

# RIDGE CROSSING

SEC OF MCCOLL RD & RIDGE RD

2000 S MCCOLL RD  
MCALLEN, TX 78503



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	9,204	76,589	216,602
Daytime Population	20,297	117,022	263,361
Average HH Income	\$98,709	\$61,968	\$69,718

## FOR LEASE

**\$15.00 - \$26.00 PSF NNN**

\*NNNs: \$4.62 PSF

## AVAILABLE

**1,575 SF**

## PROPERTY HIGHLIGHTS

- 30,429 SF Building Sitting on 4.1 Acres
- Great Visibility, High Traffic Area
- Less than 1/2 a Mile from I-2, Just West of Hospitals and Medical Offices
- Surrounded by Numerous Retailers
- Across from South Texas Nursing College & Allied Health Building

## TRAFFIC COUNTS

Ridge Rd.: 20,779 VPD  
McCull Rd.: 26,848 VPD

(TXDOT)

## AREA RETAILERS



HEALTH SCIENCE CENTER  
TEXAS A & M UNIVERSITY



**API REAL ESTATE**

Commercial • Residential • Industrial • Property Management

Listing Agent: Sergio A. Adame, CCIM

Broker/Owner

[sergio@apirealtor.com](mailto:sergio@apirealtor.com)

956.412.1412

The information contained herein was obtained from sources deemed reliable; however, API Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

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<b>Population Summary</b>			
2010 Total Population	6,615	71,041	198,706
2020 Total Population	9,033	74,866	212,613
2020 Group Quarters	476	900	1,330
2022 Total Population	9,204	76,589	216,602
2022 Group Quarters	476	900	1,330
2027 Total Population	9,391	78,832	223,064
2022-2027 Annual Rate	0.40%	0.58%	0.59%
2022 Total Daytime Population	20,297	117,022	263,361
Workers	14,957	70,574	134,823
Residents	5,340	46,448	128,538
<b>Household Summary</b>			
2010 Households	2,538	22,759	60,299
2010 Average Household Size	2.48	3.08	3.28
2020 Total Households	3,395	25,696	69,270
2020 Average Household Size	2.52	2.88	3.05
2022 Households	3,460	26,414	71,261
2022 Average Household Size	2.52	2.87	3.02
2027 Households	3,556	27,413	74,073
2027 Average Household Size	2.51	2.84	2.99
2022-2027 Annual Rate	0.55%	0.75%	0.78%
2010 Families	1,591	17,019	47,457
2010 Average Family Size	3.16	3.62	3.74
2022 Families	2,140	19,172	54,673
2022 Average Family Size	3.28	3.44	3.52
2027 Families	2,204	19,933	56,855
2027 Average Family Size	3.25	3.40	3.48
2022-2027 Annual Rate	0.59%	0.78%	0.79%
<b>Housing Unit Summary</b>			
2000 Housing Units	2,724	24,353	55,136
Owner Occupied Housing Units	40.7%	50.7%	54.9%
Renter Occupied Housing Units	32.0%	32.4%	28.4%
Vacant Housing Units	27.3%	16.9%	16.7%
2010 Housing Units	3,264	26,750	68,095
Owner Occupied Housing Units	40.2%	47.4%	54.1%
Renter Occupied Housing Units	37.6%	37.7%	34.4%
Vacant Housing Units	22.2%	14.9%	11.4%
2020 Housing Units	4,248	30,241	78,108
Vacant Housing Units	20.1%	15.0%	11.3%
2022 Housing Units	4,344	31,181	80,618
Owner Occupied Housing Units	42.6%	44.4%	52.4%
Renter Occupied Housing Units	37.0%	40.3%	36.0%
Vacant Housing Units	20.3%	15.3%	11.6%
2027 Housing Units	4,480	32,508	84,156
Owner Occupied Housing Units	44.1%	45.2%	53.0%
Renter Occupied Housing Units	35.3%	39.1%	35.0%
Vacant Housing Units	20.6%	15.7%	12.0%
<b>Median Household Income</b>			
2022	\$59,879	\$39,905	\$46,680
2027	\$67,236	\$47,299	\$54,638
<b>Median Home Value</b>			
2022	\$247,671	\$110,971	\$121,127
2027	\$286,004	\$192,657	\$205,711
<b>Per Capita Income</b>			
2022	\$36,600	\$21,436	\$22,914
2027	\$41,451	\$25,320	\$27,202
<b>Median Age</b>			
2010	37.4	32.7	30.3
2022	39.0	34.9	32.3
2027	40.3	36.8	33.7

**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