



FOR LEASE

PAD SITE
1010 N. 10th St.,
McAllen, TX 78501

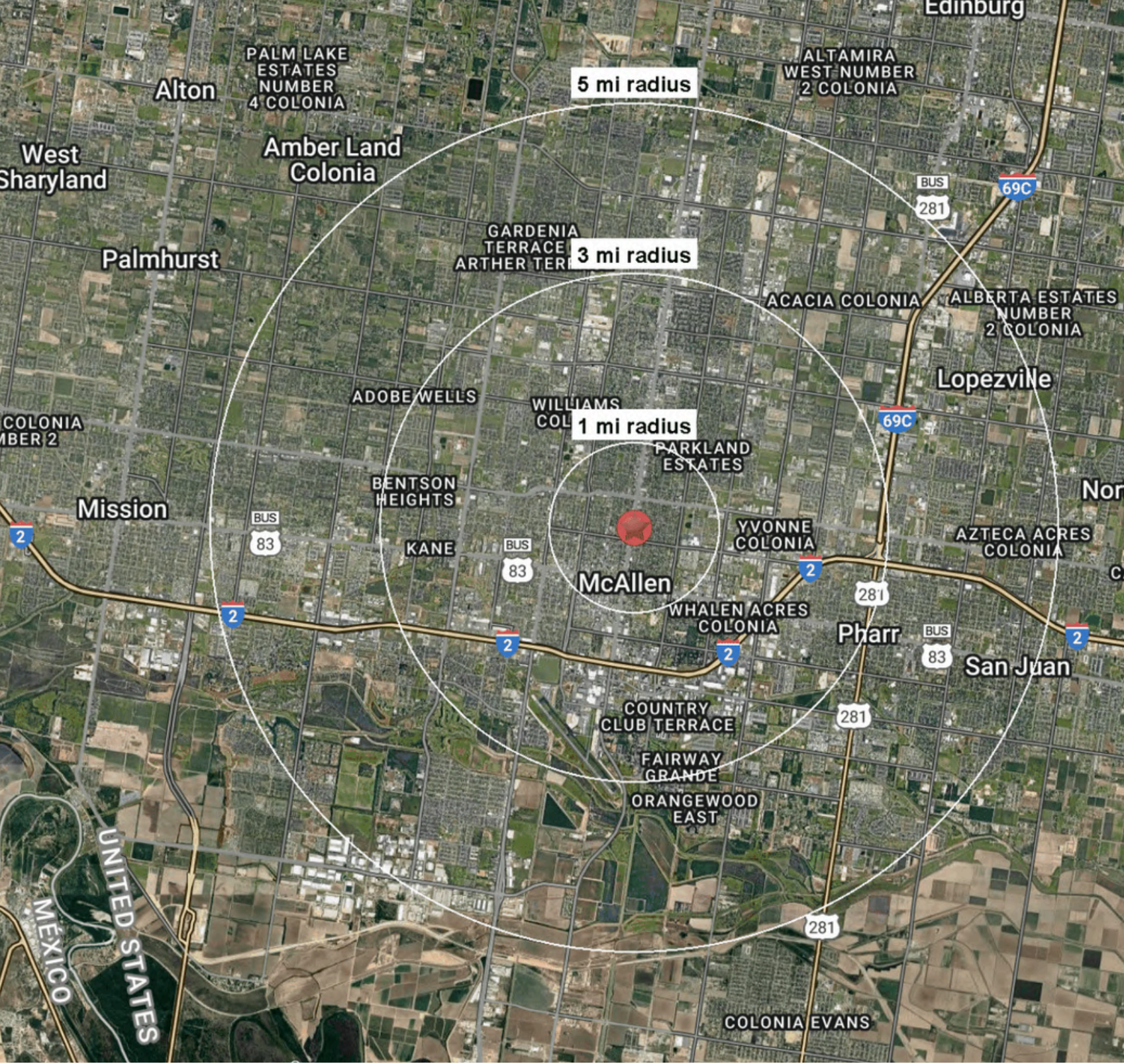
Leasing By:
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1010 N. 10th St. – Demographic Highlights

Demographics	1 Mile	3 Miles	5 Miles
Population	12,760	103,593	245,151
Average Household Income	\$59,045	\$77,857	\$90,197
Daytime Employees	12,962	63,055	102,279
Property Size:	+/- 7,000 sf		
Lat/Long	26.2127 -98.228		
Traffic Counts (VPD)	+/- 20,200 – North 10 th St.		



