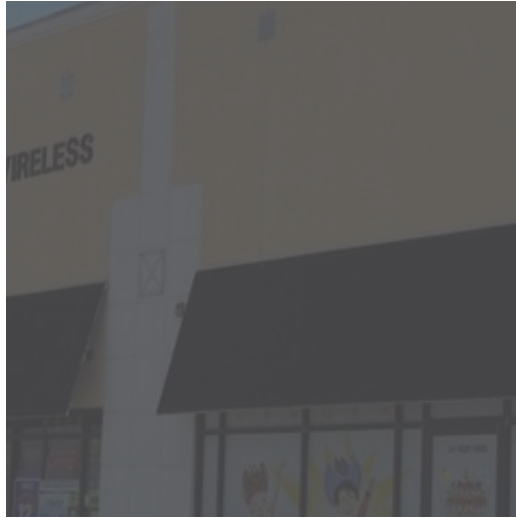


SPECIAL PURPOSE PROPERTY FOR LEASE

# 2411 BUDDY OWENS

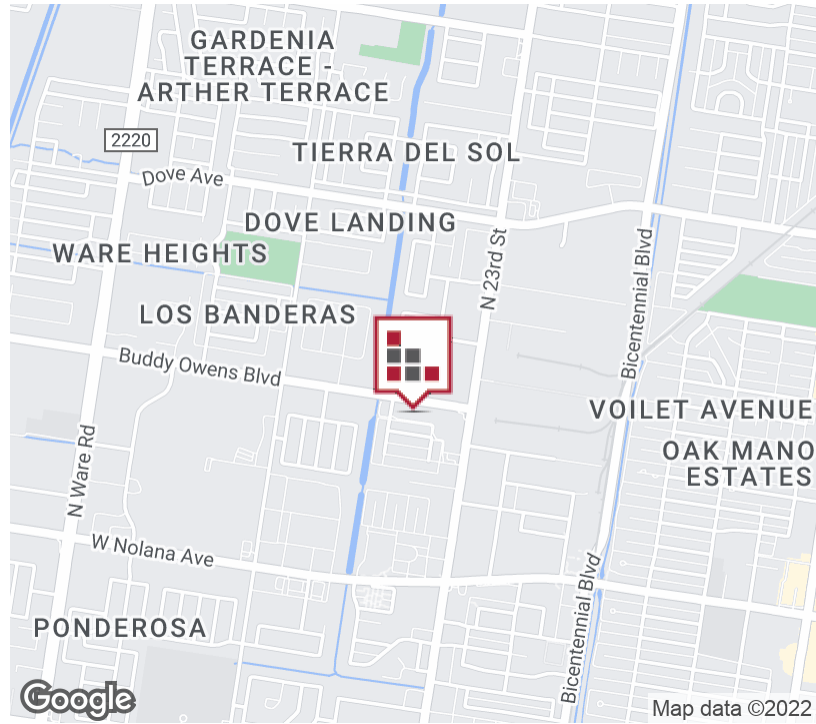


One Space available at 2411 Buddy Owens This second generation space is a former children's day care facility that can be re-opened with little downtime. It has four restrooms, three play areas, one outside play area, and a kitchen with a grease trap and a vent hood. Floor plan attached. Surrounded by Neighborhoods and area Retail/Restaurants.



# FOR LEASE 2411 BUDDY OWENS

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF:	2,280 SF
Lease Rate:	\$12.00 SF/yr (NNN = \$3.60)
Year Built:	2004
Building Size:	5,000 SF
Zoning:	C-1
Market:	Rio Grande Valley
Submarket:	McAllen

### PROPERTY OVERVIEW

One Space available at 2411 Buddy Owens This second generation space is a former children's day care facility that can be re-opened with little downtime. It has four restrooms, three play areas, one outside play area, and a kitchen with a grease trap and a vent hood. Floor plan attached. Surrounded by Neighborhoods and area Retail/Restaurants.

### PROPERTY HIGHLIGHTS

- Proximity to restaurants and retail.
- Flex space contains three offices, reception, and large open area.
- Former children's day care features kitchen equipped with grease trap and vent hood.

