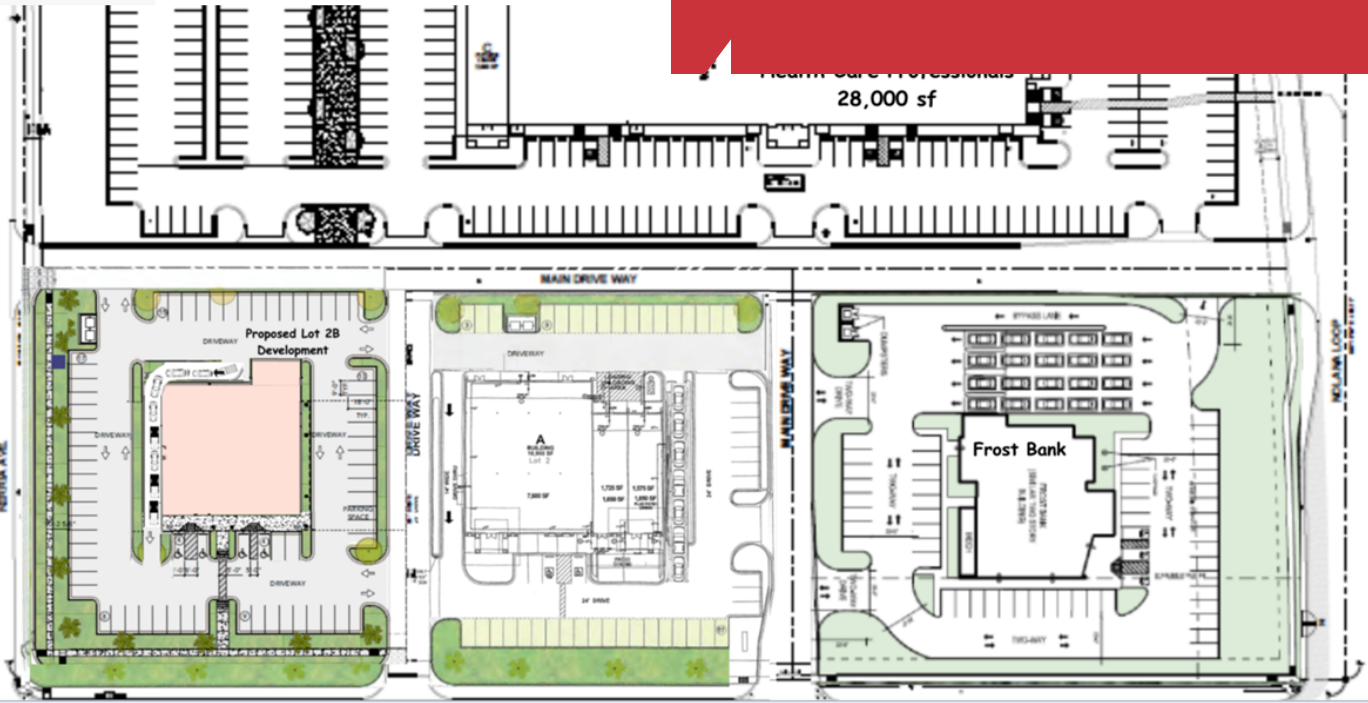


5,360 sf Retail Space



## BICENTENNIAL CROSSING

3701 Bicentennial  
McAllen, Texas 78501

### Property Highlights

- Prime Location on Major N/S thoroughfare with extension of Bicentennial to SH 107 in 2020
- High Traffic Intersection (79,000 vpd)
- High income neighborhood

### Property Description

Bicentennial Crossing has become an important, strategically located development in the center of McAllen. With Frost Bank completing its new regional headquarters on the hard corner, and other tenants including the Texas College of Health Care Professionals and CopyZone, now in operation, Bicentennial Crossing will have several hundred people teaching and taking classes onsite daily.

