

FOR LEASE

# CENTRAL MARKETPLACE

901 SOUTH 10TH STREET :: McALLEN, TX 78501



## 32,700 SF AVAILABLE FOR LEASE

**LOCATION:** NEC of South 10th Street  
and Jackson Avenue

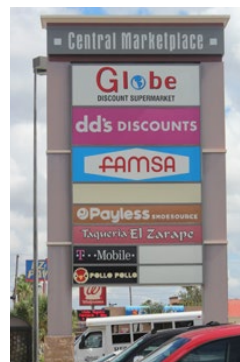
**AVAILABLE:** 2,114 SF - 32,700 SF

**LEASE RATE:** Call for information

**NNN EXPENSES:** \$3.50 PSF

### HIGHLIGHTS

- :: 2nd Generation Grocery Store (2009 Construction)
- :: High traffic retail corridor located on dominant path for cross-border shoppers
- :: Many area retailers' stores out perform their national average unit volumes
- :: McAllen Ranked:
  - #1 MSA in the nation for long term job growth - *US Bureau of Labor, 2012*
  - 7th Fastest growing MSA in the country - *CNN Money, 2012*
  - #3 MSA for Retail Sales per capita in Texas



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## AREA RETAILERS:



Dillard's



sears



Pier 1 imports



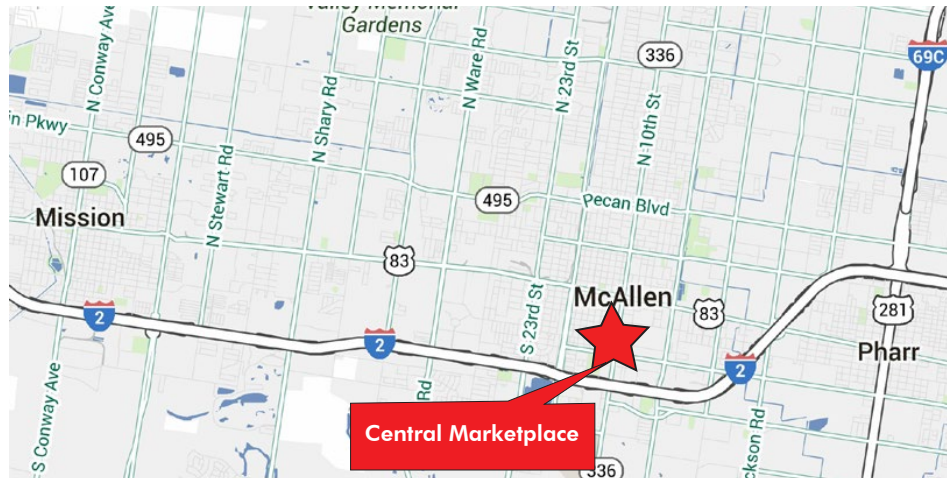
## 2013 Traffic Counts

10th Street 30,000 VPD

Jackson Avenue 23,472 VPD

## 2013 Estimated Demographics

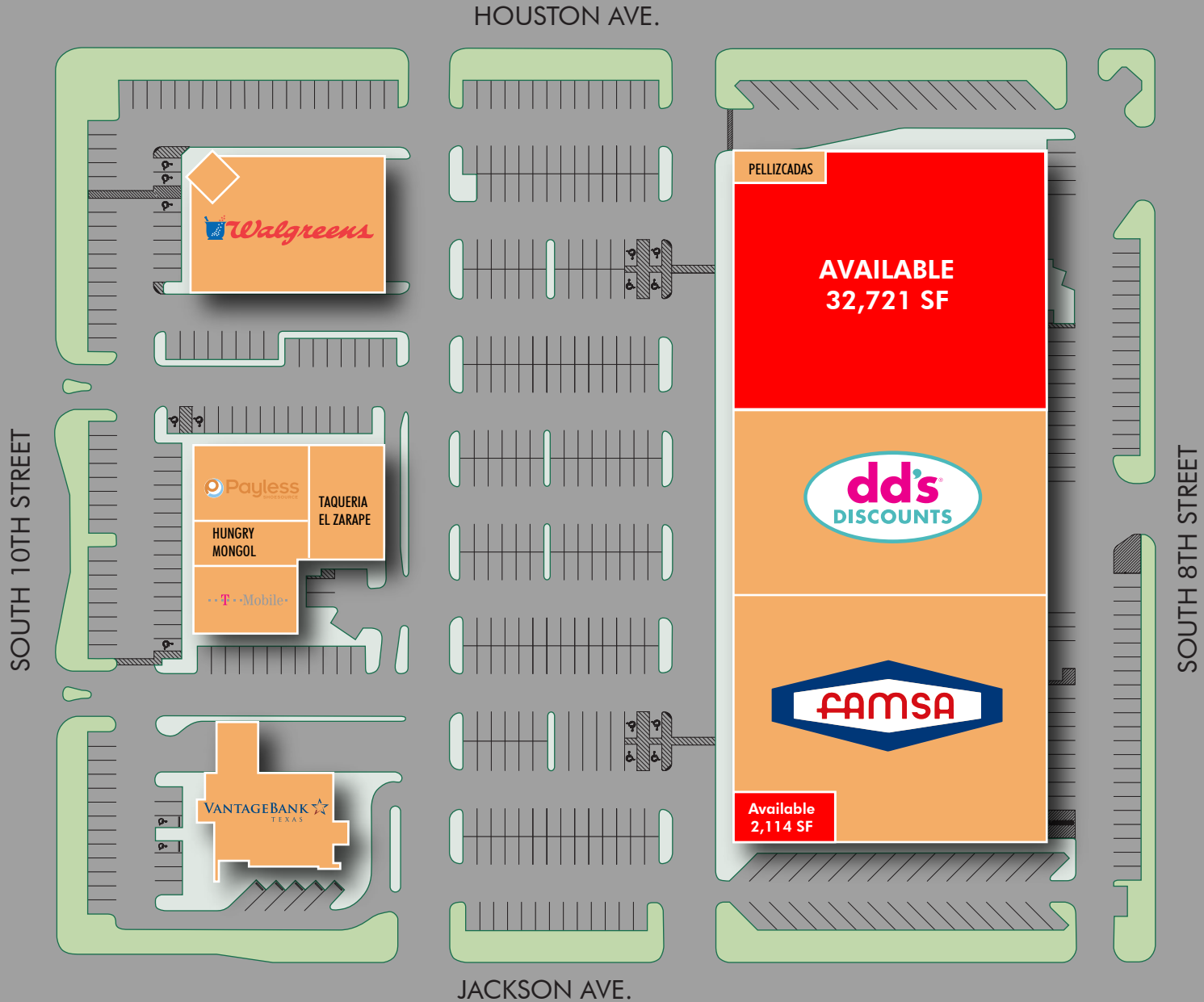
	1 mile	3 miles	5 miles
POPULATION	9,192	88,867	223,945
AVERAGE HOUSEHOLD INCOME	\$44,277	\$51,511	\$58,839
GROWTH 2013 - 2018	2.05%	6.34%	8.51%



