



FOR LEASE

Cris Plaza
3000 N. 23rd Street,
McAllen, TX 78501

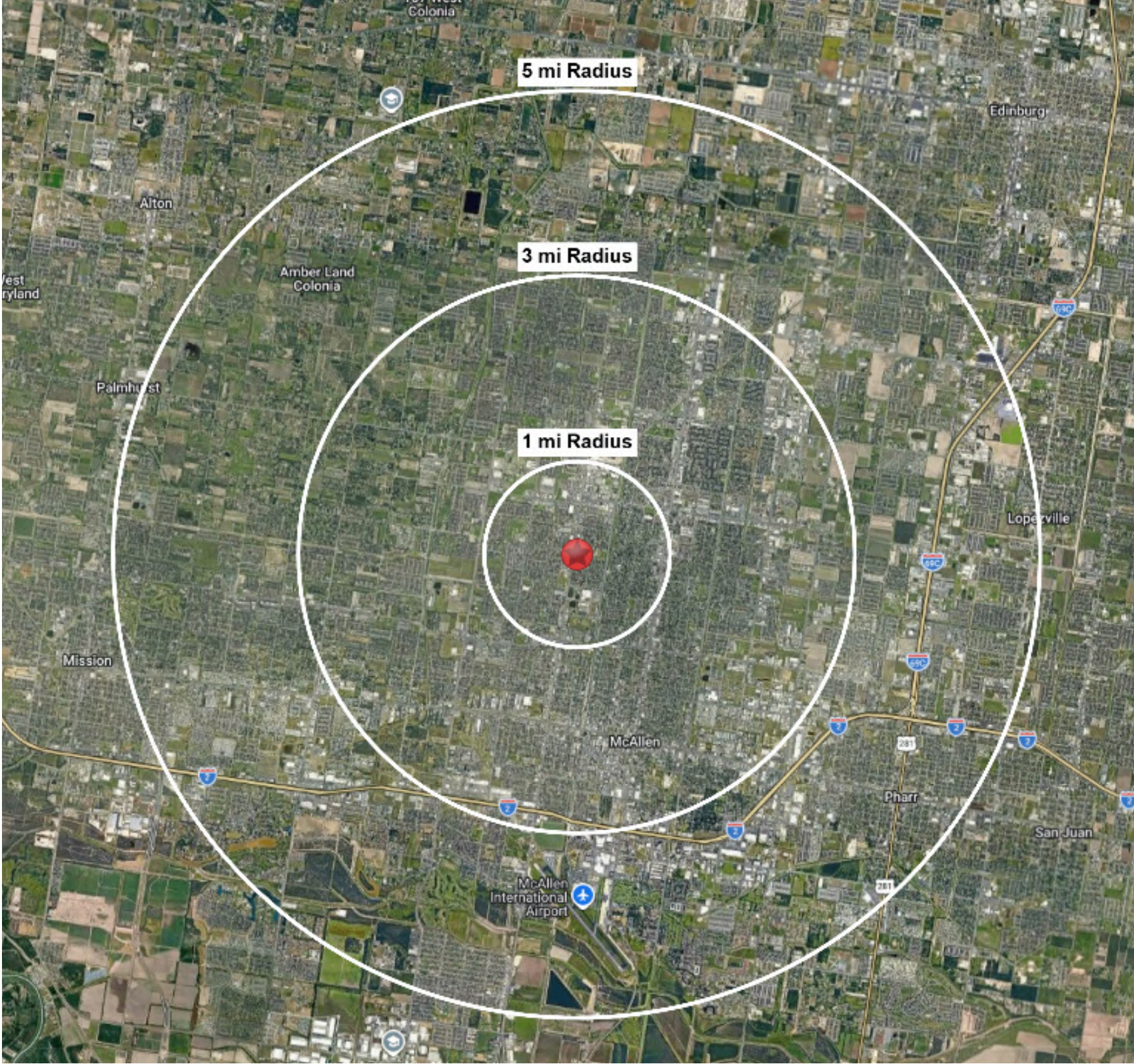
Leasing By:
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CRIS PLAZA – Demographic Highlights

Demographics	1 Mile	3 Miles	5 Miles
Population	18,000	110,000	241,000
Average Household Income	\$76,000	\$93,000	\$93,000
Daytime Employees	8,000	57,000	99,000
Property Size:	+- 8,950 SF		
Lat/Long	26.30191 -98.15831		
Traffic Counts (VPD)	+/-20,000 – N. 23rd St		