With the new occupants in place, combined with a VPD of 79,000 daily thru the intersection, the Center will now be in high demand. It is in close proximity to scores of major retailers including Sam's, Wal-Mart, Target, Barnes & Noble, Loews, Home Depot, CVS and Walgreen's, and a host of family and fine dining and entertainment options. In addition, the Center is within 1.5 miles of a number of the top 25 mixed beverages licensees in the City.

The International Museum of Art & Science, a Spectrum call center and McAllen's nationally recognized Library are also nearby. The subject space is ready for tenant conversions.

### OFFERING SUMMARY

<b>Building Size</b>	VARIOUS
----------------------	---------

### DEMOGRAPHICS

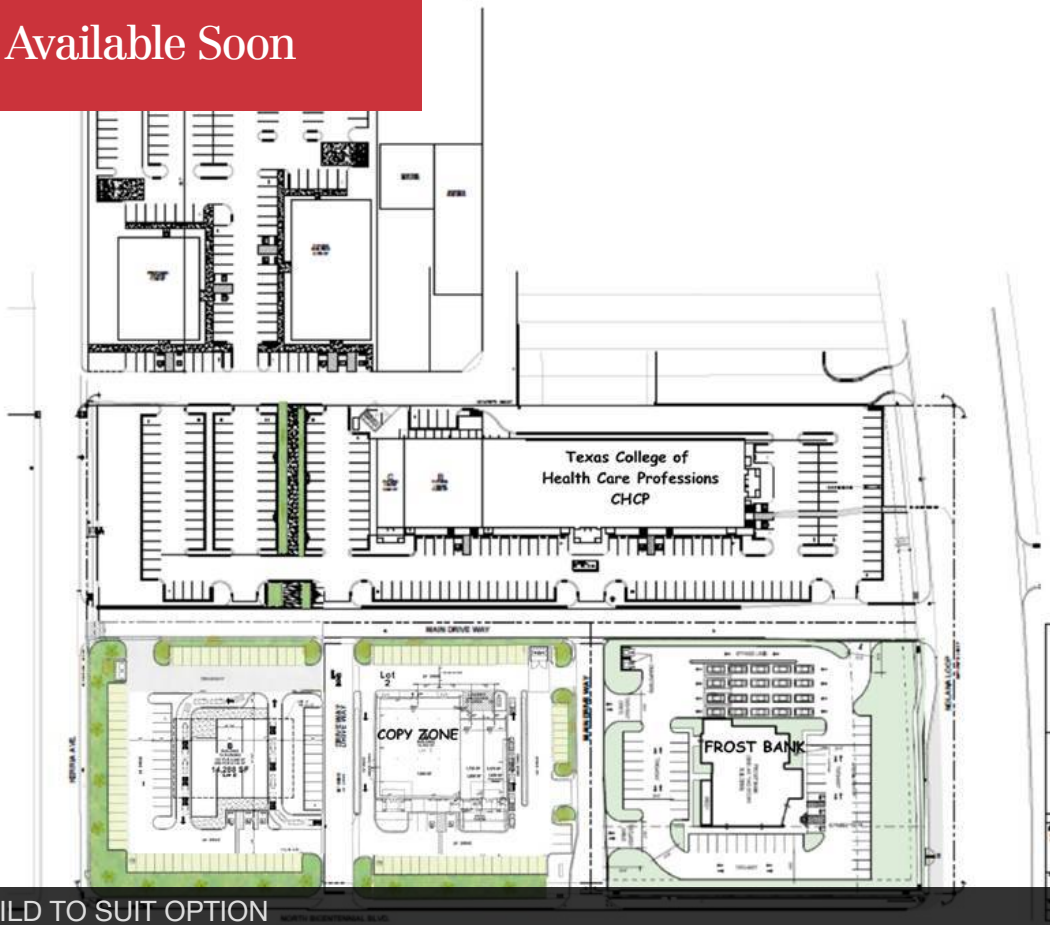
Stats	Population	Avg. HH Income
<b>3 Miles</b>	103,368	\$58,398
<b>5 Miles</b>	239,285	\$58,978
<b>10 Miles</b>	590,165	\$51,084

