

# STONE OAK NORTH

NWC OF ALBERTA & MCCOLL

3007 - 3145 W. ALBERTA  
EDINBURG, TEXAS 78539



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,591	98,748	255,176
Daytime Population	18,973	114,057	292,516
Average HH Income	\$133,124	\$93,755	\$77,196

## FOR LEASE

**\$15.00 PSF + \$2.40 NNN**

## AVAILABLE

**3,000 SF**

## PROPERTY HIGHLIGHTS

- 30,450 SF Building  
Conveniently Sitting on the  
Corner of McColl and Alberta  
Rd.
- North McAllen/Edinburg Area,  
In Upscale Plaza
- High Traffic Volume, Fast  
Growing
- Just North of Doctors Hospital

## TRAFFIC COUNTS

N. McColl Rd.: 22,434 VPD  
S. McColl Rd.: 21,603 VPD  
W. Alberta Rd.: 8,086 VPD  
(TXDOT)

## AREA RETAILERS



Commercial • Residential • Industrial • Property Management

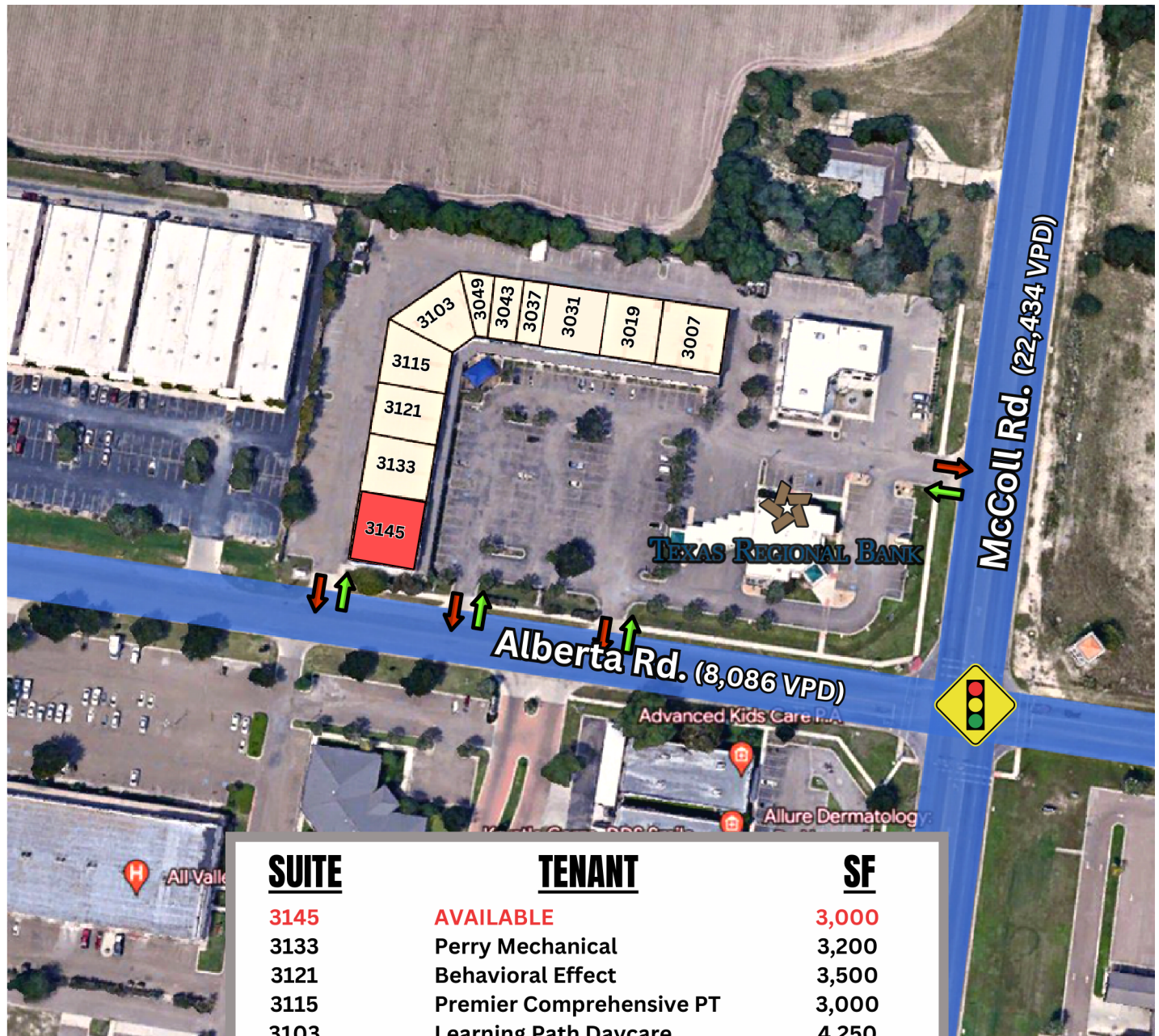
Listing Agent: Sergio A. Adame, CCIM  
Broker/Owner  
[sergio@apirealtor.com](mailto:sergio@apirealtor.com)  
956.412.1412

