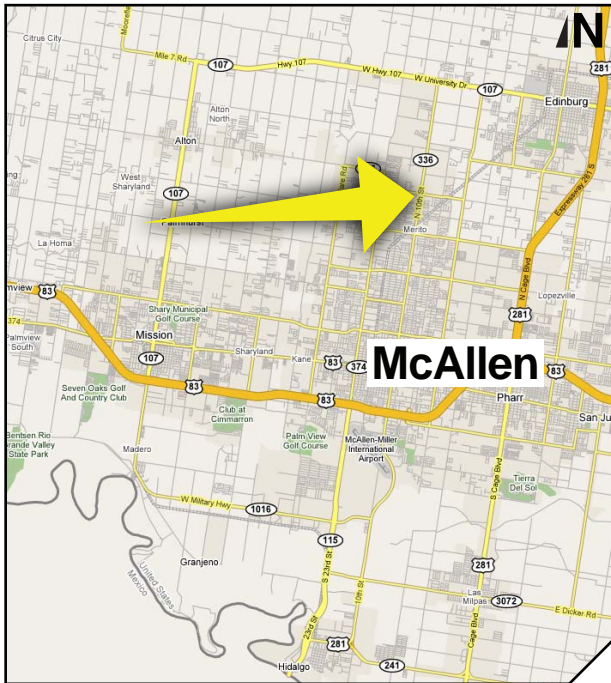




North McAllen Center McAllen, Texas Anchor: Home Depot, HEB

Clay Trozzo
W 281-668-3444
ctrozzo@propertycommerce.com

LEASE SPACE AVAILABLE 1,232/sf and 1,680/sf Available (can combine to 2,912/sf)



LEASE SPACE / RATE

1,232/sf Available at \$19/sf plus NNN
1,680/sf Available at \$19/sf plus NNN

TERM

Minimum 5 year primary term

NNN

\$5.05/sf estimated per year

FINISH OUT

\$15/sf of Lease Space Area from Landlord's Building Shell for the 1,232/sf

Location/

SEC North 10th Street & Trenton Rd.
McAllen, Texas

Traffic Counts/

10th Street: 31,000 cpd
Trenton Rd: 14,500 cpd

2007 Average Daily Traffic Counts

Facts/

McAllen is one of the **fastest growing** areas in the State of Texas

Outstanding Visibility & Access

Demographics 2009/

	3mi	5mi	10mi
Population	76,352	199,698	404,871
Avg. HH Income (\$)	71,379	55,842	47,092
Number of HH	25,232	62,759	120,392



This property is subject to price change, prior sale or withdrawal from the market at any time. This is a bulletin and not an offer. The information is believed to be correct, but is not guaranteed and is not necessarily complete. Any offer must be based on the purchaser's/tenant's own investigation and not on any representations made by Property Commerce JW, Inc. or by any selling/leasing broker.

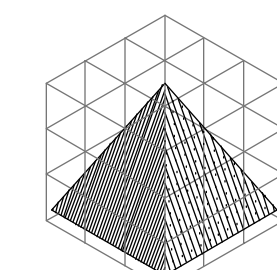


H-E-B

**NORTH MCALLEN
SHOPPING CENTER**
N 10TH STREET @ TRENTON
MCALLEN, TEXAS

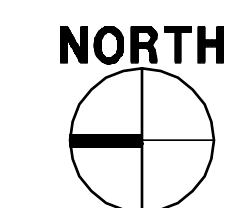


11000 BRITTMOORE PARK DR, SUITE 100
HOUSTON, TEXAS 77041
281.668.3400
FAX: 281.668.3450
www.propertycommerce.com



THE THOMPSON ARCHITECTURE
NELSON INTERIORS
GROUP PLANNING
INC.