For more information

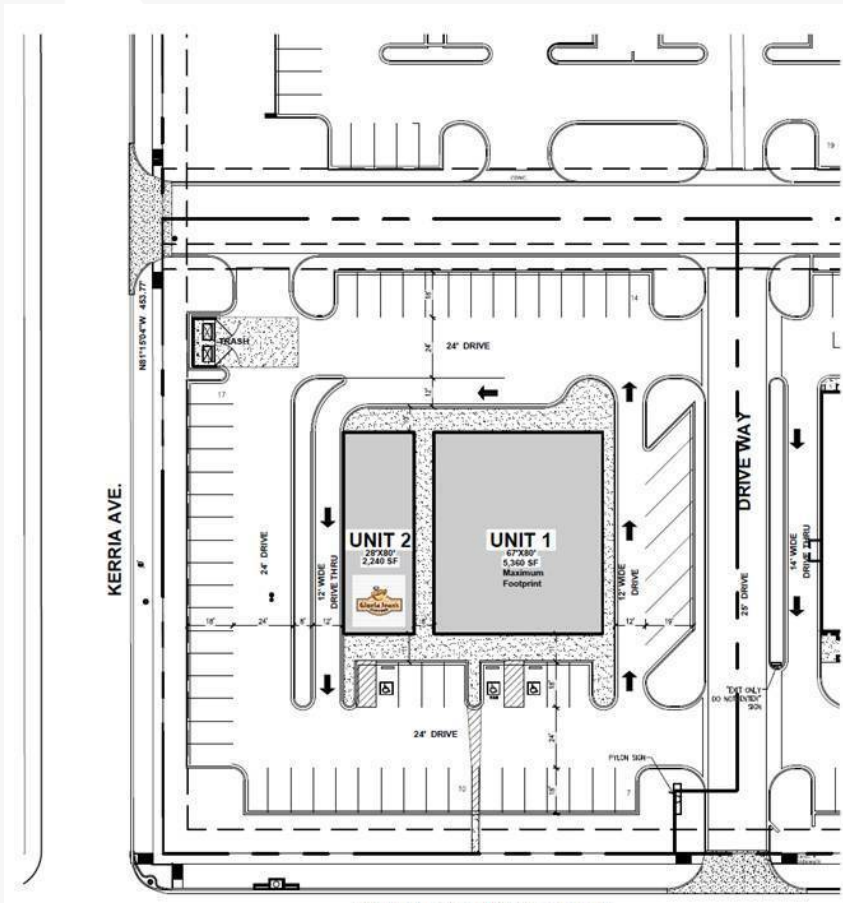
**Mike Blum**

O: 956 731 4401  