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<u>SUITE</u>	<u>TENANT</u>	<u>SF</u>
3145	AVAILABLE	3,000
3133	Perry Mechanical	3,200
3121	Behavioral Effect	3,500
3115	Premier Comprehensive PT	3,000
3103	Learning Path Daycare	4,250
3049	Frontline Health Services	1,500
3043	Texas Star Realty	1,000
3037	Dominion Real Estate Services	2,000
3031	RGV Prosthetics	3,000
3019	API Real Estate	3,000
3007	Roma Health Care	3,000



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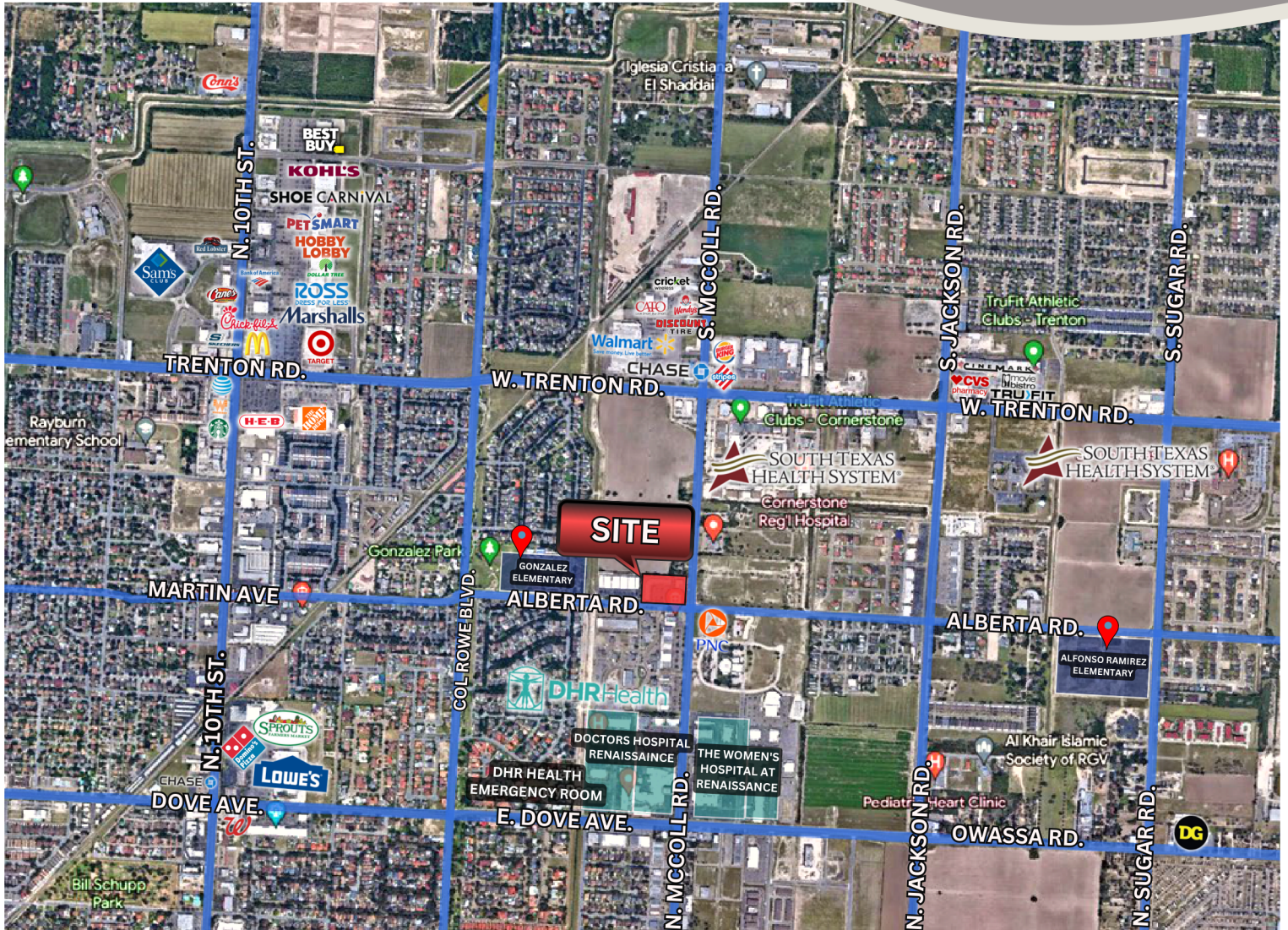
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DHR Health



