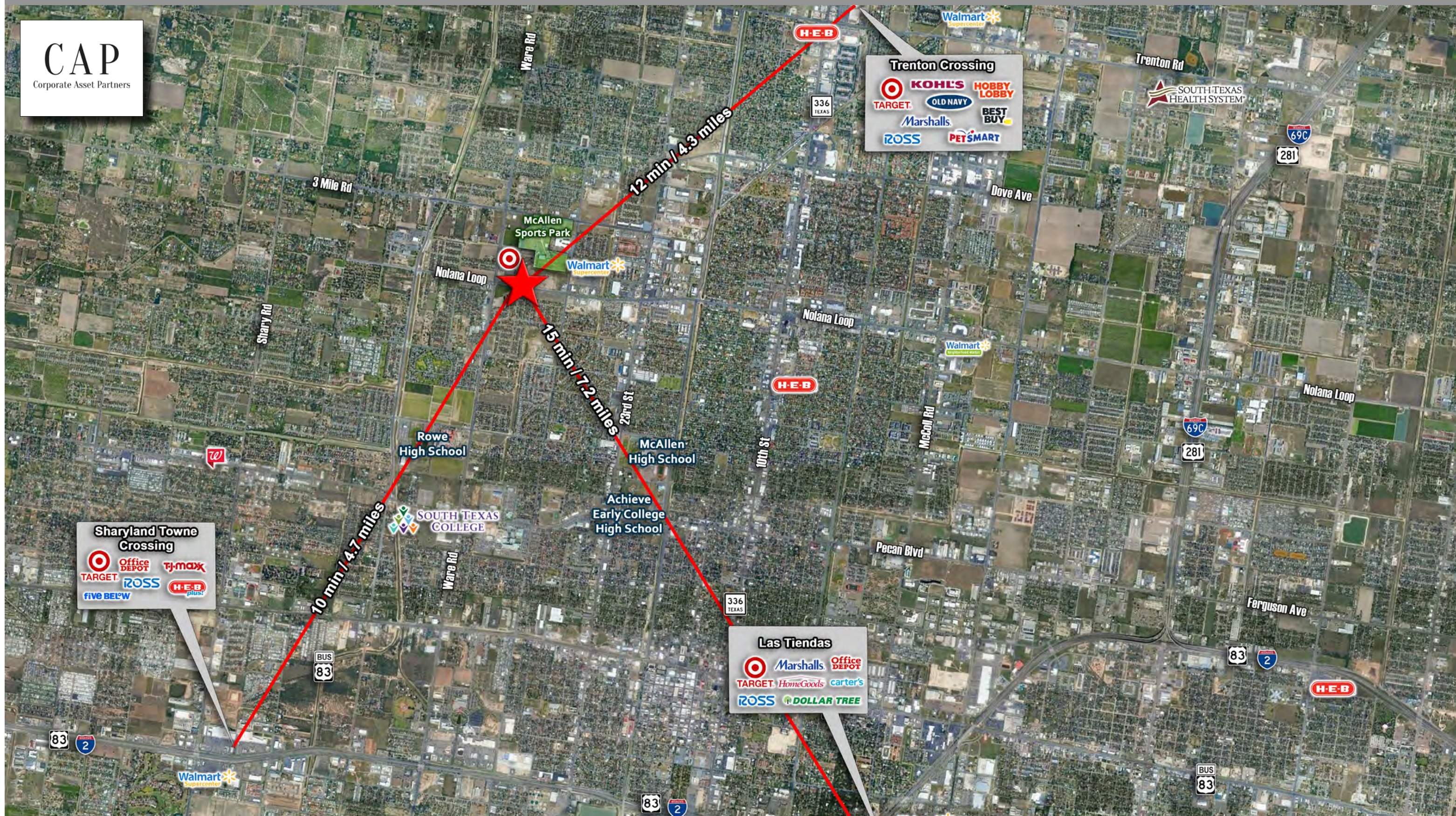
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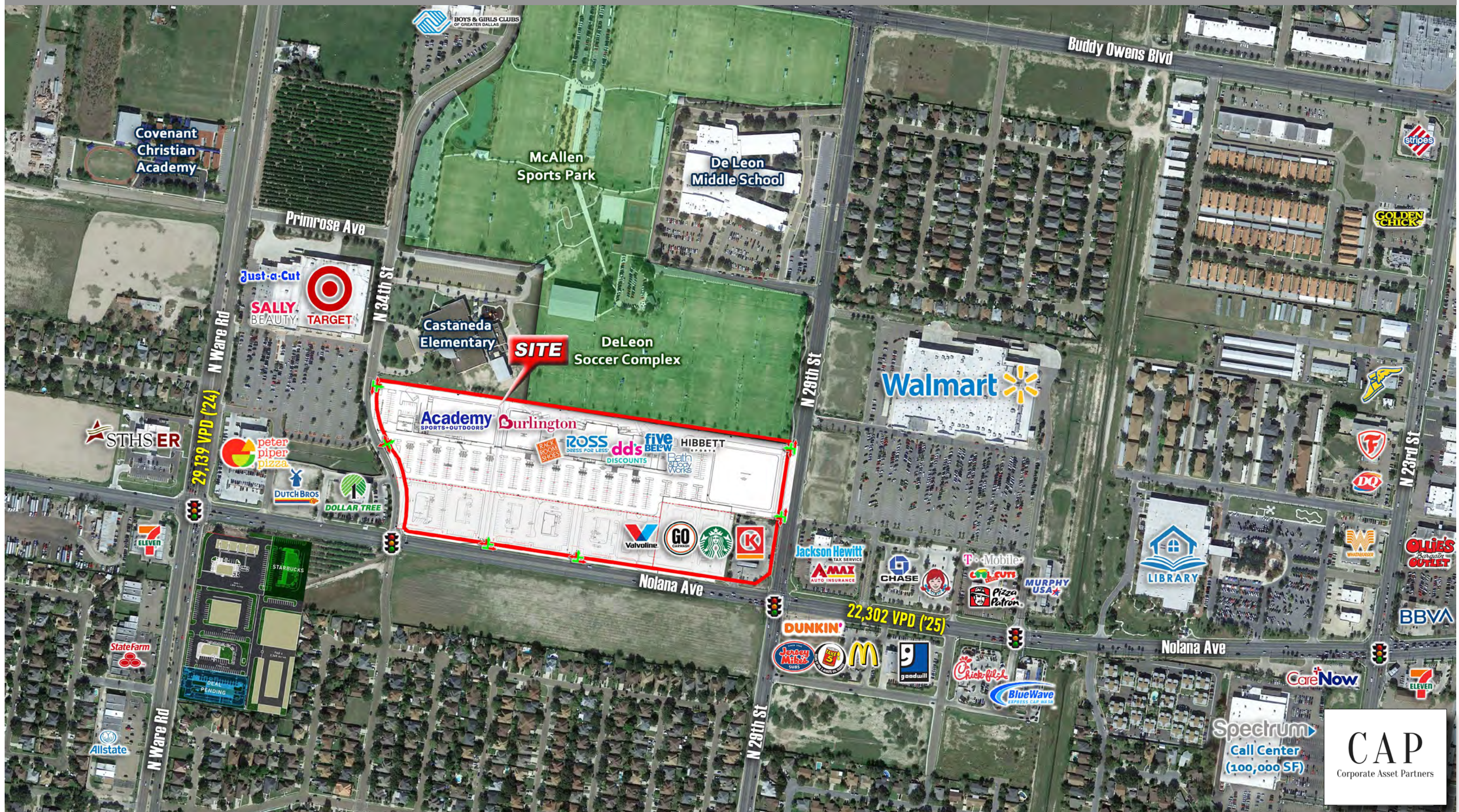
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PARKE AT NOLANA PARKING RECONCILIATION