mikeb@nairgv.com

5,360 Sf Available Soon

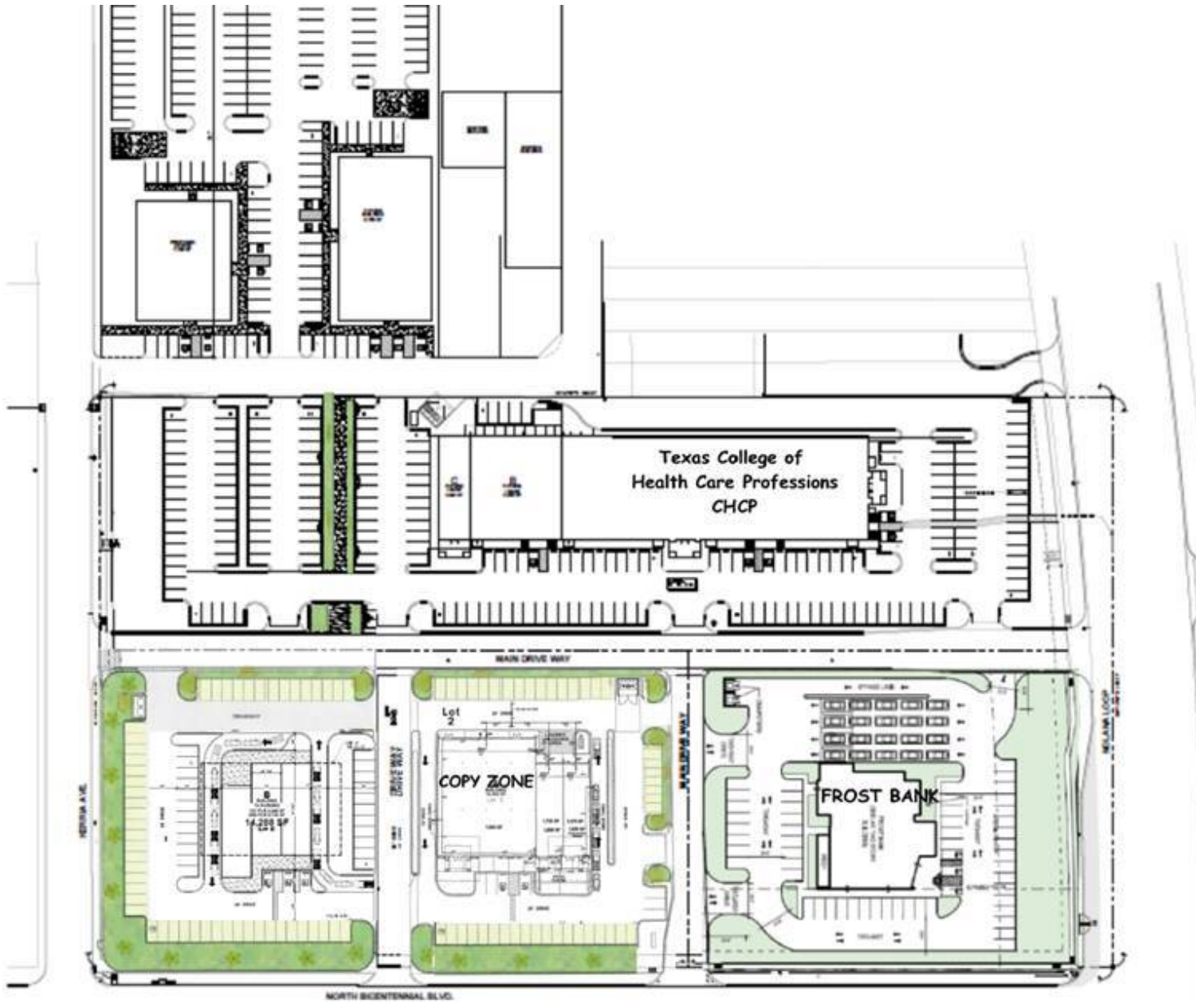


Caption 1 UNIT #1 BUILD TO SUIT OPTION



