

RETAIL



495 COMMERCE CENTER | *Between Jackson & McColl on 495/
Pecan Blvd in McAllen, Texas 78501*

**AVAILABLE
FOR LEASE**



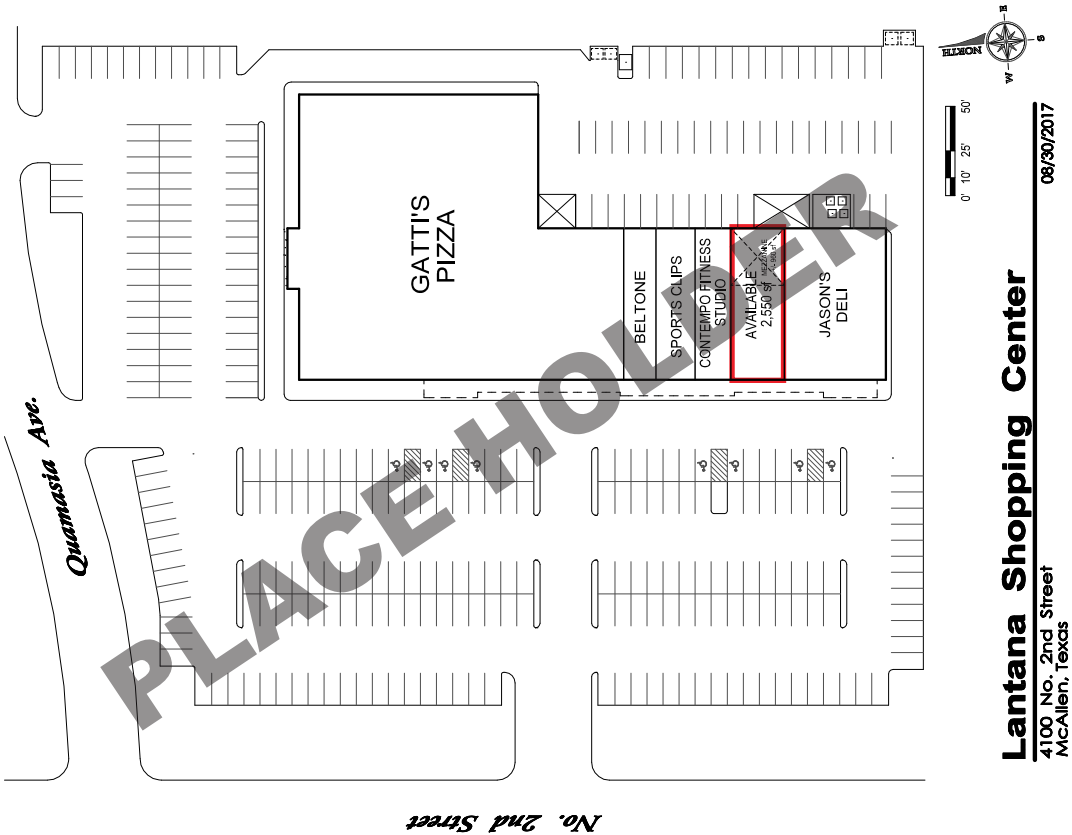
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on 495/Pecan Blvd
McAllen, Texas 78501



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Rioco Real Estate Services
SITEPLAN / OVERVIEW

**AVAILABLE
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CURRENTLY AVAILABLE
1.09 ACRES - 5.89 ACRES

LOCATION
495/Pecan Blvd between
Jackson & McColl in McAllen,
Texas 78501

LEASE RATE
Call (956) 630-9400
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AERIAL

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PROPERTY STATISTICS



DEMOGRAPHICS

POPULATION	1-MI.	3-MI.	5-MI.	INCOME	1-MI.	3-MI.	5-MI.
2000 Total Population	8,312	91,200	178,164	Per Capita Income	\$16,396	\$15,901	\$16,794
2010 Total Population	8,838	100,800	223,057	Household Income: Median	\$34,922	\$35,263	\$42,526
2016 Total Population	9,755	111,515	249,021	Household Income: Average	\$52,108	\$51,634	\$58,137
2021 Total Population	10,072	116,490	264,769				

POPULATION CHANGE

	1-MI.	3-MI.	5-MI.
2000 to 2010	6.3%	10.5%	25.2%
2000 to 2016	17.4%	22.3%	39.8%
2010 to 2021	14.0%	15.6%	18.7%
2016 to 2021	3.2%	4.5%	6.3%

HOUSING

	1-MI.	3-MI.	5-MI.
2000 to 2010	15.8%	15.2%	29.3%
2000 to 2016	18.1%	18.1%	34.7%
2010 to 2021	6.7%	8.0%	11.7%
2016 to 2021	4.6%	5.4%	7.2%