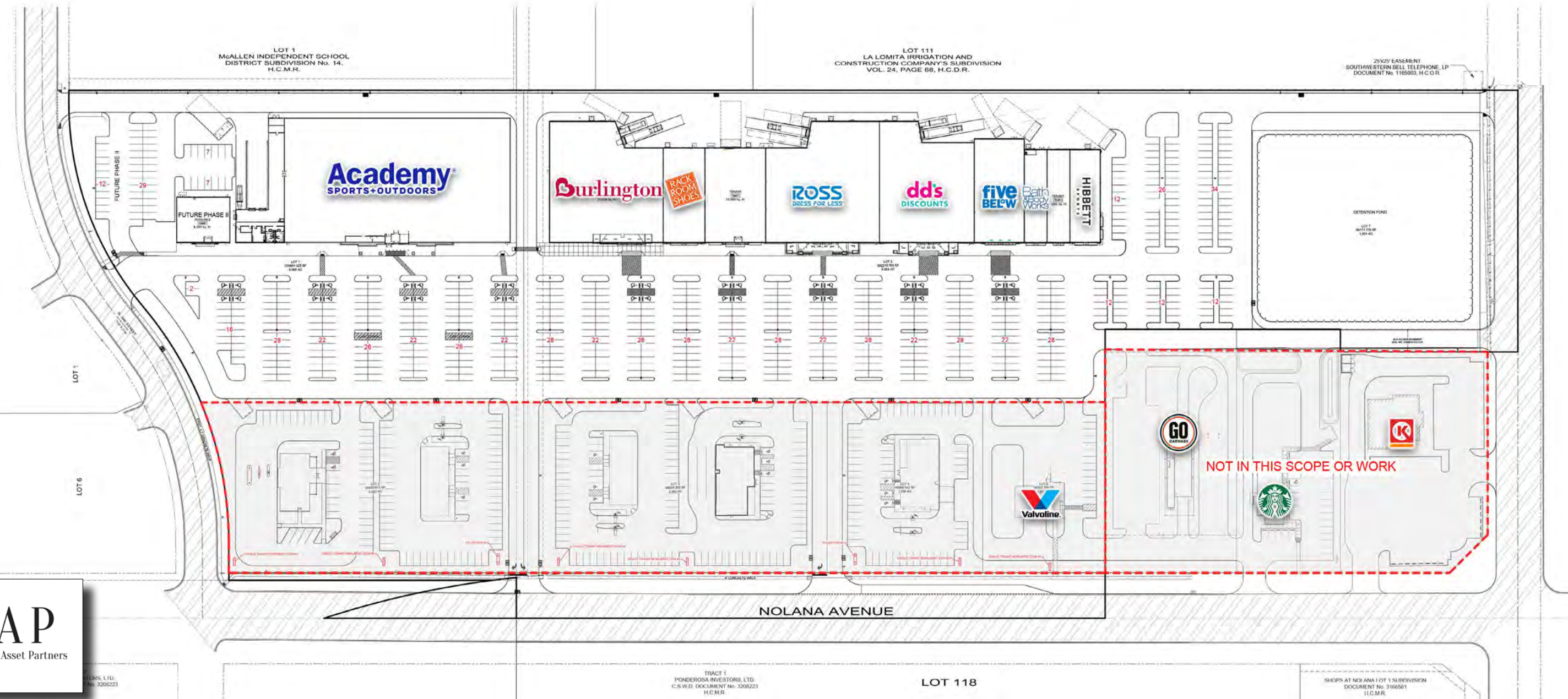
TOTAL GLA	159,473 S.F.	McALLEN PARKING CODE	
PARKING STALLS	633	1 PER 400 S.F.	1 PER 250 S.F.
HANDI-CAP STALLS	35	2.5 PER 1,000	4 PER 1,000
TOTAL PARKING STALLS	669	TOTAL PARKING STALLS REQUIRED	TOTAL PARKING STALLS REQUIRED
TOTAL	1 PER 238.38 S.F.	398.68	637.89