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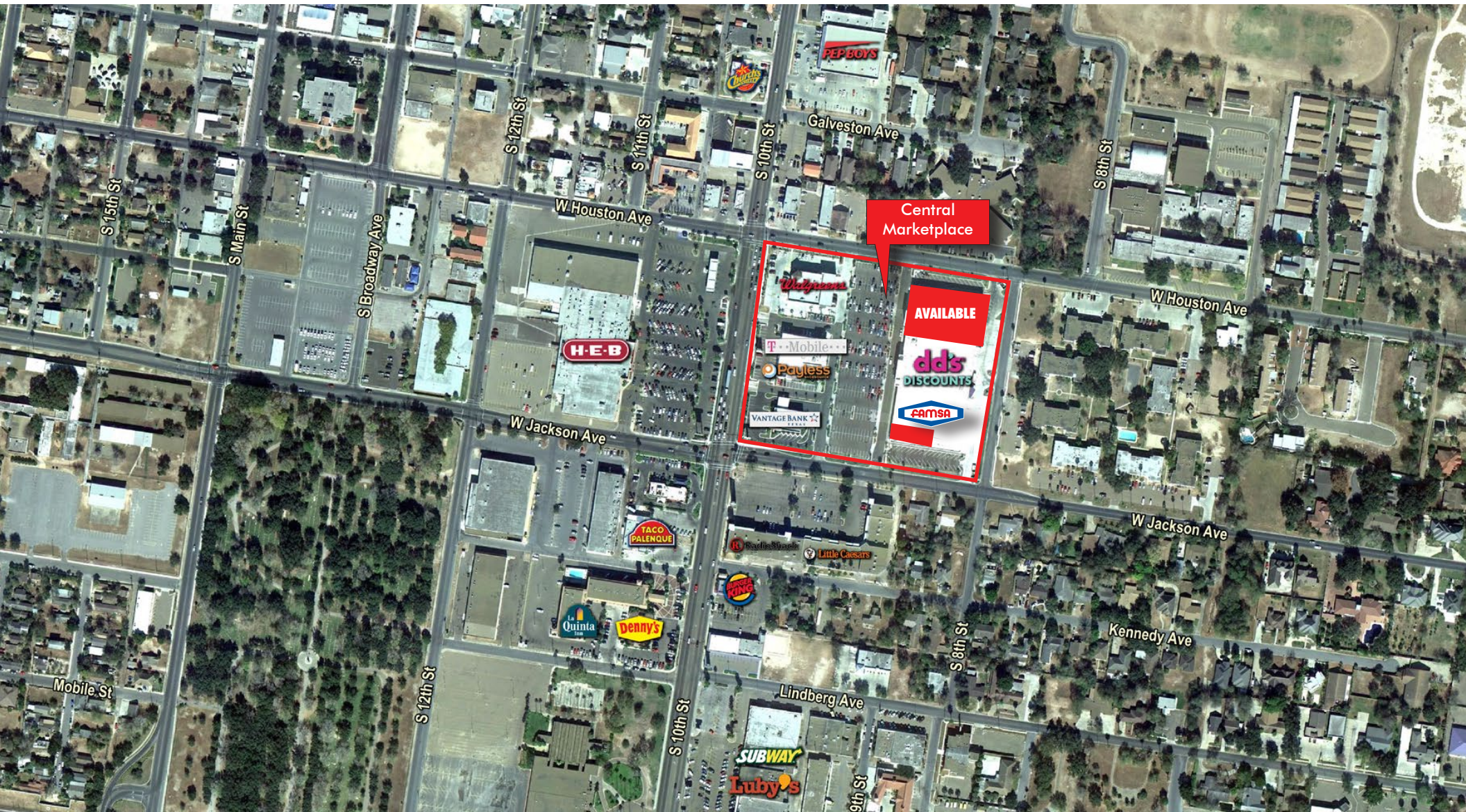
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- :: #1 County in Texas by percent change in population. - *US Census, 2000*
- :: Ranked #2 for Top Mid-Market areas. This ranking has been consistently in the top 2 for ten years. - *Southern Business and Development Magazine, 2004*
- :: Ranked #7 in the Top Performing Cities in the nation, ranked by job growth, wages and salary growth, short-term job growth and high-tech job growth.- *Milken Institute, 2007*
- :: Ranked #1 in the Southwest as the best place for entrepreneurship. - *Entrepreneur Magazine*
- :: Ranked as one of the ten best places in the South for location for an automotive assembly plant. - *Southern Business and Development Magazine, 2004*