# FOR LEASE 2411 BUDDY OWENS

## AVAILABLE SPACES

**LEASE TYPE** | NNN = \$3.60

**TOTAL SPACE** | 2,280 SF

**LEASE TERM** | 36 to 60 months

**CAM & TAX** | \$12.00 SF/yr



### SUITE

### TENANT

### SIZE (SF)

### LEASE TYPE

### LEASE RATE

Suite 2411 - Former Day Care

Available

2,280 SF

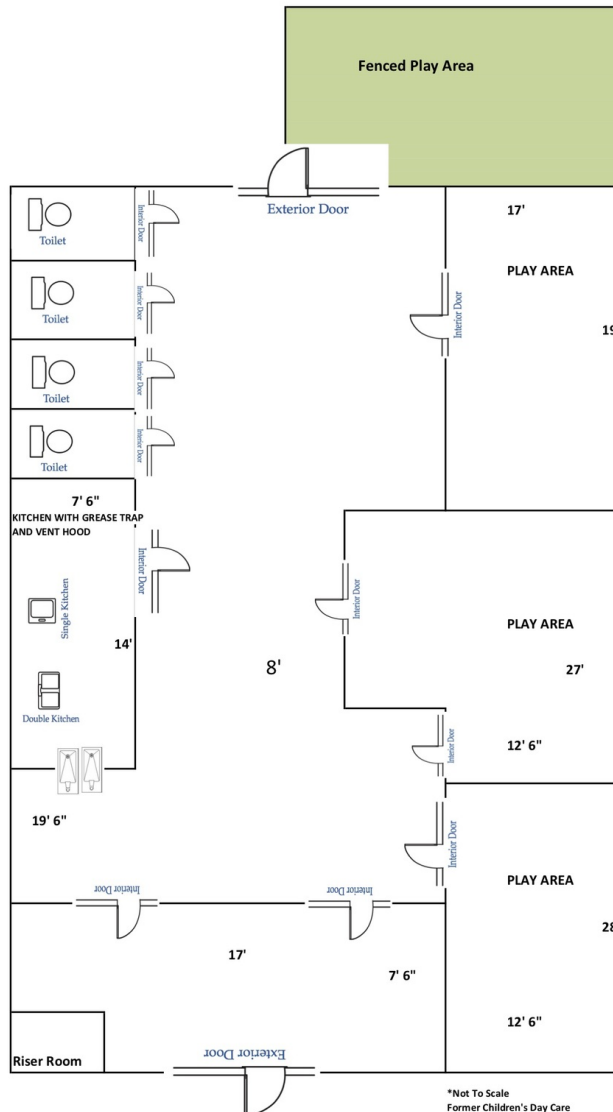
NNN = \$3.60

\$12.00 SF/yr

# FOR LEASE 2411 BUDDY OWENS

## FLOOR PLANS

2411 BUDDY OWENS  
MCALLEN, TEXAS 78501  
  
+/- 2,280 sf  
  
FLOOR PLAN\*



Notes: Former Day Car Center with Sprinkler System, play area, riser room, 4 restrooms, kitchen with vent hood and grease trap. Drinking Fountains.