LAND AREA ANALYSIS

RETAIL SITE AREA	14.07 ACRES
PAD SITES 3-6	6.005 ACRES
DETENTION POND	1.931 ACRES
NOLANA R.O.W. DEDICATION	1.339 ACRES
29th ST. R.O.W. DEDICATION	0.396 ACRES
TOTAL	23.741 ACRES

BUILDING AREAS

BURLINGTON	22,018 SQ. FT.
RACK ROOM SHOES	6,875 SQ. FT.
TENANT	10,000 SQ. FT.
ROSS	22,008 SQ. FT.
DD'S	18,010 SQ. FT.
FIVE BELOW	9,042 SQ. FT.
BATH & BODY WORKS	3,686 SQ. FT.
TENANT	3,686 SQ. FT.
HIBBET	4,950 SQ. FT.
MISC. RETAIL PHASE II	4,200 SQ. FT.
SPORTING GOODS PHASE II	55,000 SQ. FT.
TOTAL	159,473 SQ. FT.



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SHOPS, LTD.
No. 3208223

TRACT 1
PONDEROSA INVESTORS, LTD.
C.S.W.D. DOCUMENT No. 3208223
H.C.M.R.

LOT 118

SHOPS AT NOLANA LOT 1 SURVEYOR
DOCUMENT No. 3166561
I.C.M.R.