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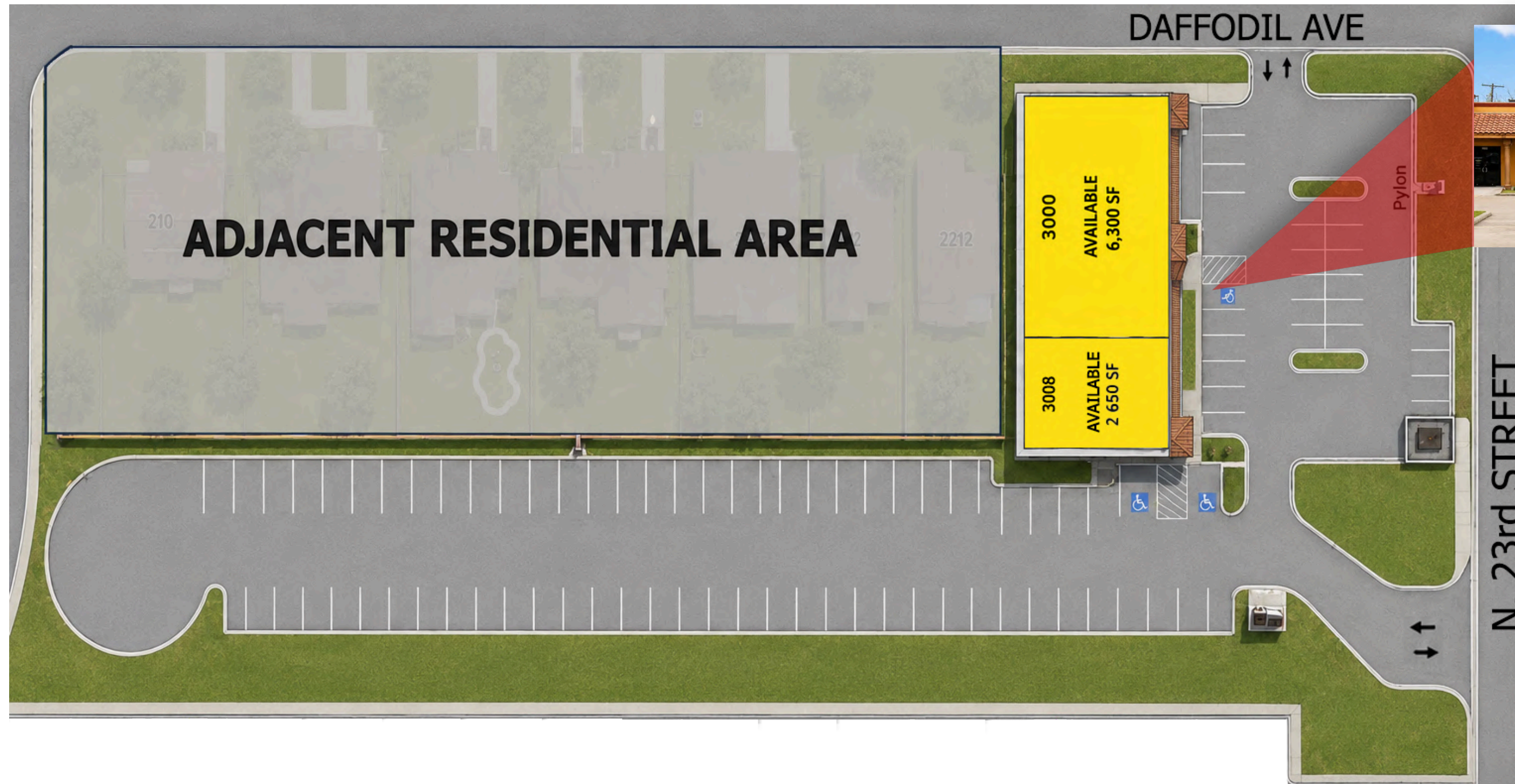
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CRIS PLAZA - Site Plan

