

# RIDGE CROSSING

SEC OF MCCOLL RD & RIDGE RD

2000 S. MCCOLL RD  
MCALEN, TX 78503



## DEMOGRAPHICS

	1 mile	3 miles	5 miles
2021 Population	7,615	81,483	221,784
Daytime Population	20,430	113,297	262,564
Average HH Income	\$87,949	\$54,493	\$60,798

FOR LEASE

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

**\*NNNs: \$4.62 PSF**

(Landlord estimate - subject to change)

**AVAILABLE SPACE**

**1,484 SF-4,543 SF**

## PROPERTY HIGHLIGHTS

- 30,429 SF building sits on 4.1 Acres
- Great visibility and less than half a mile from I-2
- High traffic area, just west of hospitals and medical offices
- Close to numerous national retailers
- Across the street from South Texas Nursing College & Allied Health Building

## TRAFFIC COUNTS

Ridge Rd: 20,779 VPD  
McColl Rd: 26,848 VPD  
(TXDOT 2021)

## TRAFFIC GENERATORS



Sergio Adame, CCIM  
sergio@apirealtor.com  
956.412.1412

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Ste	Tenant	SF
A-1	Fit Grill	1,535
A-2	Top Texas Title	1,390
B	US MEX Mailboxes Services	1,200
C	Subway	1,500
D	<b>AVAILABLE</b>	<b>1,575</b>
E	Pizza Hut	1,875
F	iLash	1,800
G	L and L Beauty Group Fiesta	1,505
H	Cleaners	1,484
I	Teresita's Kitchent	1,664
J	La Jaiba Shrimp House	1,632
K	Gordita Dona Tota	1,840
L	Bee's Nail Spa	1,801
M	La Ganadera Meat Market	2,003
N	<b>AVAILABLE</b>	<b>1,484</b>
O	<b>AVAILABLE</b>	<b>1,484</b>
P	Sendero Community Church*	1,757
Q	Building My Future Day Care	2,900

\*Occupied but AVAILABLE



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**API** REAL ESTATE

Commercial · Residential · Industrial · Property Management

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<b>Population Summary</b>			
2000 Total Population	5,271	68,360	155,380
2010 Total Population	6,831	73,583	198,193
2021 Total Population	7,615	81,483	221,784
2021 Group Quarters	263	895	1,340
2026 Total Population	8,065	85,649	233,813
2021-2026 Annual Rate	1.15%	1.00%	1.06%
2021 Total Daytime Population	20,430	113,297	262,564
Workers	15,908	62,591	126,685
Residents	4,522	50,706	135,879
<b>Household Summary</b>			
2000 Households	2,049	20,939	45,861
2000 Average Household Size	2.50	3.24	3.36
2010 Households	2,676	23,722	60,150
2010 Average Household Size	2.46	3.07	3.27
2021 Households	3,023	26,383	67,564
2021 Average Household Size	2.43	3.05	3.26
2026 Households	3,215	27,783	71,319
2026 Average Household Size	2.43	3.05	3.26
2021-2026 Annual Rate	1.24%	1.04%	1.09%
2010 Families	1,739	17,643	47,279
2010 Average Family Size	3.07	3.61	3.75
2021 Families	1,933	19,378	52,653
2021 Average Family Size	3.06	3.62	3.75
2026 Families	2,046	20,325	55,434
2026 Average Family Size	3.06	3.62	3.75
2021-2026 Annual Rate	1.14%	0.96%	1.03%
<b>Housing Unit Summary</b>			
2000 Housing Units	2,706	25,143	55,044
Owner Occupied Housing Units	42.4%	50.8%	54.8%
Renter Occupied Housing Units	33.4%	32.5%	28.6%
Vacant Housing Units	24.3%	16.7%	16.7%
2010 Housing Units	3,362	27,825	67,983
Owner Occupied Housing Units	43.1%	46.8%	53.9%
Renter Occupied Housing Units	36.5%	38.4%	34.5%
Vacant Housing Units	20.4%	14.7%	11.5%
2021 Housing Units	3,865	31,318	76,849
Owner Occupied Housing Units	43.4%	47.0%	54.2%
Renter Occupied Housing Units	34.8%	37.3%	33.7%
Vacant Housing Units	21.8%	15.8%	12.1%
2026 Housing Units	4,113	33,016	81,217
Owner Occupied Housing Units	44.1%	48.0%	55.3%
Renter Occupied Housing Units	34.0%	36.1%	32.5%
Vacant Housing Units	21.8%	15.8%	12.2%
<b>Median Household Income</b>			
2021	\$56,047	\$36,902	\$42,023
2026	\$59,918	\$40,134	\$46,664
<b>Median Home Value</b>			
2021	\$259,868	\$94,307	\$107,353
2026	\$315,854	\$172,585	\$188,766
<b>Per Capita Income</b>			
2021	\$33,283	\$17,661	\$18,540
2026	\$36,250	\$19,746	\$20,753
<b>Median Age</b>			
2010	37.2	32.5	30.3
2021	38.9	34.2	31.9
2026	40.3	35.9	33.2



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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.

<b>API Real Estate</b>	<b>534881</b>	<b>info@apire.us</b>	<b>956.412.1412</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Sergio A. Adame</b>	<b>534881</b>	<b>sergio@apire.us</b>	<b>956.412.1412</b>
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