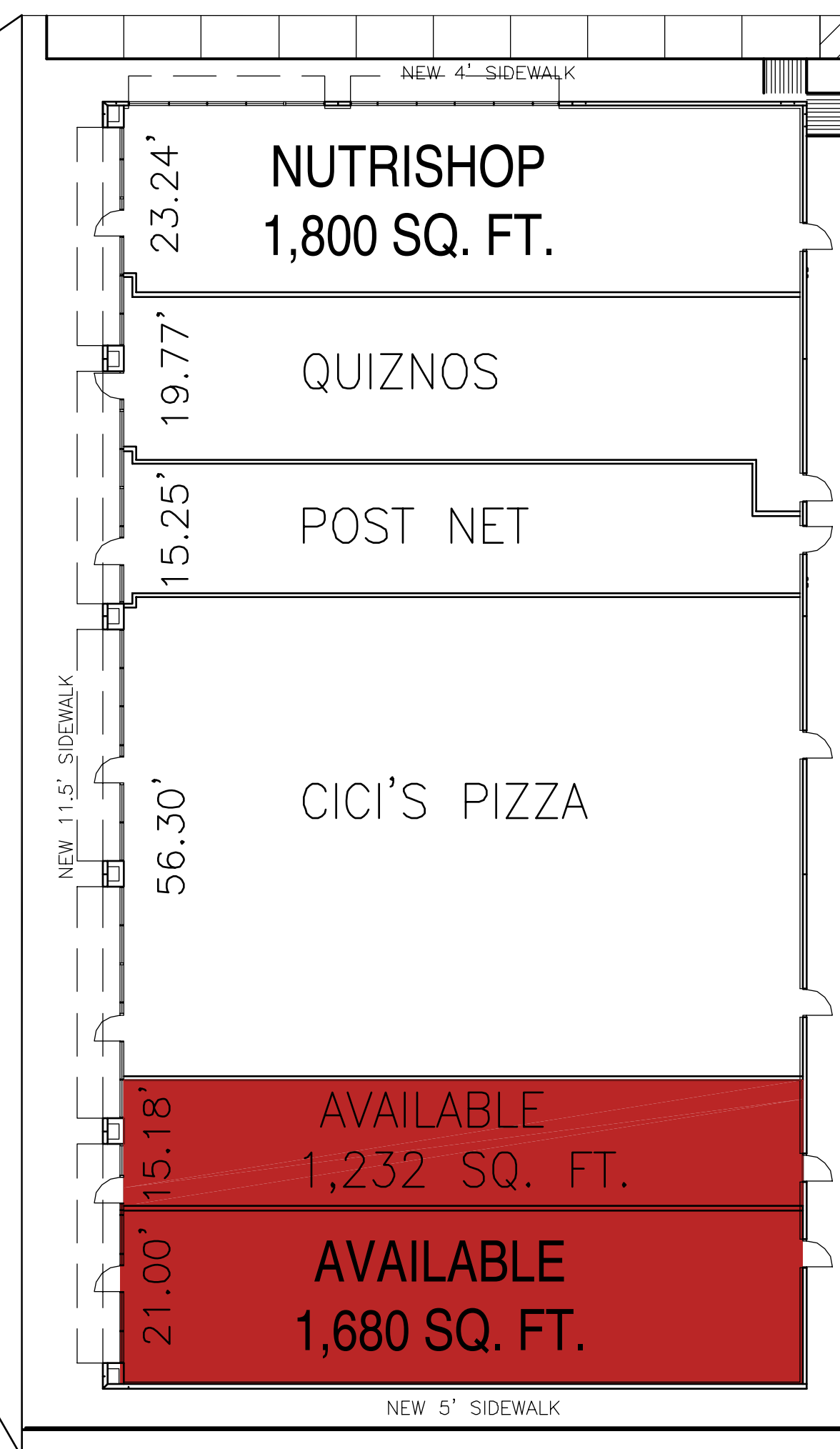
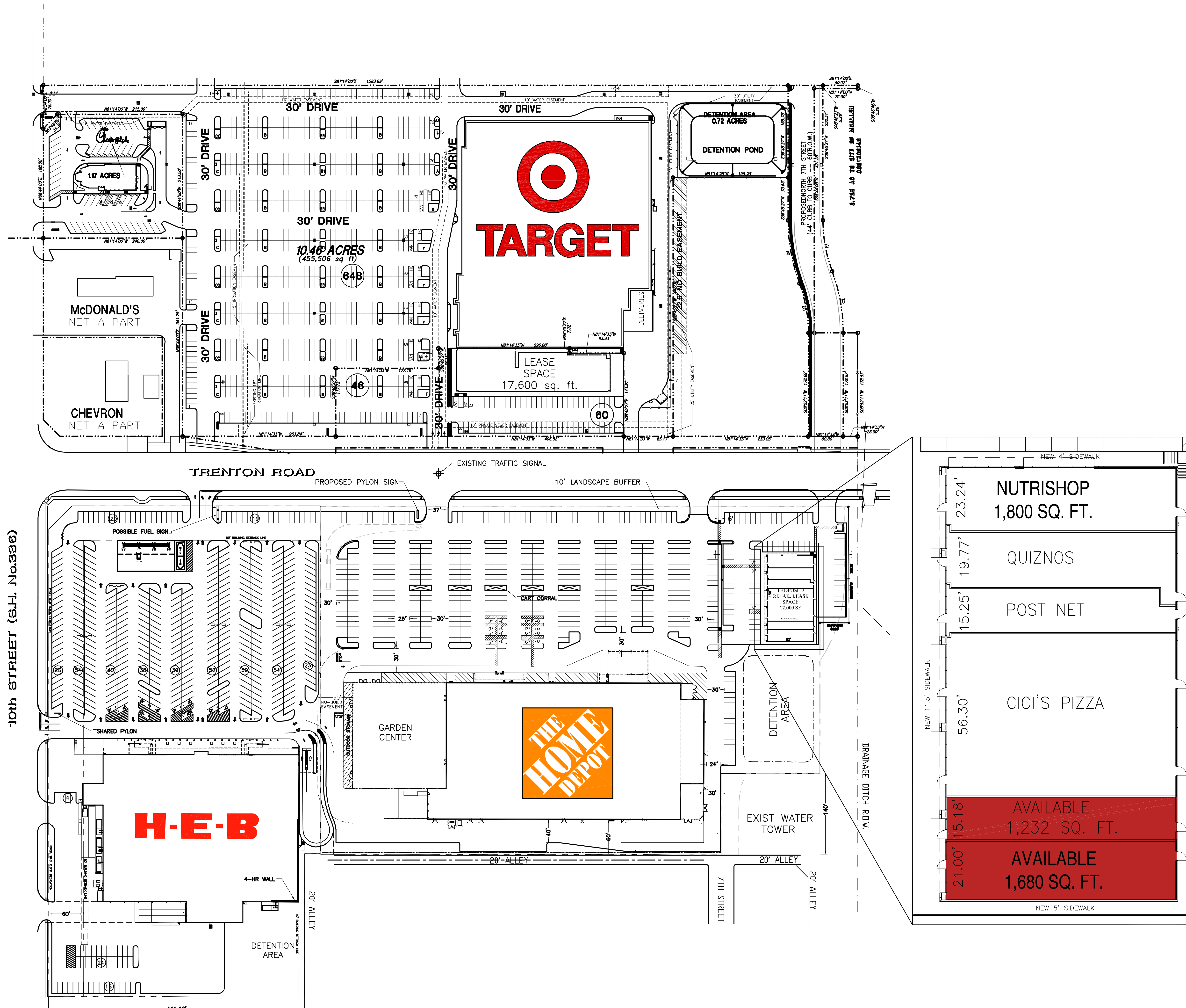
7800 WOODWAY, SUITE 580
HOUSTON, TEXAS, 77066-1528
(713) 286-7250 FAX: (713) 782-8809



