



OLD NAVY CENTER

S 10th St at US 83, McAllen, TEXAS

**WEINGARTEN
REALTY**

This shopping destination enjoys a premier position in front of La Plaza Mall, one of the nation's highest ranked malls in sales per square foot. This center serves an expanding consumer base from across South Texas and Northern Mexico. This center is anchored by Old Navy and is surrounded by several national retailers.

PROPERTY SIZE 15,000 SQ. FT.

LAT/LONG 26.18757 N, -98.23217 W

TRAFFIC COUNTS S 10TH ST & SAVANNAH AVE - 32,568

CONTACT

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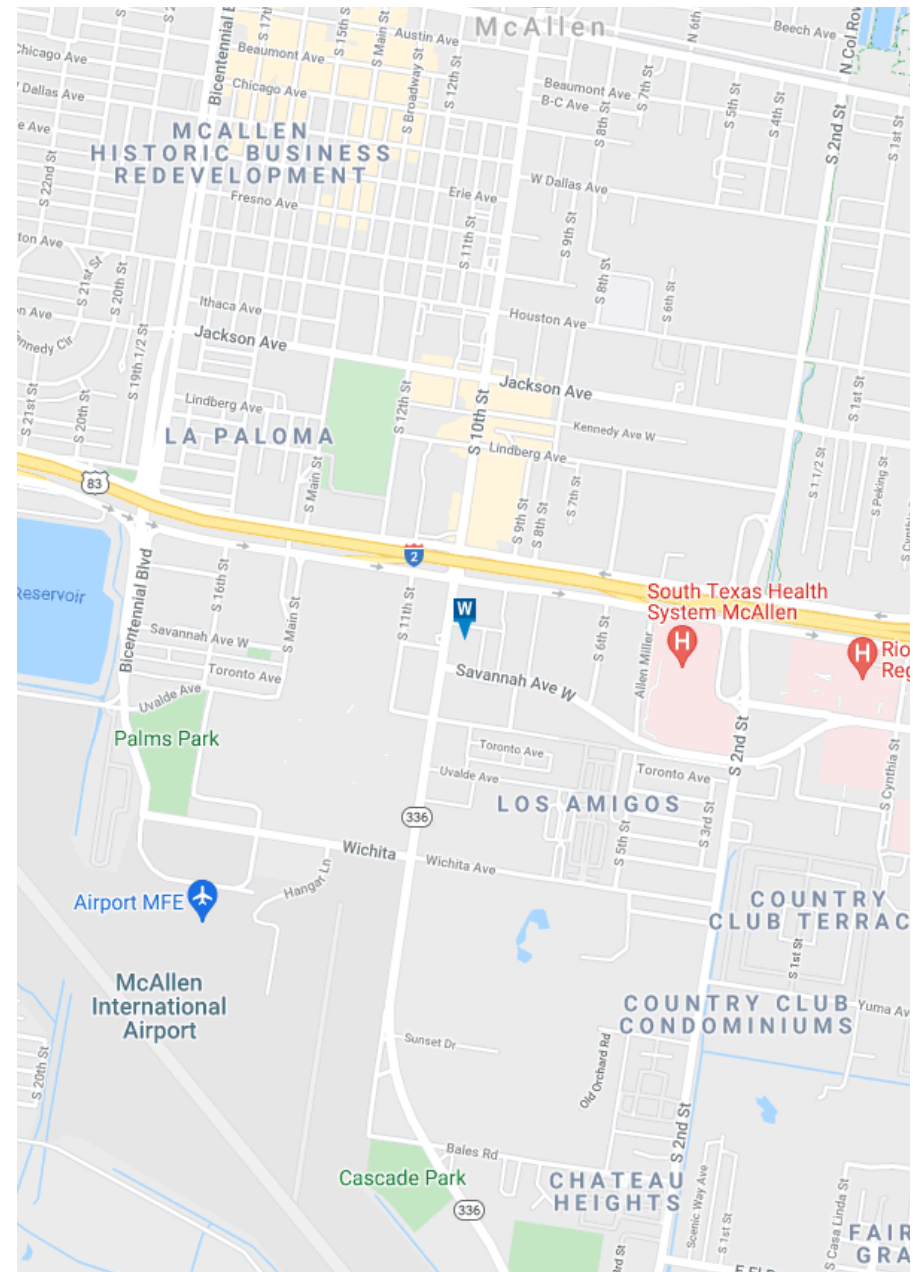
TENANTS LIST

A0A	Old Navy	15,000 SF
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SAVANNAH AVE.

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	7,359	35,740	78,118	216,410
Average Household Income	\$64,828	\$53,793	\$53,359	\$62,172
Population Trends				
2000 Population	7,317	33,448	68,204	154,985
2010 Population	7,115	33,261	73,084	199,664
2020 Population	7,359	35,740	78,118	216,410
2025 Population	7,831	38,107	83,250	232,718
Absolute Growth 2010 to 2020'	3.42%	7.45%	6.89%	8.39%
Projected Growth 2020 to 2025'	6.42%	6.62%	6.57%	7.54%
Race & Ethnicity				
% White	10.56%	8.4%	7.94%	9.79%
% Black	0.47%	0.32%	0.34%	0.42%
% Asian	2.16%	1.22%	1.18%	1.74%
% Other	0.45%	0.33%	0.3%	0.32%
% Hispanic	86.36%	89.73%	90.23%	87.73%
Income & Education				
Median Household Income	34,091	32,037	35,238	43,395
Average Household Income	\$64,828	\$53,793	\$53,359	\$62,172
% College Graduates	30.71%	24.76%	25.54%	30.64%
Age				
Median Age	37.4	35.1	33.7	32.6
% Age < 18	25.9%	27.27%	28.03%	28.07%
% Age 65 +	18.31%	16.54%	14.73%	13.02%
Households & Housing				
Households	2,591	11,694	24,918	67,016
Average Household Size	2.76	2.99	3.1	3.21
Median Housing Value	\$134,615	\$91,087	\$97,445	\$111,856
% Owner Occupied Housing	41.11%	46.59%	49.22%	55.08%
% Renter Occupied Housing	39.47%	38.36%	38.09%	32.95%
% Vacant Housing	19.42%	15.05%	12.69%	11.97%
Workplace & Workers				
Number of Businesses	731	1,856	2,923	6,069
% White Collar	59.5%	59.68%	60.86%	62.58%
% Blue Collar	40.5%	40.32%	39.14%	37.42%



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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders 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 on 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 listening 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 confidential 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.

Weingarten Realty Investors

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Buyer/Tenant/Seller/Landlord Initials

Date