



CBG
REAL ESTATE
GROW WITH US

FOR LEASE

Beaumont
(Downtown McAllen)
1501-1515 Beaumont Ave.,
McAllen, TX 78501

Leasing By:
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BEAUMONT AVE – Demographic Highlights

Demographics	1 Mile	3 Miles	5 Miles
Population	13,000	96,000	233,000
Average Household Income	\$54,000	\$77,000	\$91,000
Daytime Employees	14,000	56,000	106,000
Property Size:	+/- 15,350 sf		
Lat/Long	26.2028 -98.2364		
Traffic Counts (VPD)	21,000 – W. US Business 83 18,000 – Bicentennial Blvd.		

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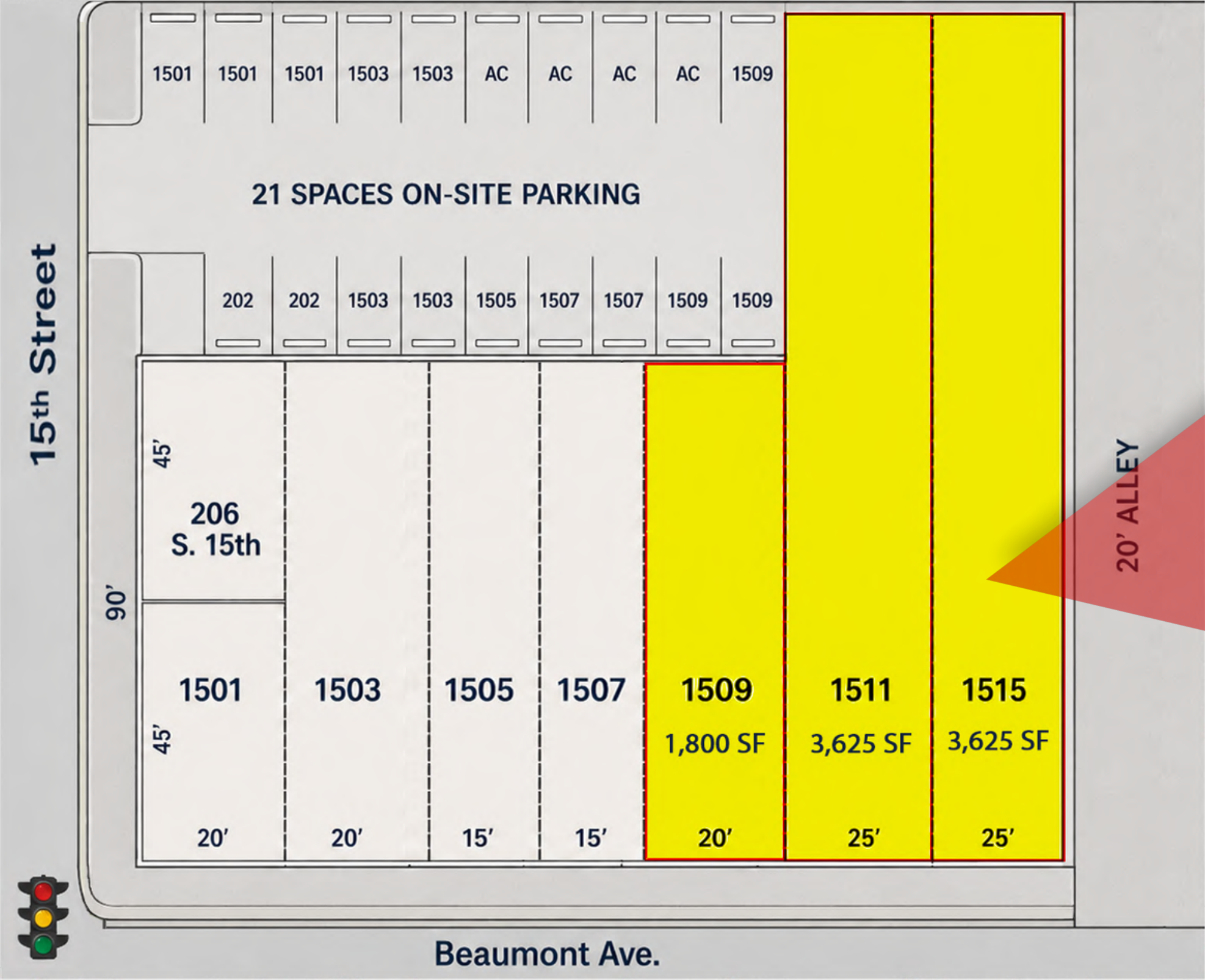


