

OFFICE



RIDGE COMMERCE CENTER I | 4600 Military Hwy McAllen, TX
Rioco Real Estate Services

**AVAILABLE
FOR LEASE**



RIDGE COMMERCE CENTER I

4600 Military Hwy
McAllen, TX 78503

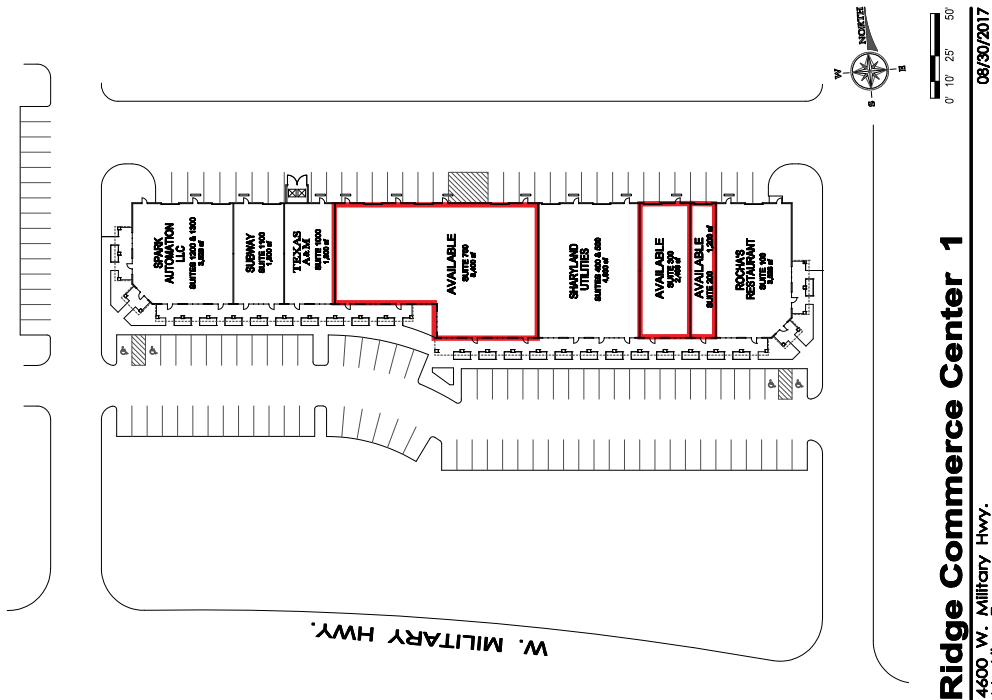


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SITEPLAN / OVERVIEW

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LOCATION

4600 Military HWY
McAllen, TX 78503

ANCHOR TENANTS

- > Subway, Sharyland Utilities
- > Rocha's Restaurant, Texas A&M
- > Sparks Automation



CURRENTLY AVAILABLE

Office Suites 1,200 sf
up to 10,000 sf



MASTER PLANNED

+/- 27,456 sf



LEASE RATE

Call (956) 630-9400
for more info.



IMPROVED SUITES:

Base Rent: \$8.00 psf/annual
Triple Nets: EST \$3.75 psf/annual
Term: 5 year minimum lease
Condition: As Is



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AERIAL

**AVAILABLE
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SHARYLAND FINANCIAL
& MARKETING CENTER

SHARYLAND
PROFESSIONAL CENTER

RIDGE COMMERCE
CENTER

AVAILABLE



RIDGE COMMERCE CENTER I

Drive Times

DESTINATION	TIME	MILES
McAllen Int'l Airport	11 Mins.	4.8
Anzalduas Int'l Bridge	18 Mins.	9.7
McAllen-Hidalgo Int'l Bridge	22 Mins.	7
Pharr-Reynosa Int'l Bridge	20 Mins.	10
McAllen Foreign Trade Zone	3 Mins.	0.9
Expressway 83	8 Mins.	3.5
Shary Rd.	1 Mins.	0.8
Ware Rd.	7 Mins	4



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PROPERTY STATISTICS

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DEMOGRAPHICS

POPULATION	1-MI.	3-MI.	5-MI.
2015 Male Population	3,471	13,887	53,594
2015 Female Population	3,757	14,758	57,504
% 2015 Male Population	48.02%	48.48%	48.24%
% 2015 Female Population	51.98%	51.52%	51.76%
2015 Total Population: Adult	4,535	18,987	76,768
2015 Total Daytime Population	10,253	32,290	131,864
2015 Total Employees	5,408	14,029	60,910
2015 Total Pop: Median Age	26	30	32
2015 Total Pop: Adult Median Age	39	43	45
POPULATION CHANGE	1-MI.	3-MI.	5-MI.
2015 Total Population	7,228	28,645	111,098
2015 Households	1,978	7,625	32,626
HOUSING	1-MI.	3-MI.	5-MI.
2015 Housing Units	290	4,005	26,233
INCOME	1-MI.	3-MI.	5-MI.
2015 Household Income: Median	\$50,975	\$42,929	\$37,524
2015 Household Income: Average	\$75,124	\$66,303	\$55,116
2015 Per Capita Income	\$20,558	\$17,649	\$16,298