## McALLEN HIGHLIGHTS

- :: McAllen ranked #1 in Texas for total Retail Sales per household.
- :: The McAllen MSA is the 8th fastest growing City in the United States and the fastest growing by percentage in the State of Texas. - *U.S. Census Bureau, 2005*
- :: McAllen, TX was ranked #1 in job growth and #2 in Income Growth in a survey of Best Cities For Jobs in 2008. - *Forbes.com, 2008*
- :: Ranked as the lowest city in the United States in cost of living. - *ACCRA, 2005*
- :: McAllen MSA was ranked 5th in the Nation as hottest city for entrepreneurs and 2nd among midsize MSA's. - *Inc. Magazine*
- :: 4th Fastest growing MSA in nation by percent change in population. - *US Census, 2000*



## FOR MORE INFORMATION PLEASE CONTACT:

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## INFORMATION ON BROKERAGE RELATIONSHIPS (TREC)

Before working with a real estate broker, you shall know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A Broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:** The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub-agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:** The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know, because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:** A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in

conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

1. **Shall treat all parties honestly;**
2. **May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;**
3. **May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and**
4. **May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.**

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

TEXAS LAW REQUIRES THAT ALL REAL ESTATE LICENSEE'S PRESENT THIS INFORMATION TO PROSPECTIVE SELLERS, LANDLORDS, BUYERS OR TENANTS.

ACKNOWLEDGEMENT: Please acknowledge your receipt of this information for Broker's records.

SELLER/LANDLORD:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

BUYER/TENANT:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_



## ACKNOWLEDGMENTS

### NOTICE TO OWNERS, BUYERS, AND TENANTS REGARDING HAZARDOUS WASTES OR SUBSTANCES AND UNDERGROUND STORAGE TANKS

Comprehensive federal and state laws and regulations have been enacted in the last few years in an effort to develop controls over the use, storage, handling, clean-up, removal and disposal of hazardous wastes or substances. Some of these laws and regulations, such as the so-called "Superfund Act," provide for broad liability schemes wherein an owner, tenant or other user of the property may be liable for clean-up costs and damages regardless of fault. Other laws and regulations set standards for the handling of asbestos or establish requirements for the use, modification, abandonment, or closing of underground storage tanks.

It is not practical or possible to list all such laws and regulations in this Notice. Therefore, owners, buyers and tenants are urged to consult legal counsel to determine their respective rights and liabilities with respect to the issues described in this Notice as well as all other aspects of the proposed transaction. If hazardous wastes or substances have been or are going to be used, stored, handled or disposed of on the property, or if the property has or may have underground storage tanks, it is essential that legal and technical advice be obtained to determine, among other things, what permits and approvals have been or may be required, if any, the estimated costs and expenses associated with the use, storage, handling, clean-up, removal or disposal of the hazardous wastes of substances and what contractual provisions and protections are necessary or desirable. It may also be important to obtain expert assistance for site investigations and building inspections. The past uses of the property may provide valuable information as to the likelihood of hazardous wastes or substances, or underground storage tanks being on the property.

Although CBRE, Inc. will disclose any knowledge it actually possesses with respect to the existence of hazardous wastes or substances, or underground storage tanks on the property, CBRE, Inc. has not made investigations or obtained reports

regarding the subject matter of this Agreement, except as may be described in a separate written document signed by CBRE, Inc. CBRE, Inc. makes no representations regarding the existence or nonexistence of hazardous wastes of substances, or underground storage tanks on the property. You should contact a professional, such as a civil engineer, geologist, industrial hygienist or other persons with experience in these matters to advise you concerning the property.

The term "hazardous wastes or substances" is used in this Agreement in its very broadest sense, and includes, but is not limited to, petroleum base products, paints and solvents, lead, cyanide, DDT, printing inks, acids, pesticides, ammonium compounds, asbestos, PCB's and other chemical products. Hazardous wastes or substances and underground storage tanks may be present on all types of real property. This agreement is therefore meant to apply to any transaction involving any type of real property, whether improved or unimproved.

### AMERICANS WITH DISABILITIES ACT

The United States Congress has recently enacted the Americans With Disabilities Act (ADA). Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

**ACKNOWLEDGMENT:** Please acknowledge your receipt of this information for Broker's records.

SELLER/LANDLORD:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

BUYER/TENANT:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