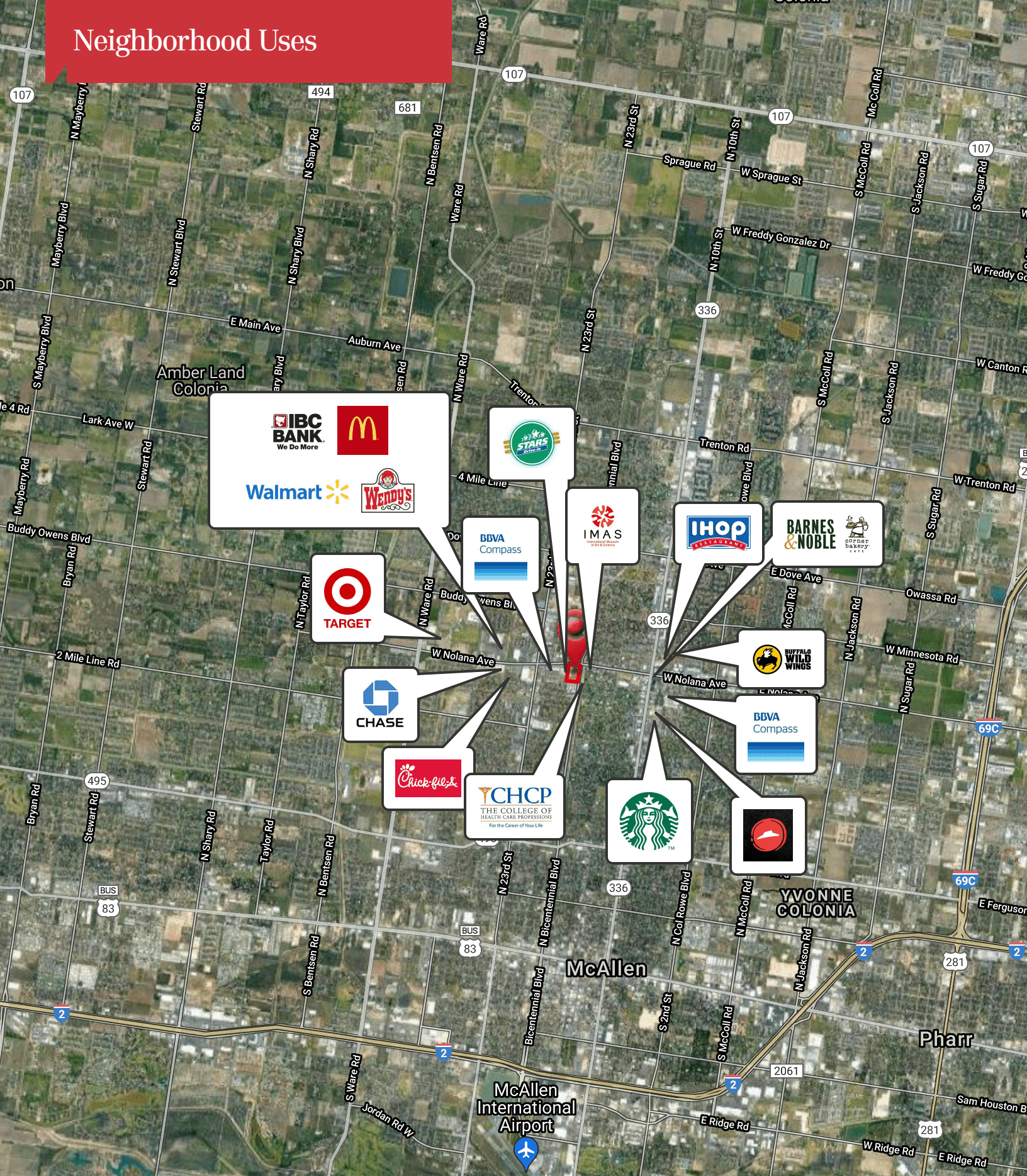
Caption 2 SPACE NEXT TO COPY ZONE AVAILABLE NOW

