



FOR LEASE

Joy Plaza
5250 N. 23rd Street,
McAllen, TX 78504

Leasing By:
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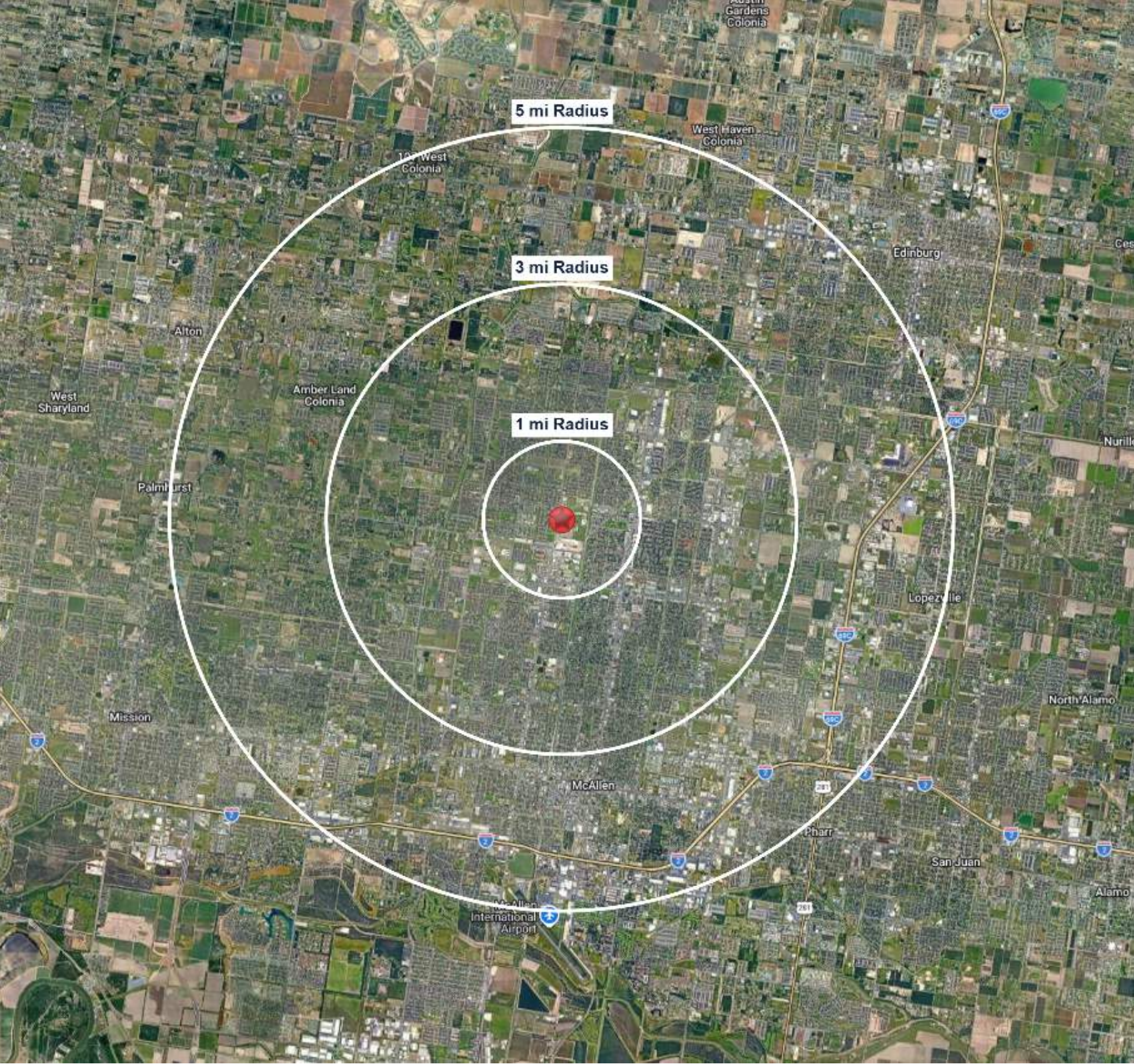
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Joy Plaza – Demographic Highlights

Demographics	1 Mile	3 Miles	5 Miles
Population	15,000	99,000	232,000
Average Household Income	\$91,000	\$100,000	\$95,000
Daytime Employees	6,000	41,000	94,000
Property Size:	+-30,000 sf +-23,400 Pad		
Lat/Long	26.25194 -98.24404		
Traffic Counts (VPD)	23,000 – N. 23rd St. 16,000 – Dove Ave.		

