



CBG
REAL ESTATE
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Vape City
2228 North 10th Street,
McAllen, TX 78501

Leasing By:
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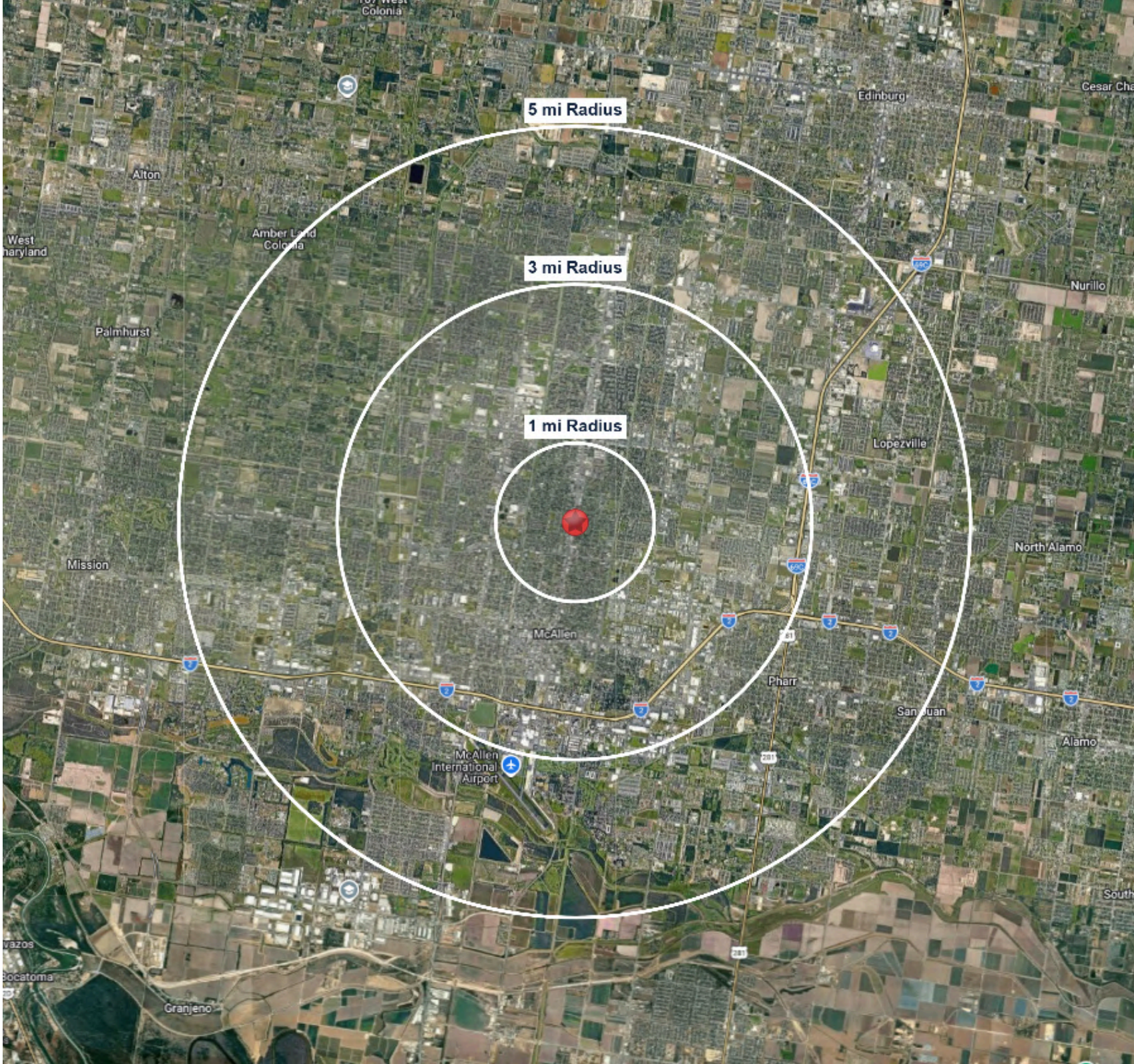
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2228 North 10th St. – Demographic Highlights

Demographics	1 Mile	3 Miles	5 Miles
Population	14,400	104,560	249,416
Average Household Income	\$86,475	\$86,489	\$94,687
Daytime Employees	9,111	68,204	105,275
Property Size:	+- 900 SF		
Lat/Long	26.22379 -98.22604		
Traffic Counts (VPD)	+/-20,000 – N. 23rd St		