09/02/09

0 50' 100' 150' 200'
SCALE: 1" = 100' GRAPHIC SCALE

**SITE DEVELOPMENT
PLAN**





North McAllen Center SEC N. 10th Street & Trenton Rd. McAllen, Texas



Pop-Facts: Demographic Quick Facts Report

North McAllen Shopping Center

Radius 1: N 10TH ST AT TRENTON RD, MCALLEN, TX 78504, aggregate

Radius 2: N 10TH ST AT TRENTON RD, MCALLEN, TX 78504, aggregate

Radius 3: N 10TH ST AT TRENTON RD, MCALLEN, TX 78504, aggregate

Description	0.00 - 3.00 miles		0.00 - 5.00 miles		0.00 - 10.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Population						
2014 Projection	89,171		228,757		579,029	
2009 Estimate	76,352		199,698		503,781	
2000 Census	53,442		148,293		371,244	
1990 Census	35,238		111,124		250,691	
Growth 1990 - 2000	51.66%		33.45%		48.09%	
Households						
2014 Projection	29,613		72,645		169,725	
2009 Estimate	25,232		62,759		146,462	
2000 Census	17,444		45,374		105,490	
1990 Census	11,272		32,852		69,599	
Growth 1990 - 2000	54.76%		38.12%		51.57%	
2009 Est. Population by Single Classification Race						
White Alone	59,973	78.55	158,989	79.61	394,721	78.35
Black or African American Alone	752	0.98	1,460	0.73	2,740	0.54
American Indian and Alaska Native Alone	277	0.36	968	0.48	2,441	0.48
Asian Alone	2,692	3.53	3,872	1.94	5,305	1.05
Native Hawaiian and Other Pacific Islander Alone	77	0.10	111	0.06	203	0.04
Some Other Race Alone	10,303	13.49	29,315	14.68	86,508	17.17
Two or More Races	2,278	2.98	4,983	2.50	11,863	2.35
2009 Est. Population Hispanic or Latino						
Hispanic or Latino	58,625	76.78	169,595	84.93	446,145	88.56
Not Hispanic or Latino	17,727	23.22	30,103	15.07	57,636	11.44
2009 Tenure of Occupied Housing Units						
Owner Occupied	17,530	69.48	41,198	65.64	105,635	72.12
Renter Occupied	7,703	30.53	21,561	34.36	40,827	27.88
2009 Average Household Size						
	3.01		3.14		3.41	



Pop-Facts: Demographic Quick Facts Report

North McAllen Shopping Center

Radius 1: N 10TH ST AT TRENTON RD, MCALLEN, TX 78504, aggregate

Radius 2: N 10TH ST AT TRENTON RD, MCALLEN, TX 78504, aggregate

Radius 3: N 10TH ST AT TRENTON RD, MCALLEN, TX 78504, aggregate

Description	0.00 - 3.00 miles		0.00 - 5.00 miles		0.00 - 10.00 miles	
	<i>Radius 1</i>	%	<i>Radius 2</i>	%	<i>Radius 3</i>	%
2009 Est. Households by Household Income	25,232		62,759		146,462	
Income Less than \$15,000	2,790	11.06	11,705	18.65	32,921	22.48
Income \$15,000 - \$24,999	2,651	10.51	8,843	14.09	24,206	16.53
Income \$25,000 - \$34,999	2,551	10.11	7,196	11.47	19,078	13.03
Income \$35,000 - \$49,999	3,676	14.57	9,242	14.73	21,679	14.80
Income \$50,000 - \$74,999	4,777	18.93	10,978	17.49	22,584	15.42
Income \$75,000 - \$99,999	3,512	13.92	6,332	10.09	11,346	7.75
Income \$100,000 - \$149,999	3,465	13.73	5,666	9.03	9,623	6.57
Income \$150,000 - \$249,999	1,277	5.06	1,986	3.16	3,345	2.28
Income \$250,000 - \$499,999	357	1.41	590	0.94	1,198	0.82
Income \$500,000 and over	174	0.69	221	0.35	482	0.33
2009 Est. Average Household Income	\$71,379		\$55,842		\$48,475	
2009 Est. Median Household Income	\$54,958		\$40,901		\$33,441	
2009 Est. Per Capita Income	\$23,637		\$17,675		\$14,164	