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SIGN A	Parke at Nolana
Type:	Pylon
Illumination:	Internally Illuminated LED
Square Footage:	252.00

SIGN B	Parke at Nolana
Type:	Pylon
Illumination:	Internally Illuminated LED
Square Footage:	252.00

SIGN C	Monument Sign
Type:	Single -Tenant Monument Sign
Actual Size:	120" x 120"
Viewable Size:	84" x 10'-0" Cabinet
Square Footage:	100.00

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FRONT ELEVATION



FRONT ELEVATION

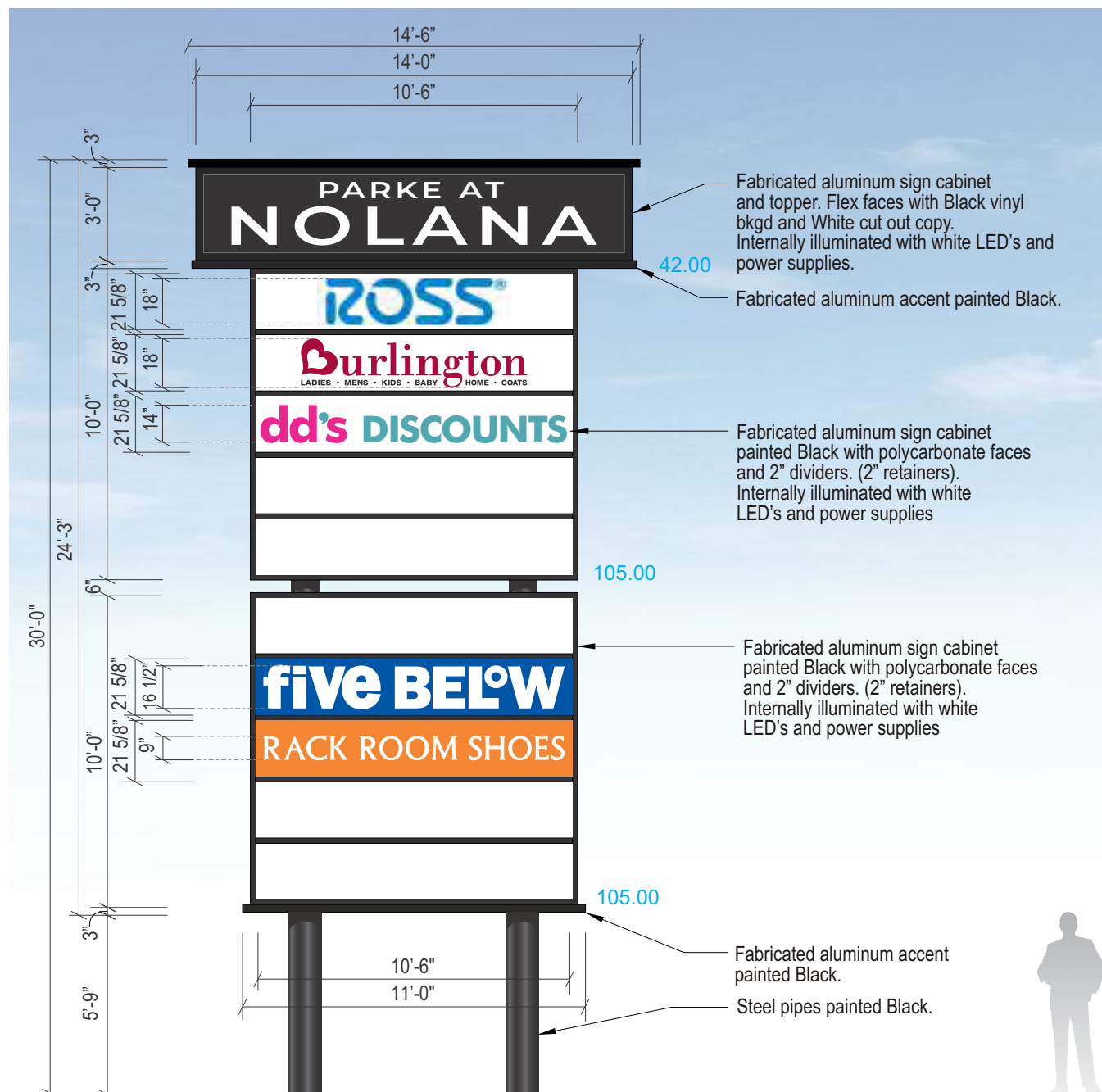


FRONT ELEVATION

FOR LEASE

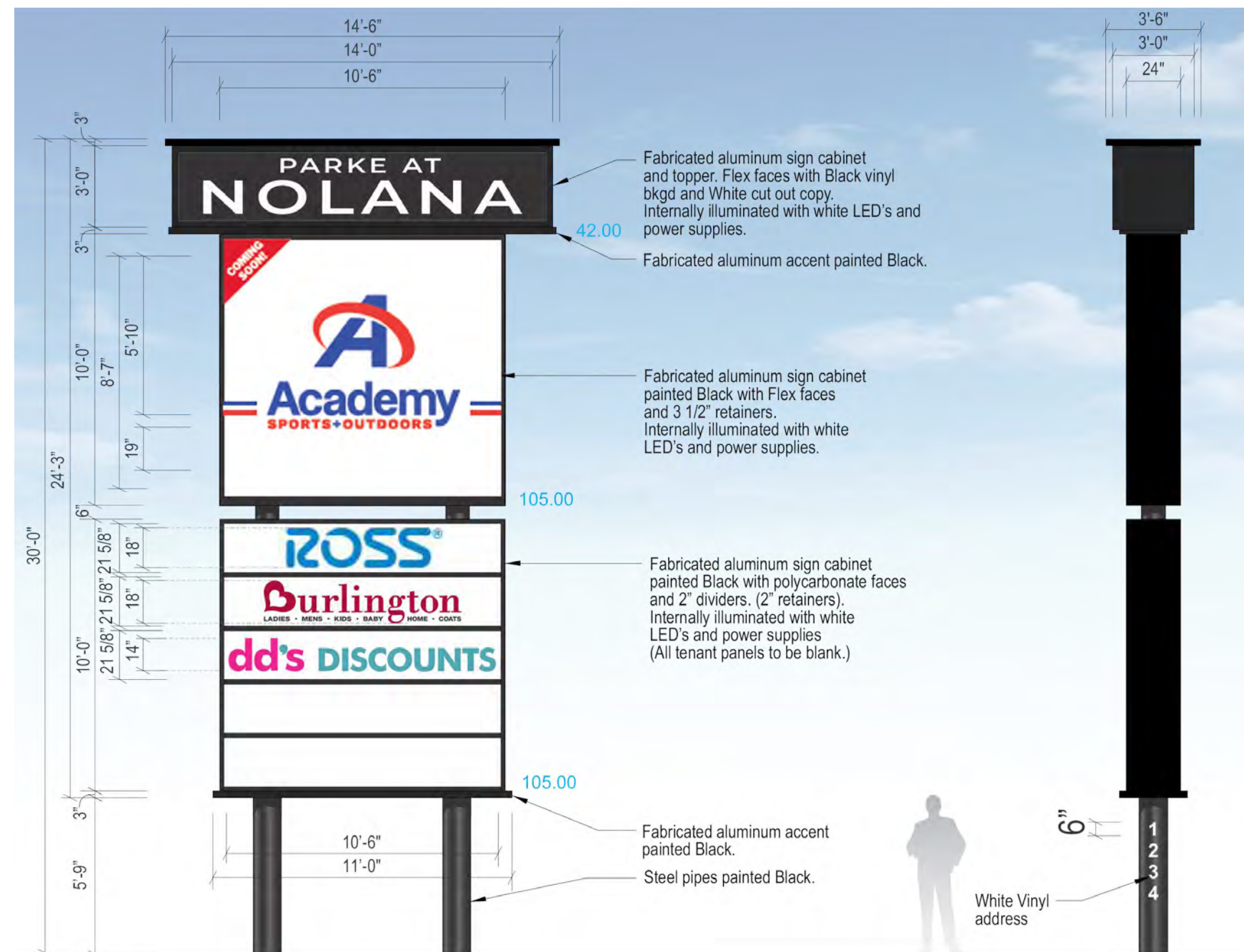
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Sign Layout Detail

Qty: (1) Scale: 3/16" = 1'-0"



Sign Layout Detail

Qty: (1) Scale: 3/16" = 1'-0"

Side View

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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.

11-03-2025



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.

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:
 - 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.

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.

Corporate Asset Partners, LLC	9007627	craig@corporateassetpartners.com	210.667.6466
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Craig Joseph Garansuay	471665	craig@corporateassetpartners.com	210.667.6466
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date