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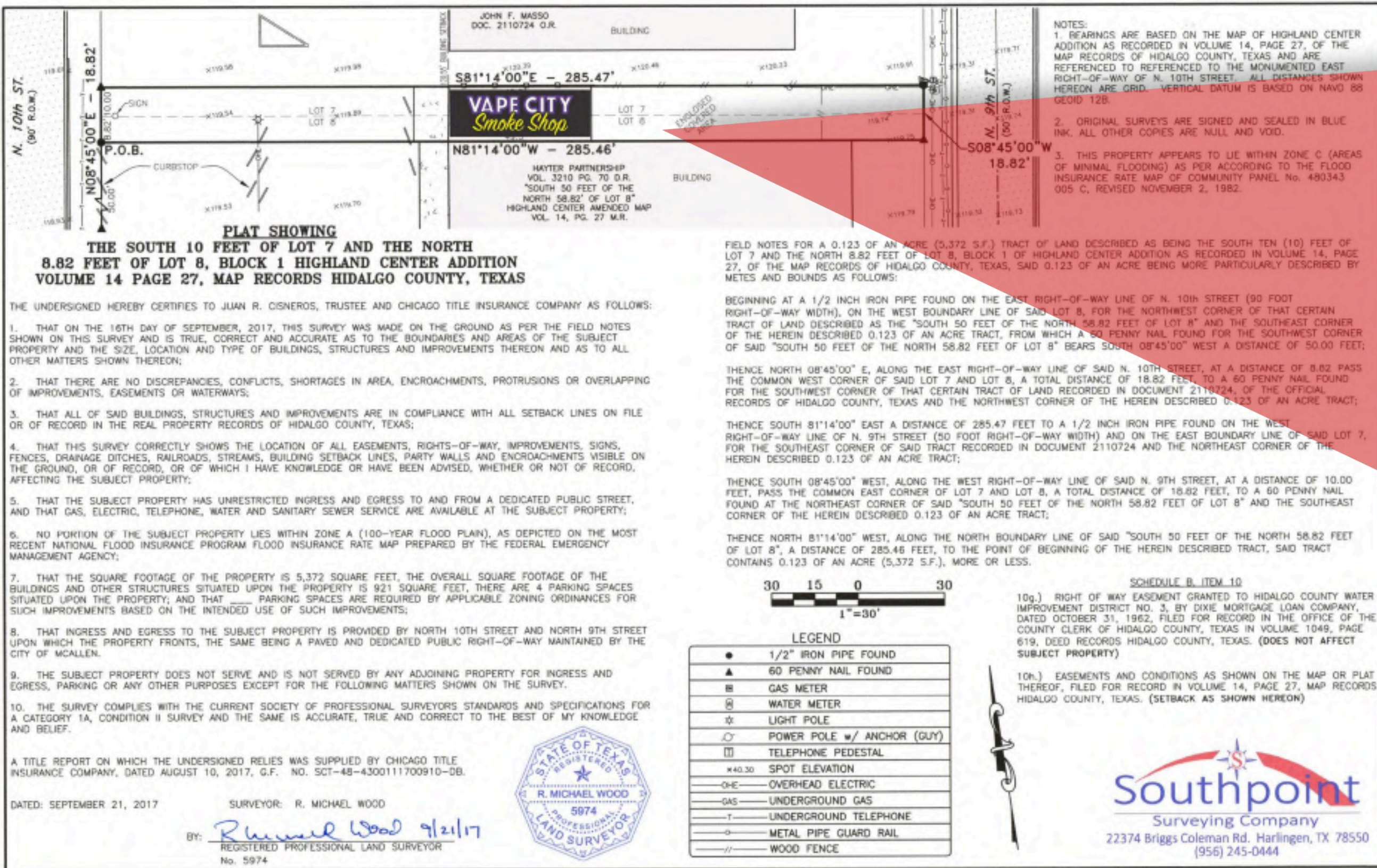


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2228 North 10th St. - Survey