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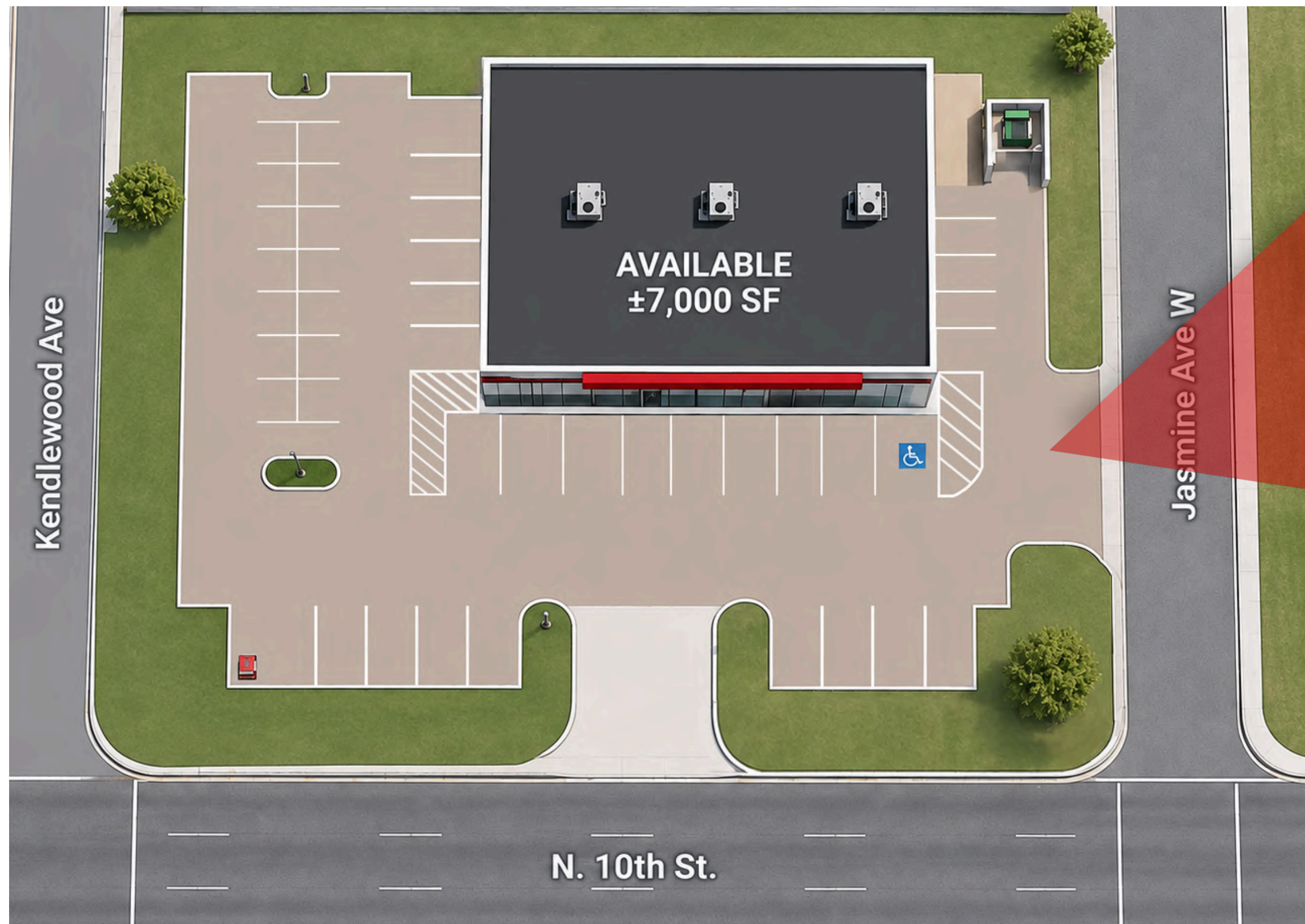


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1010 N. 10th St. – Site Plan