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BEAUMONT AVE - Site Plan



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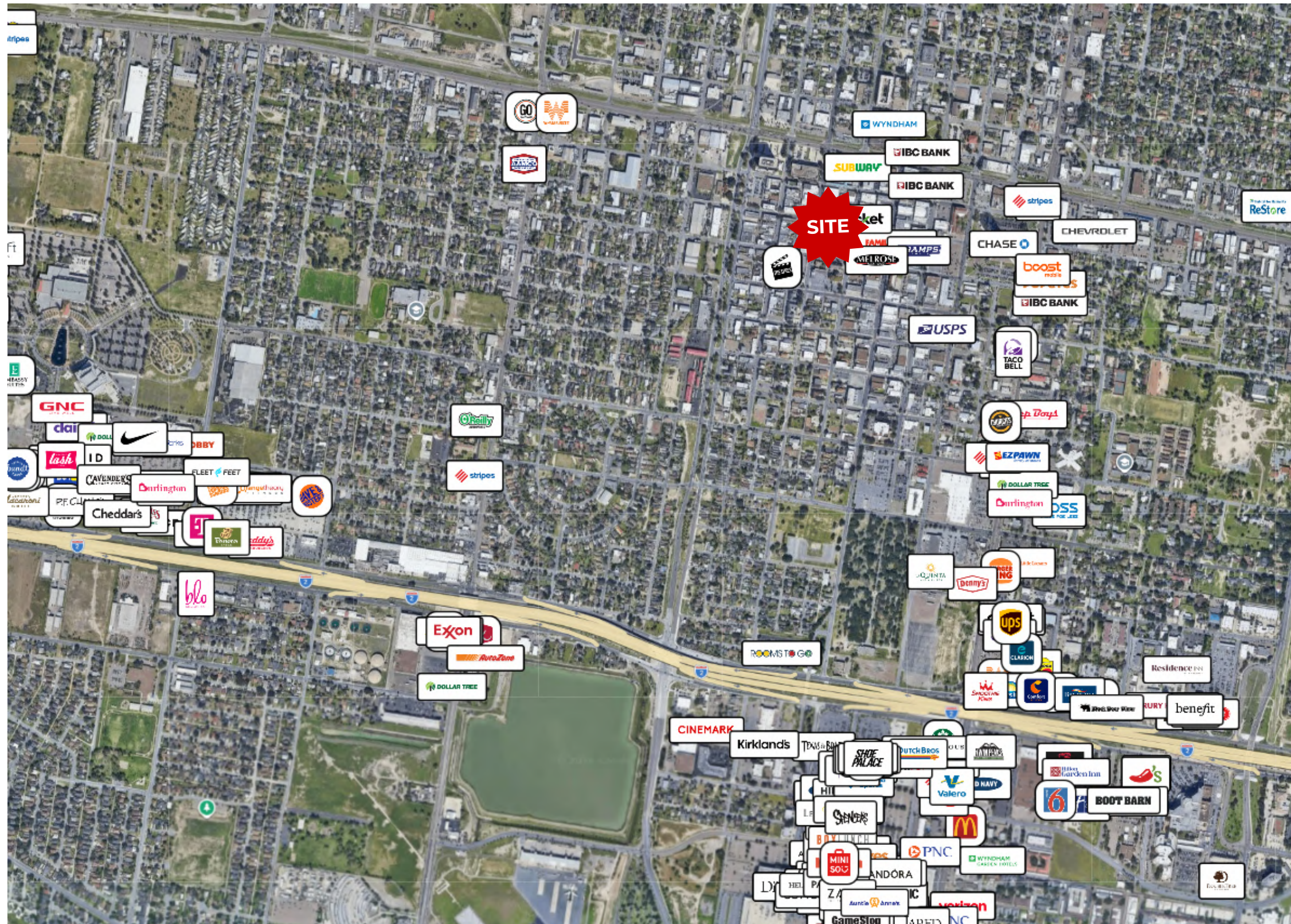


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BEAUMONT AVE – Merchant Map



Downtown McAllen Infill Location

- Located at 1501–1515 Beaumont Ave. in an established McAllen commercial area.
- Positioned near downtown businesses, neighborhoods, and service-based users.

Nearby Retail & Service Demand

- Surrounded by recognizable users including Subway, IBC Bank, Chase, USPS, Taco Bell, Boost Mobile, and Stripes.
- Nearby restaurants, banks, convenience stores, and service businesses help support daily customer activity.

Central McAllen Access

- Close to major McAllen corridors with nearby access to I-2 / Expressway 83.
- Strong fit for office, service, medical, beauty, food, and convenience-based tenants.



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EXTERIOR PHOTOS



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About Us

CBG is a vertically integrated real estate investment, management, and development company recognized for creating value by acquiring and redeveloping properties and growing rewarding, long-term relationships with our tenants, investors, colleagues, and the communities we serve.

We believe that real estate investment is about connecting with a community and we seek to develop projects that improve a community's appearance, quality of life, and well-being. This philosophy has sustained our growth for the past 40 years, allowing us to navigate the most challenging real estate cycles.



Contact Our Team



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