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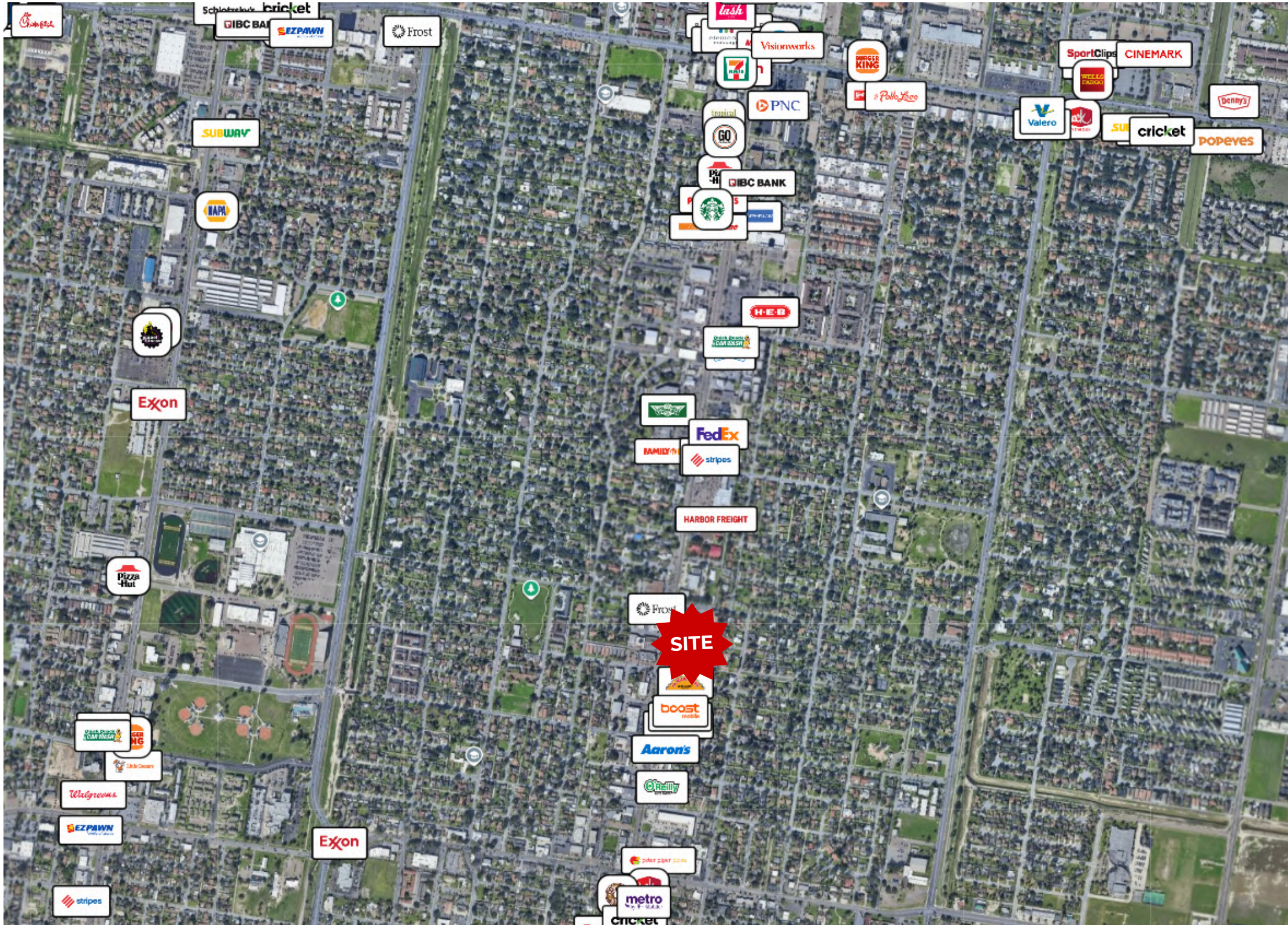


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2228 North 10th St. – Merchant Map



N. 10th Street Retail Corridor

- Located at 2228 North Tenth Street in an established McAllen retail and service area.
- Positioned near daily-use businesses along one of McAllen's recognizable commercial corridors.

Nearby Retail & Service Activity

- Nearby users shown include Frost Bank, Boost Mobile, Aaron's, O'Reilly Auto Parts, Pizza Hut, Subway, NAPA, Stripes, and H-E-B.
- Surrounding restaurants, banks, convenience stores, and service users may help support customer activity.

Central McAllen Tenant Opportunity

- 900 SF suitable for retail, service, beauty, medical, office, or convenience-based users.
- Surrounded by established neighborhoods and nearby commercial activity within the McAllen market.



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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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