# Enlarged Site Plan



5,360 SF OF SPACE AVAILABLE

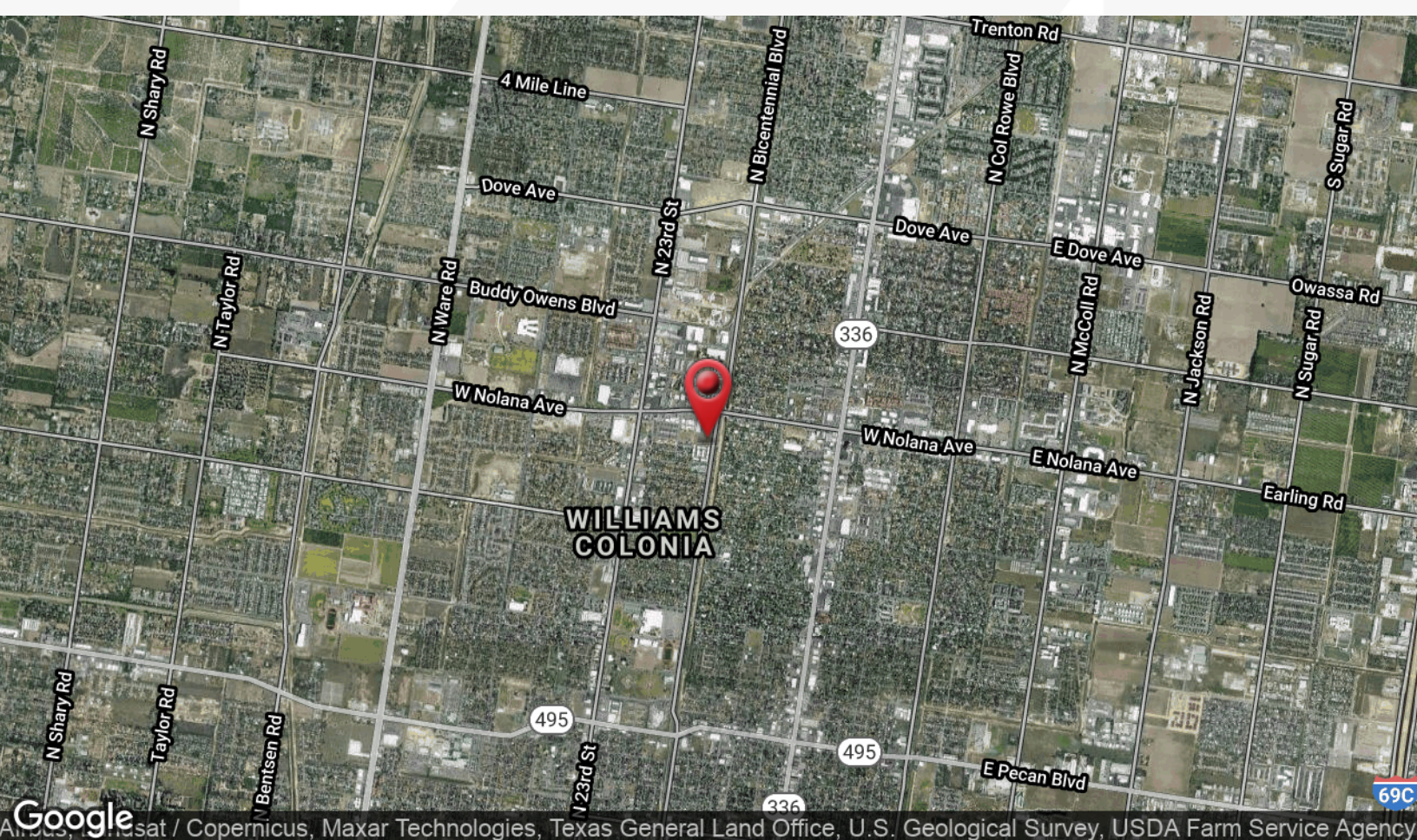