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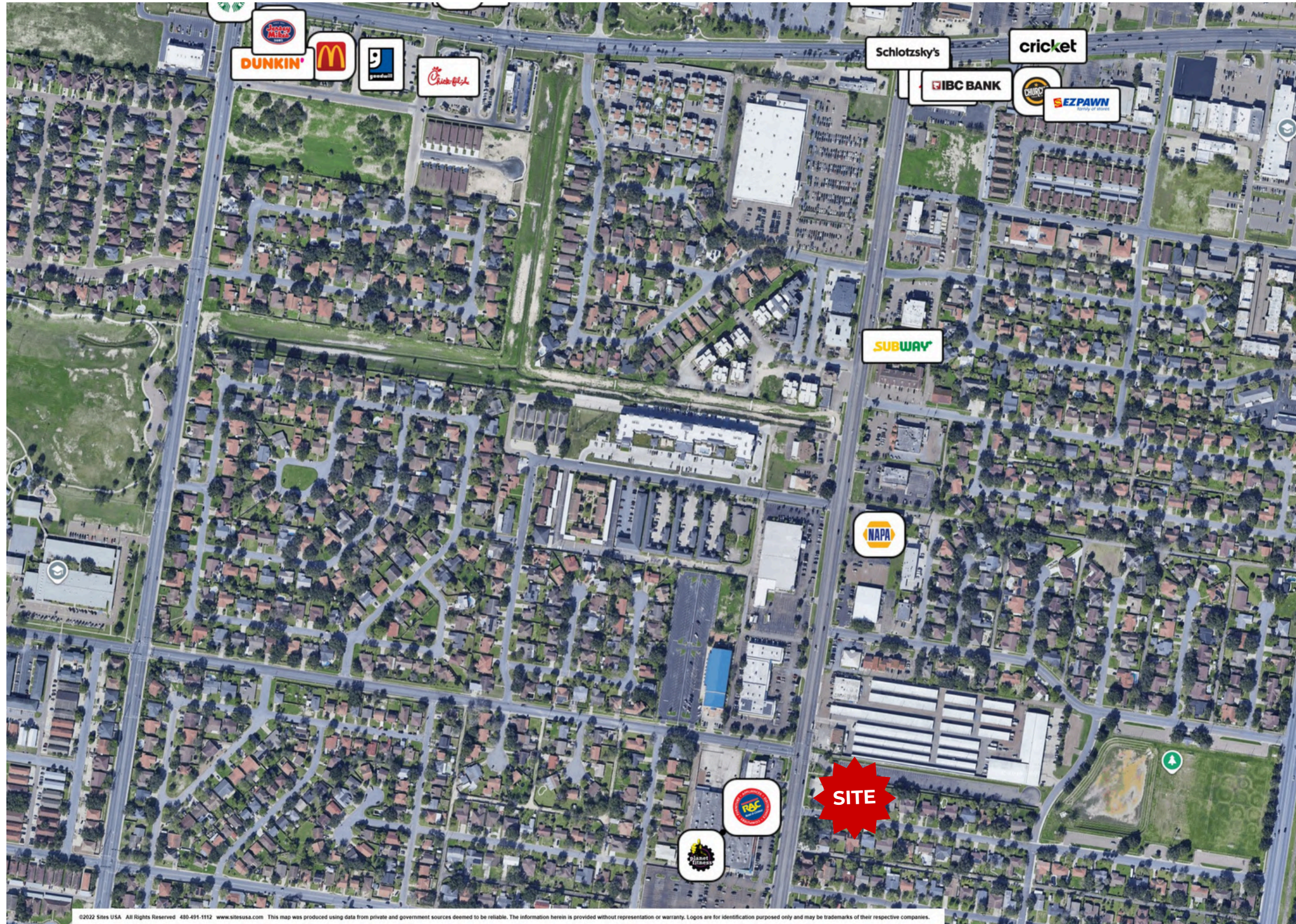


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CRIS PLAZA – Merchant Map



Strong Retail Corridor

- Located along N. 23rd Street, one of McAllen's active north-south commercial corridors.
- Near recognizable national retailers and restaurants: Chick-fil-A, McDonald's, , and Planet Fitness.

Dense Residential Trade Area

- Good fit for service, fitness, medical, food, beauty, and convenience-based users.
- Positioned near established neighborhoods, giving tenants access to a strong nearby customer base.

Accessible Infill Location

- Easy access from nearby major roads, with close proximity to N. 23rd Street and surrounding commercial intersections.



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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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