**+/-7,000 SF
AVAILABLE**



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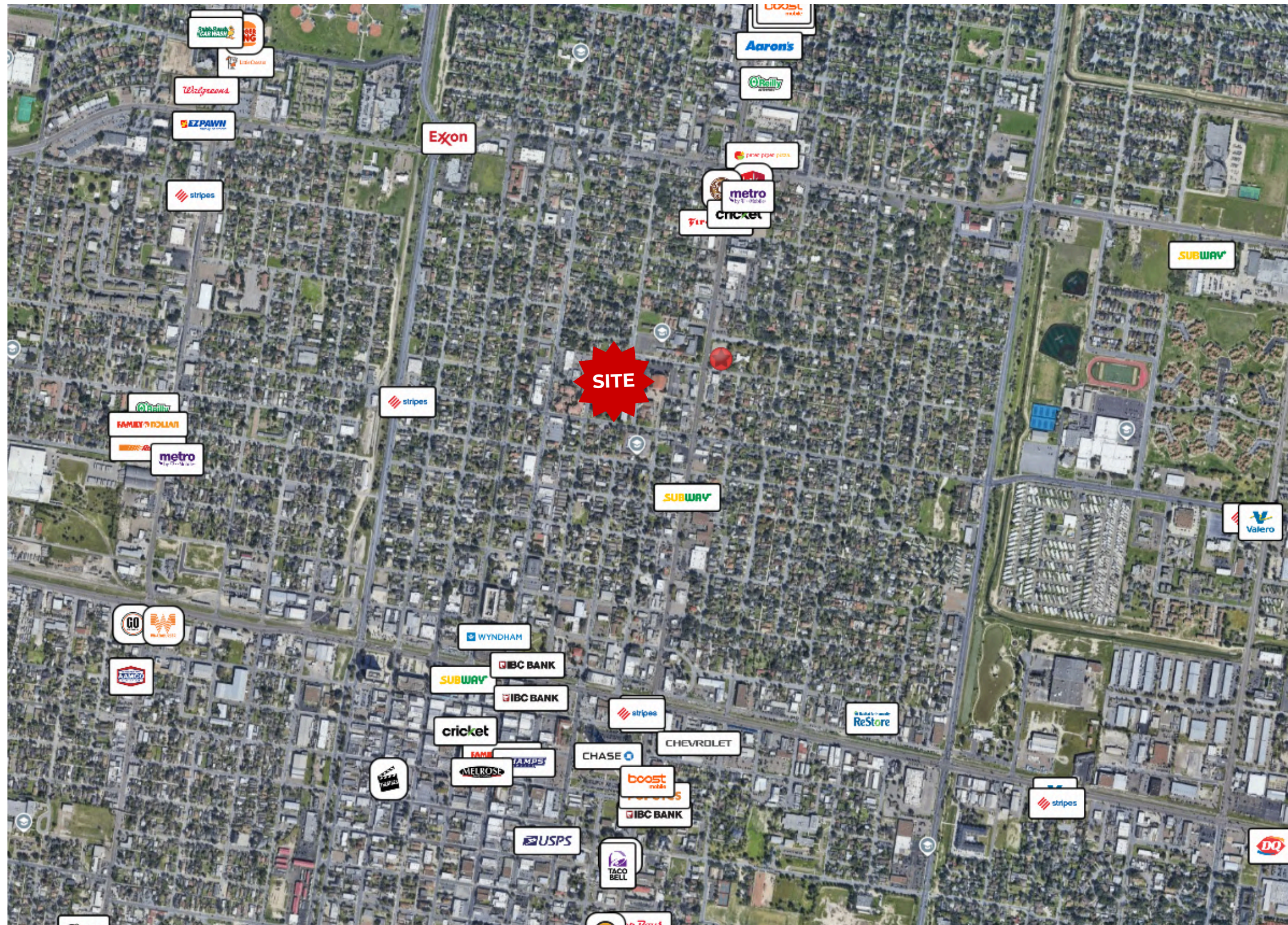
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1010 N. 10th St. – Merchant Map



N. 10th Street Infill Pad Site

- Located at 1010 N. 10th St. within an established McAllen commercial and residential area.
- Positioned near daily-use retailers, restaurants, banks, and service businesses.

Nearby Retail & Service Activity

- Surrounding users include Subway, Stripes, Exxon, Cricket, Metro, O'Reilly, Dollar General, and Family Dollar.
- Nearby businesses help support regular neighborhood and commuter activity.

Central McAllen Access

- Close to major McAllen corridors, with nearby access to I-2 / Expressway 83.
- Suitable for food, service, medical, beauty, office, or convenience-based users.



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1010 N. 10th St. – Traffic Count

The map displays a grid of streets in North Las Vegas, NV. The primary focus is on N. 10th St, which runs vertically through the center. A red star labeled 'SITE' is positioned on N. 10th St, with a white box indicating a traffic count of 20,155. Surrounding streets include N. 15th St, N. 12th St, N. 11th St, N. 9th St, N. 8th St, N. 7th St, N. 6th St, N. 5th St, N. Main St, N. 10th St, N. 11th St, N. 12th St, N. 13th St, N. 14th St, N. 15th St, N. 16th St, N. 17th St, N. 18th St, N. 19th St, N. 20th St, N. 21st St, N. 22nd St, N. 23rd St, N. 24th St, N. 25th St, N. 26th St, N. 27th St, N. 28th St, N. 29th St, N. 30th St, N. 31st St, N. 32nd St, N. 33rd St, N. 34th St, N. 35th St, N. 36th St, N. 37th St, N. 38th St, N. 39th St, N. 40th St, N. 41st St, N. 42nd St, N. 43rd St, N. 44th St, N. 45th St, N. 46th St, N. 47th St, N. 48th St, N. 49th St, N. 50th St, N. 51st St, N. 52nd St, N. 53rd St, N. 54th St, N. 55th St, N. 56th St, N. 57th St, N. 58th St, N. 59th St, N. 60th St, N. 61st St, N. 62nd St, N. 63rd St, N. 64th St, N. 65th St, N. 66th St, N. 67th St, N. 68th St, N. 69th St, N. 70th St, N. 71st St, N. 72nd St, N. 73rd St, N. 74th St, N. 75th St, N. 76th St, N. 77th St, N. 78th St, N. 79th St, N. 80th St, N. 81st St, N. 82nd St, N. 83rd St, N. 84th St, N. 85th St, N. 86th St, N. 87th St, N. 88th St, N. 89th St, N. 90th St, N. 91st St, N. 92nd 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SITE



EXTERIOR PHOTOS



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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