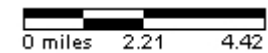
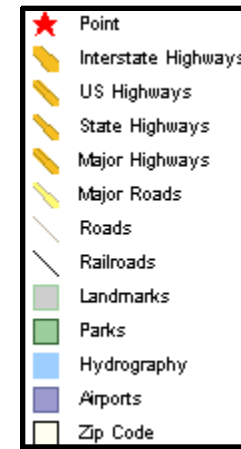
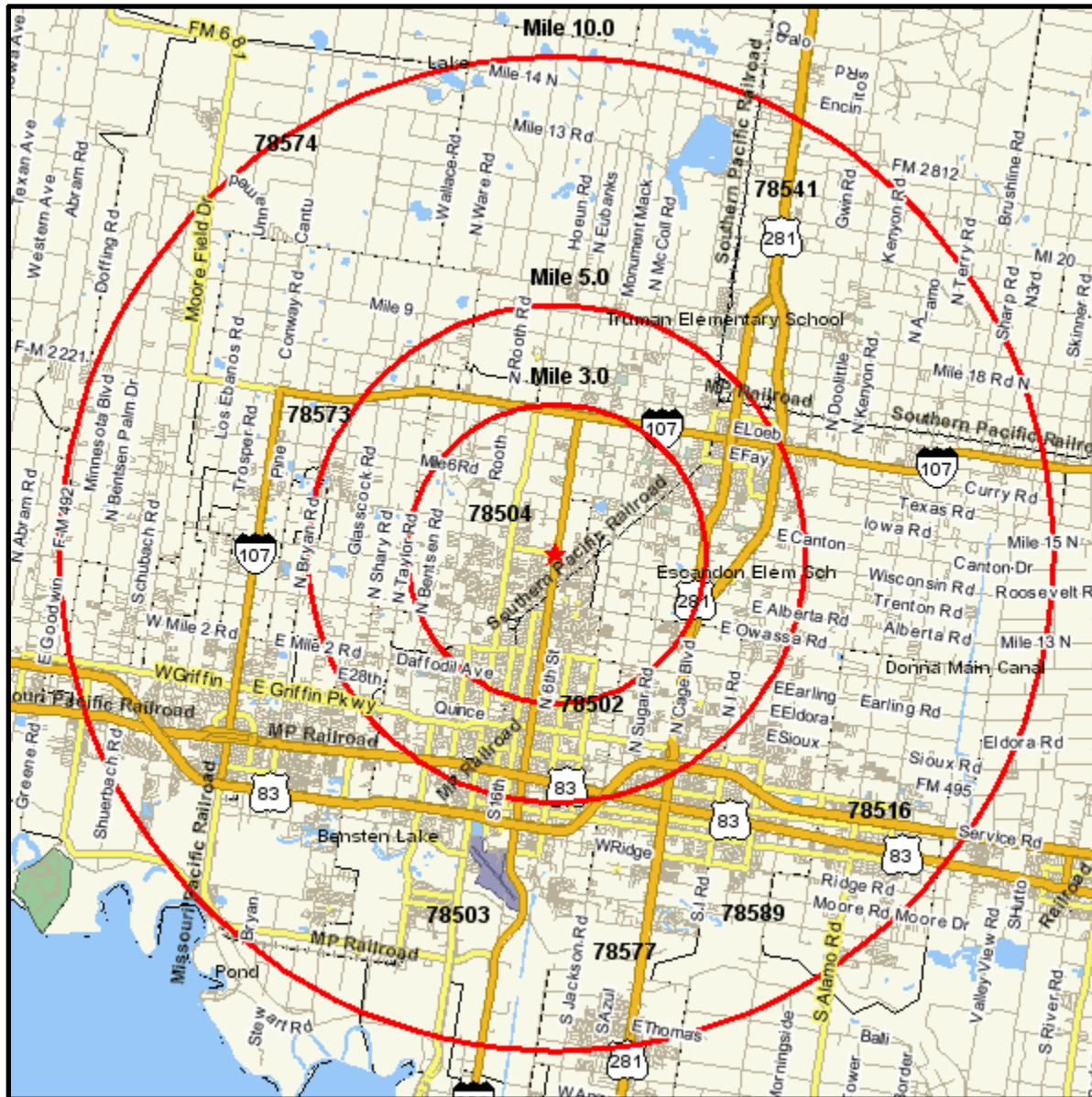


Area Map

Prepared For: Property Commerce

Order #: 967636269
Site: 01

N 10TH ST AT TRENTON RD
MCALLEN, TX 78504
Coord: 26.268065, -98.219016
Radius - See Appendix for Details



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should 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 subagency 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.

Real estate licensees asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P O Box 12188, Austin, Texas 78711-2188 or 512-465-3960