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Joy Plaza - Survey



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GROW WITH US



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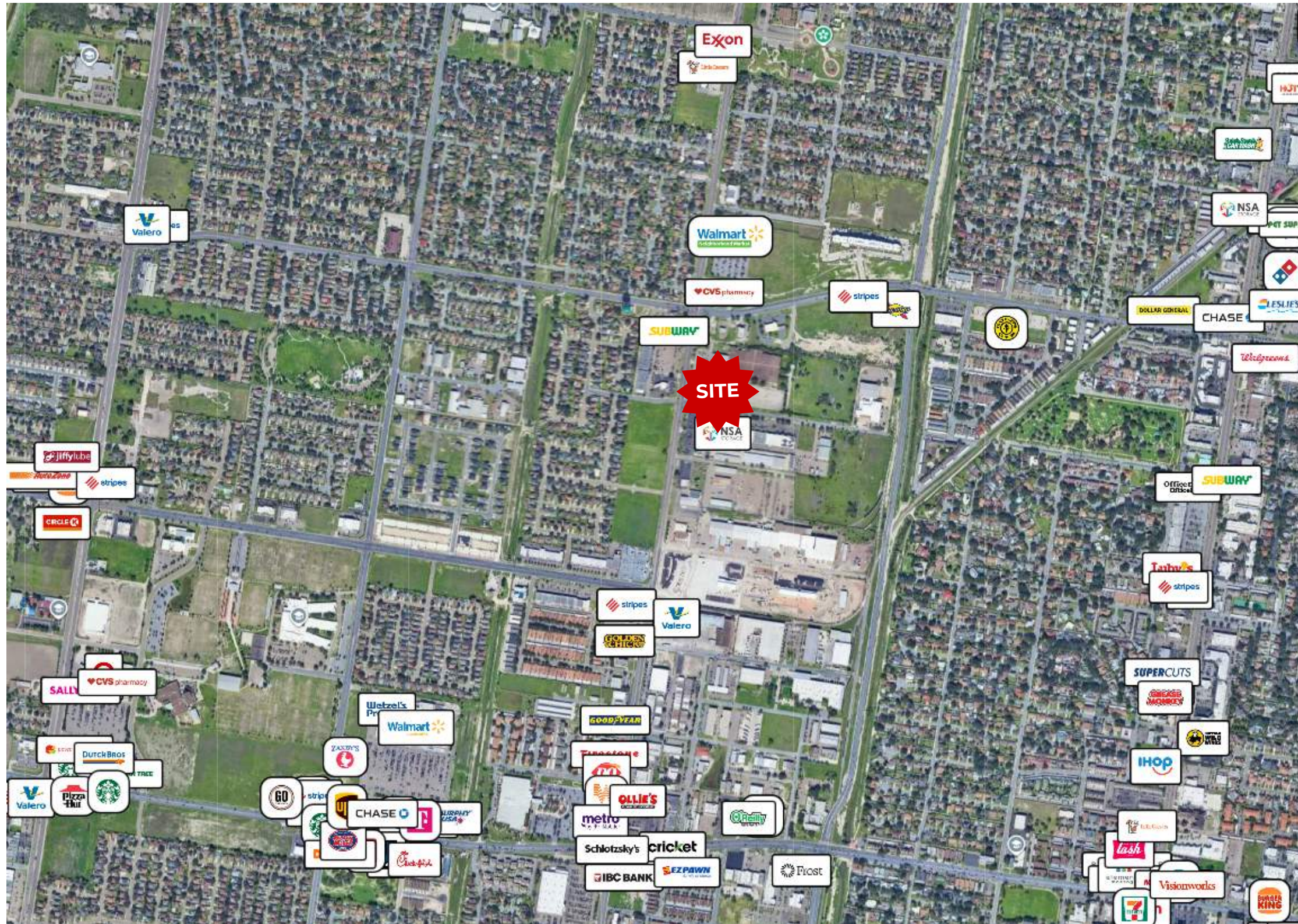


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Joy Plaza - Merchant Map



N. 23rd Street Retail Corridor

- Located at 5250 N. 23rd Street in McAllen, within an active retail and service area.
- Positioned near surrounding neighborhoods, schools, parks, and daily-use businesses.

Fitness-Anchored Property

- Site plan features TRUFIT Athletic Clubs, 30,000 SF, supporting regular customer visits.
- Property includes frontage along N. 23rd Street with access near Industrial Drive.

Future Pad Site Opportunity

- Site plan identifies a future pad site: 23,455 SF / 0.538 acre.
- Nearby users shown include Walmart Neighborhood Market, CVS Pharmacy, Subway, Stripes, Chase, Lowe's, Pet Supplies Plus, Domino's, Walgreens, and Dollar General.



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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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