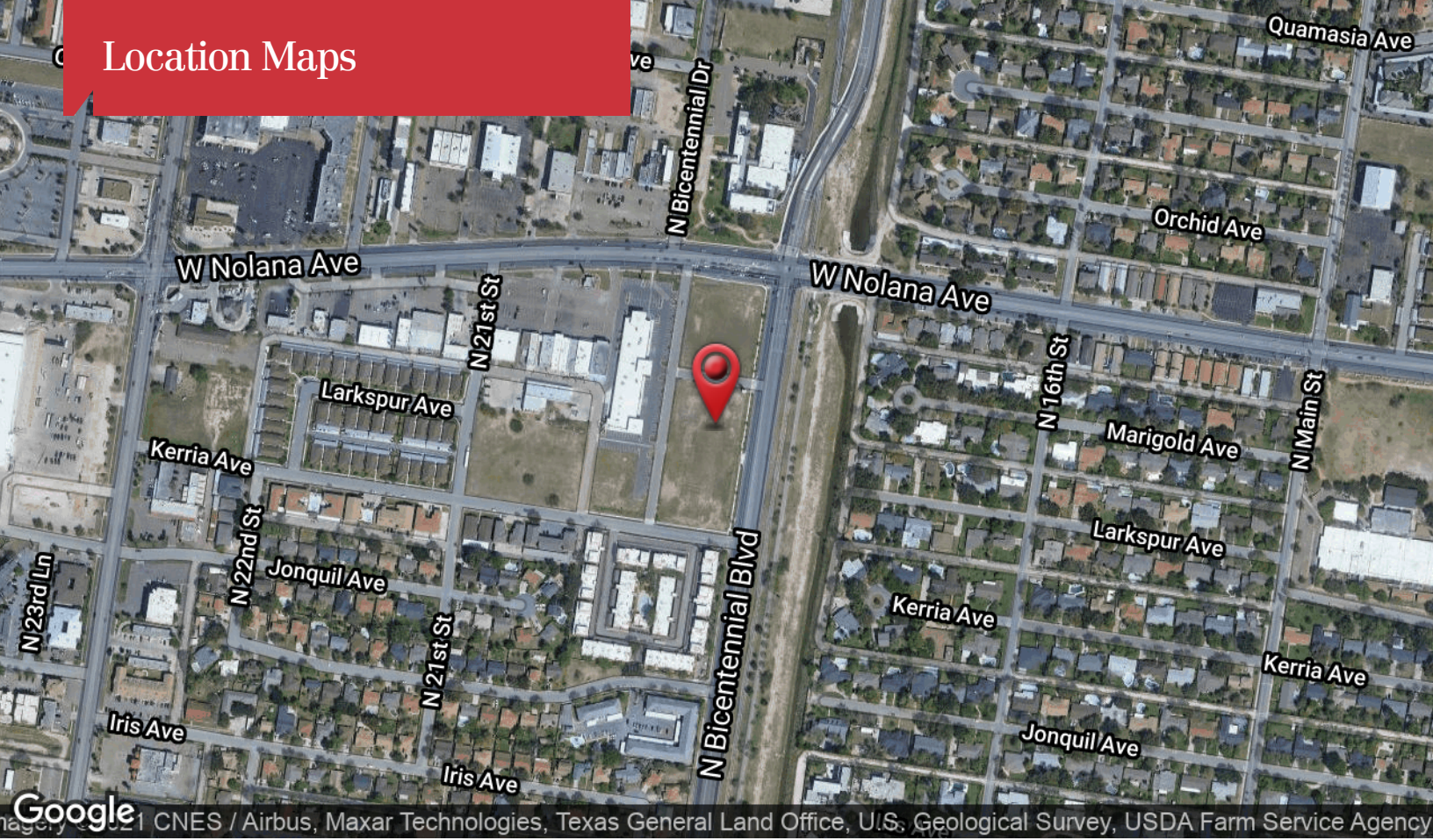
# Neighborhood Uses