FOR LEASE  
2411 BUDDY OWENS

**FORMER CHILDREN'S DAY CARE**



Main Entrance



One of Three Playrooms



Two of Three Playrooms



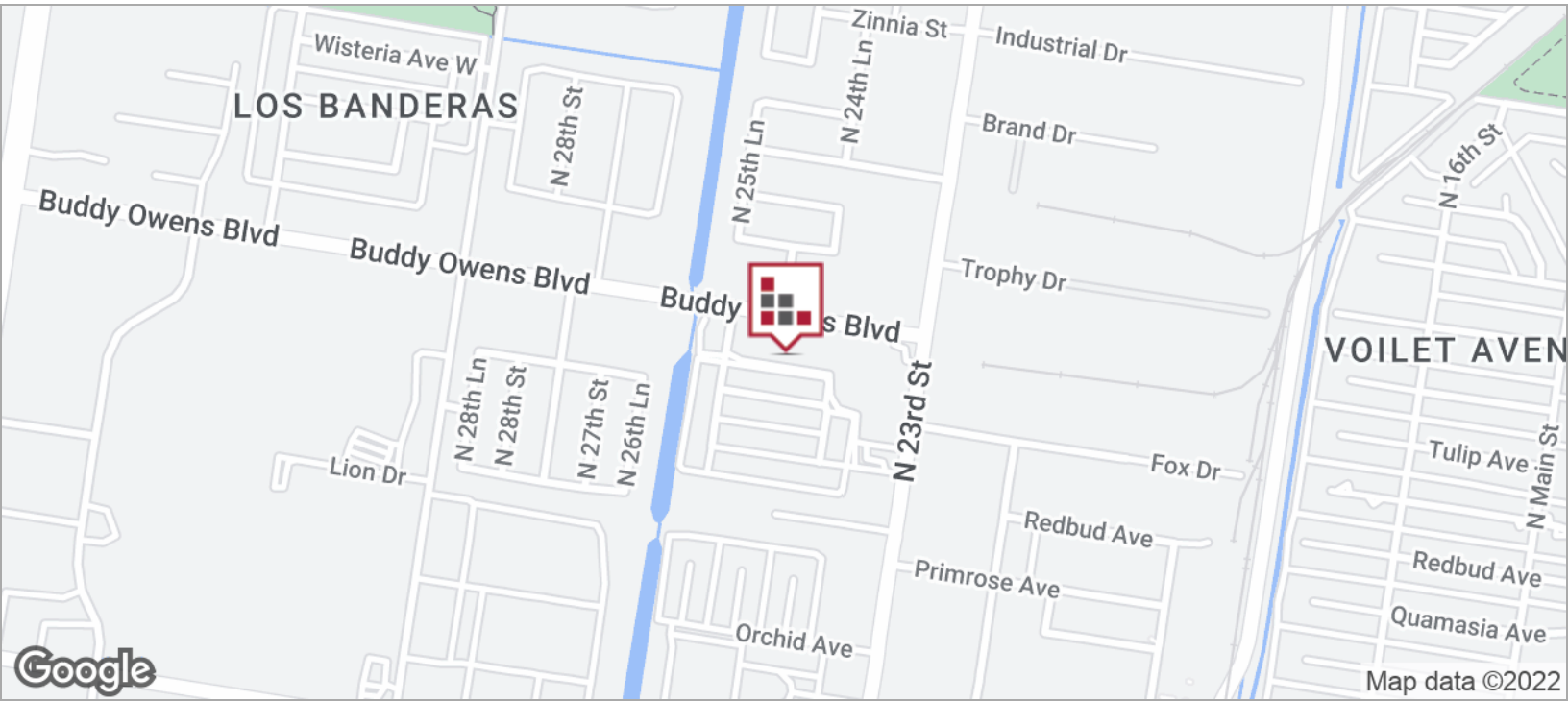
**CINDY HOPKINS REAL ESTATE**

312 E Harrison Ave // Harlingen, TX 78550  
956.778.3255 // chopkinsrealestate.com

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FOR LEASE  
2411 BUDDY OWENS

LOCATION MAPS



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FOR LEASE  
2411 BUDDY OWENS

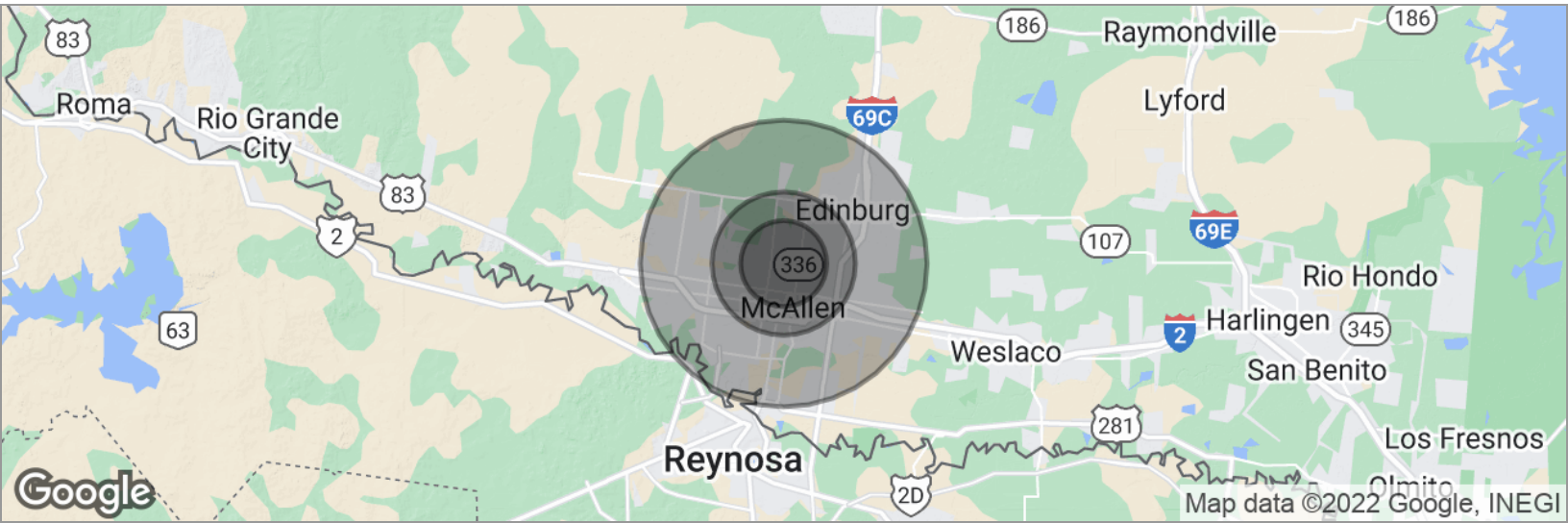
RETAILER MAP



Map data ©2021 Google Imagery ©2021 , CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA Farm Service Agency

FOR LEASE  
2411 BUDDY OWENS

DEMOGRAPHICS MAP



POPULATION	3 MILES	5 MILES	10 MILES
Total population	93,682	197,895	508,999
Median age	31.3	31.5	29.4
Median age (Male)	29.6	30.0	27.7
Median age (Female)	33.3	33.0	31.0
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	29,945	61,977	147,877
# of persons per HH	3.1	3.2	3.4
Average HH income	\$61,690	\$59,886	\$51,228
Average house value	\$148,648	\$126,869	\$110,495
ETHNICITY (%)	3 MILES	5 MILES	10 MILES
Hispanic	80.6%	83.0%	88.7%
RACE (%)	3 MILES	5 MILES	10 MILES
White	80.1%	79.5%	80.0%
Black	0.9%	0.7%	0.5%
Asian	2.5%	2.4%	1.3%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.4%	0.3%	0.3%
Other	14.4%	15.6%	16.8%

\* Demographic data derived from 2010 US Census