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## NWC OF ALBERTA & MCCOLL

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	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	6,690	82,899	221,697
2020 Total Population	8,419	96,463	248,877
2020 Group Quarters	59	540	2,013
2022 Total Population	8,591	98,748	255,176
2022 Group Quarters	59	540	2,013
2027 Total Population	8,812	101,696	264,111
2022-2027 Annual Rate	0.51%	0.59%	0.69%
2022 Total Daytime Population	18,973	114,057	292,516
Workers	14,392	62,722	150,228
Residents	4,581	51,335	142,288
<b>Household Summary</b>			
2010 Households	2,172	27,470	69,161
2010 Average Household Size	3.06	3.00	3.17
2020 Total Households	2,877	33,850	83,124
2020 Average Household Size	2.91	2.83	2.97
2022 Households	2,947	35,073	86,188
2022 Average Household Size	2.90	2.80	2.94
2027 Households	3,047	36,470	90,089
2027 Average Household Size	2.87	2.77	2.91
2022-2027 Annual Rate	0.67%	0.78%	0.89%
2010 Families	1,763	21,032	53,582
2010 Average Family Size	3.39	3.46	3.63
2022 Families	2,309	26,211	65,519
2022 Average Family Size	3.28	3.29	3.42
2027 Families	2,387	27,264	68,562
2027 Average Family Size	3.26	3.25	3.38
2022-2027 Annual Rate	0.67%	0.79%	0.91%
<b>Housing Unit Summary</b>			
2000 Housing Units	1,989	22,041	58,494
Owner Occupied Housing Units	58.8%	58.5%	55.3%
Renter Occupied Housing Units	27.9%	29.0%	31.8%
Vacant Housing Units	13.3%	12.5%	12.9%
2010 Housing Units	2,346	29,635	75,639
Owner Occupied Housing Units	63.9%	58.7%	54.9%
Renter Occupied Housing Units	28.8%	34.0%	36.6%
Vacant Housing Units	7.4%	7.3%	8.6%
2020 Housing Units	3,143	36,389	90,739
Vacant Housing Units	8.5%	7.0%	8.4%
2022 Housing Units	3,227	37,837	94,352
Owner Occupied Housing Units	57.9%	57.2%	54.7%
Renter Occupied Housing Units	33.5%	35.5%	36.7%
Vacant Housing Units	8.7%	7.3%	8.7%
2027 Housing Units	3,348	39,524	99,031
Owner Occupied Housing Units	58.8%	57.9%	55.3%
Renter Occupied Housing Units	32.2%	34.4%	35.7%
Vacant Housing Units	9.0%	7.7%	9.0%
<b>Median Household Income</b>			
2022	\$91,276	\$67,372	\$53,619
2027	\$100,423	\$78,740	\$61,528
<b>Median Home Value</b>			
2022	\$258,945	\$173,991	\$151,668
2027	\$303,633	\$265,161	\$248,477
<b>Per Capita Income</b>			
2022	\$47,655	\$33,289	\$26,055
2027	\$54,397	\$39,147	\$30,746
<b>Median Age</b>			
2010	35.0	31.9	29.9
2022	35.3	33.9	32.0
2027	35.5	34.8	32.8

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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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.

### 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.

**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.

**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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sergio A. Adame	534881	sergio@apire.us	956.412.1412
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date