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

Google

# Location Maps





## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>MICHAEL J. BLUM CO dba NAI RIO GRANDE VALLEY</u>	<u>525989</u>	<u>mikeb@nairgv.com</u>	<u>(956)451-5596</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>NAI Rio Grande Valley</u>	<u>525989</u>	<u>mikeb@nairgv.com</u>	<u>(956)451-5596</u>
Designated Broker of Firm	License No.	Email	Phone
<u>MICHAEL J. BLUM</u>	<u>426545</u>	<u>mikeb@nairgv.com</u>	<u>(956)451-5596</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

IABS 1-0 Date

# BICENTENNIAL CROSSING

3701 Bicentennial  
McAllen, Texas 78501

The information contained in the following Investment Summary is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI Rio Grande Valley Investment Real Estate Brokerage and should not be made available to any other person or entity without the written consent of Broker. This Investment Summary has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Broker has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property.

The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

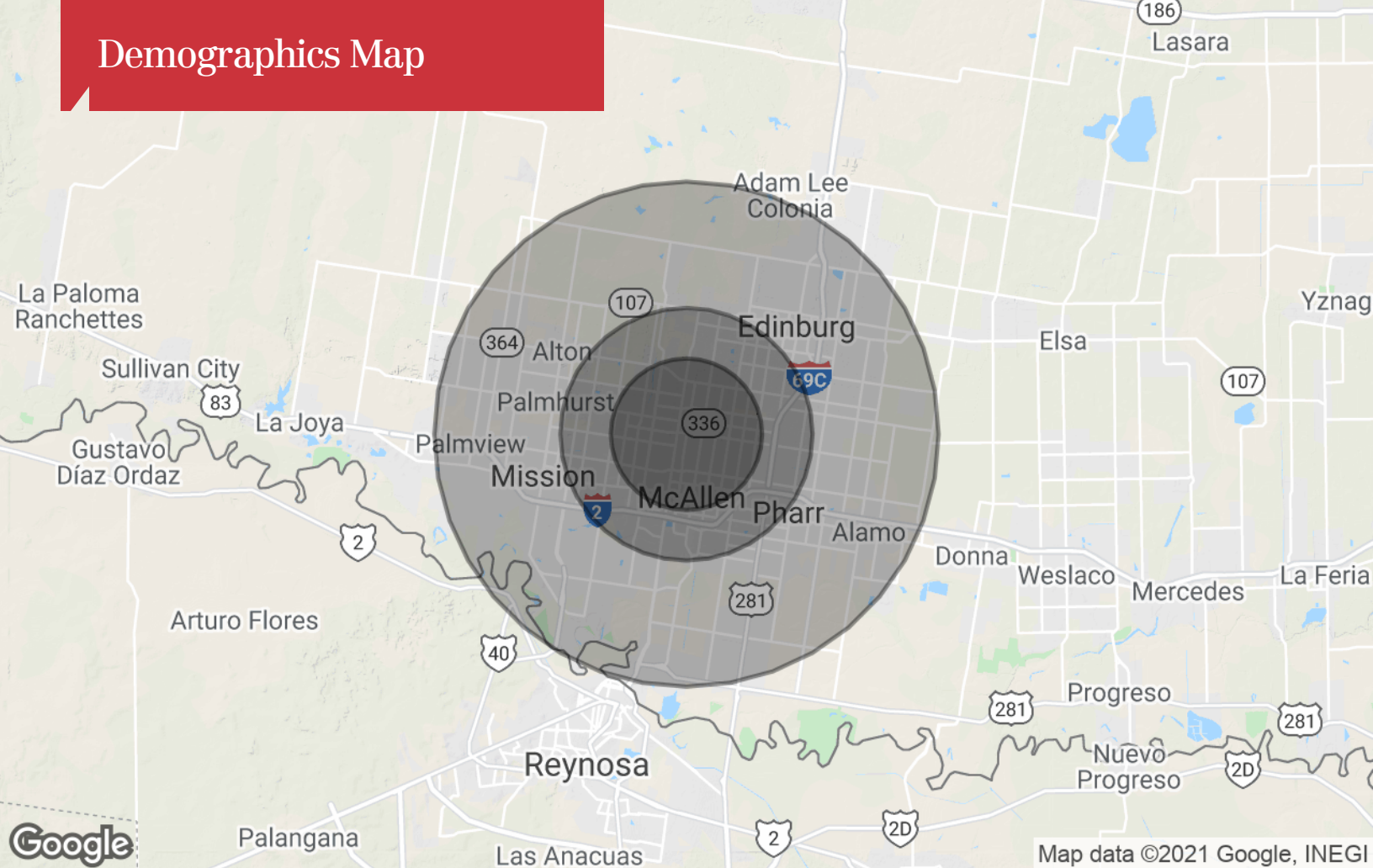
For More Information:



**Mike Blum**

O: 956 731 4401  
mikeb@nairgv.com

# Demographics Map



	3 Miles	5 Miles	10 Miles
<b>Population</b>			
TOTAL POPULATION	103,368	239,285	590,165
MEDIAN AGE	31.3	31.5	29.5
MEDIAN AGE (MALE)	29.6	30.1	27.8
MEDIAN AGE (FEMALE)	33.4	33.0	31.1
<b>Households &amp; Income</b>			
TOTAL HOUSEHOLDS	32,386	74,292	168,360
# OF PERSONS PER HH	3.1	3.2	3.4
AVERAGE HH INCOME	\$58,398	\$58,978	\$51,084
AVERAGE HOUSE VALUE	\$139,315	\$123,452	\$110,491

\* Demographic data derived from 2010 US Census