



Center Highlights

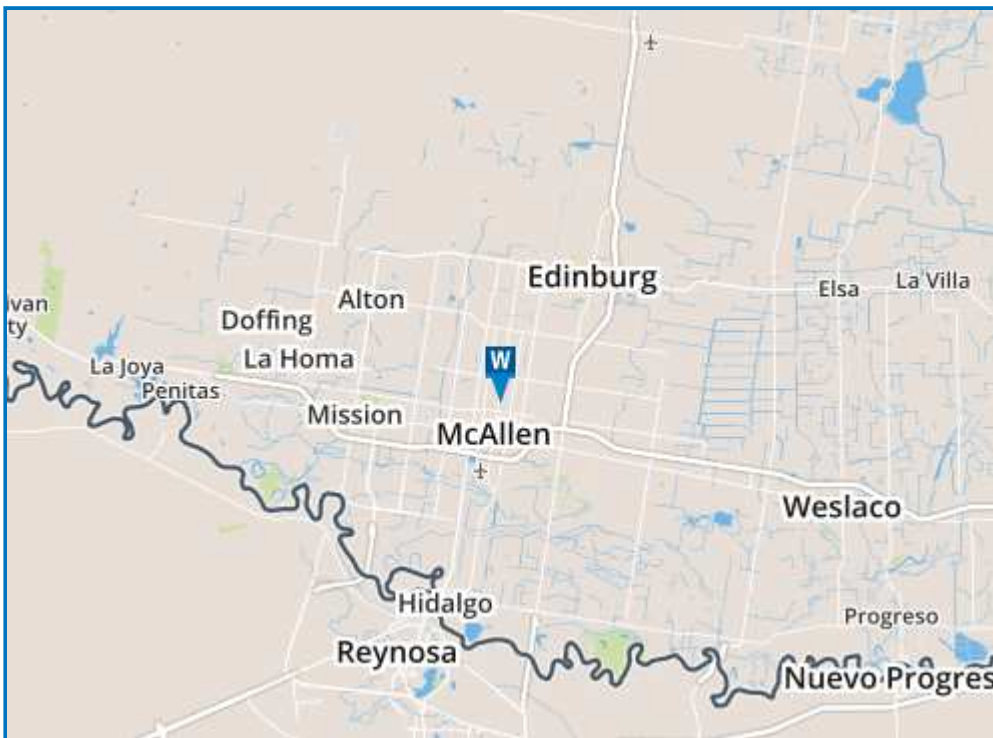
Stylishly designed, this shopping center sits in the heart of the Rio Grande Valley's largest affluent community. Strategically located on North 10th, the center offers exposure to some of the Valley's highest non-freeway traffic counts. Tenants enjoy substantial shopping by Mexican nationals from across the border.

Center Address: N 10th St at W Nolana Ave

City/State: McAllen, TX

Property Size: 75,288 sq. ft.

Latitude/Longitude: 26.24038 N, -98.22490 W



Demographics



Population:
3-mile radius

111,171



Traffic Counts:
N 10th St &
Nolana Ave

52,075



**Average
Household
Income:**

\$67,641

Contact Us

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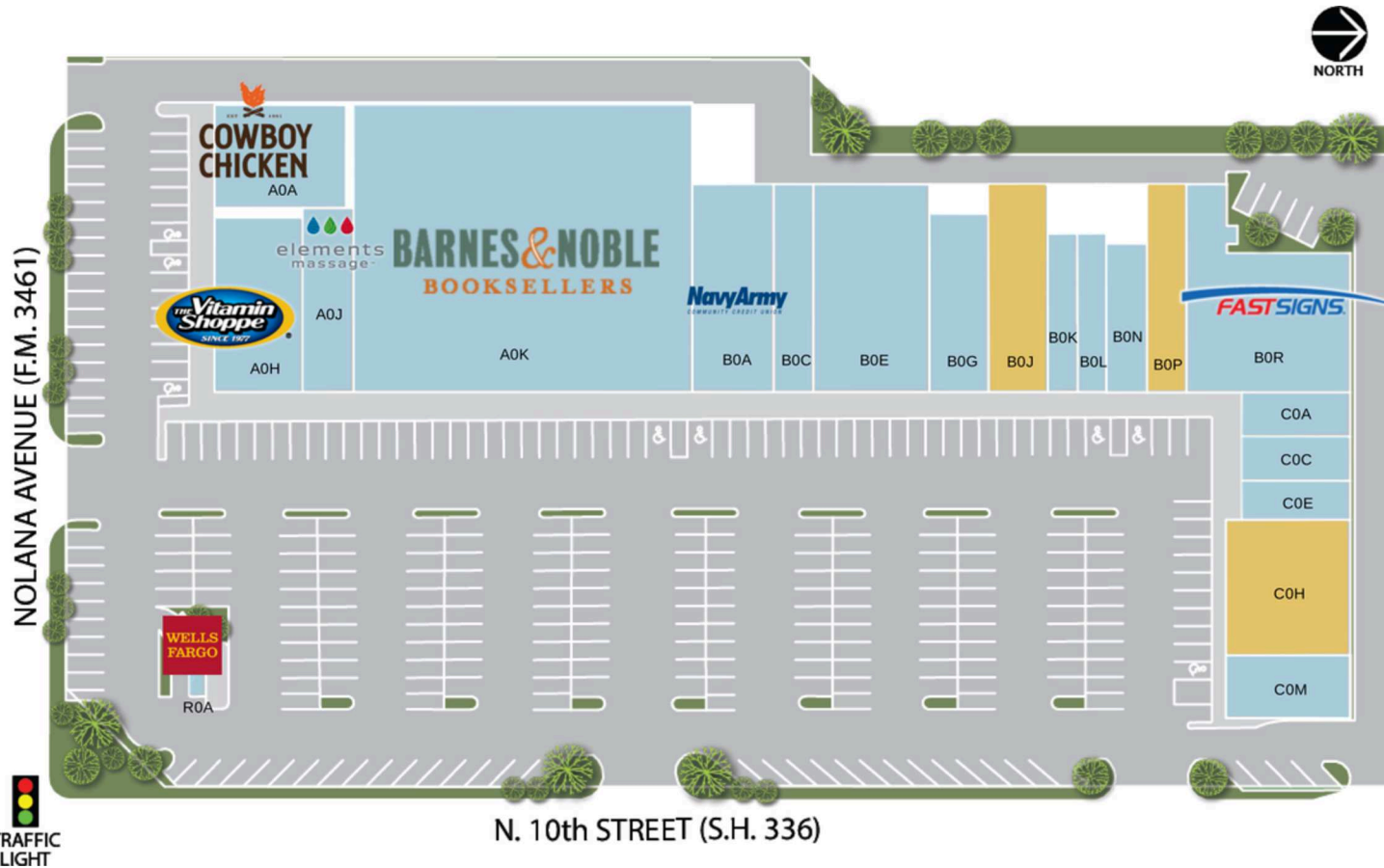
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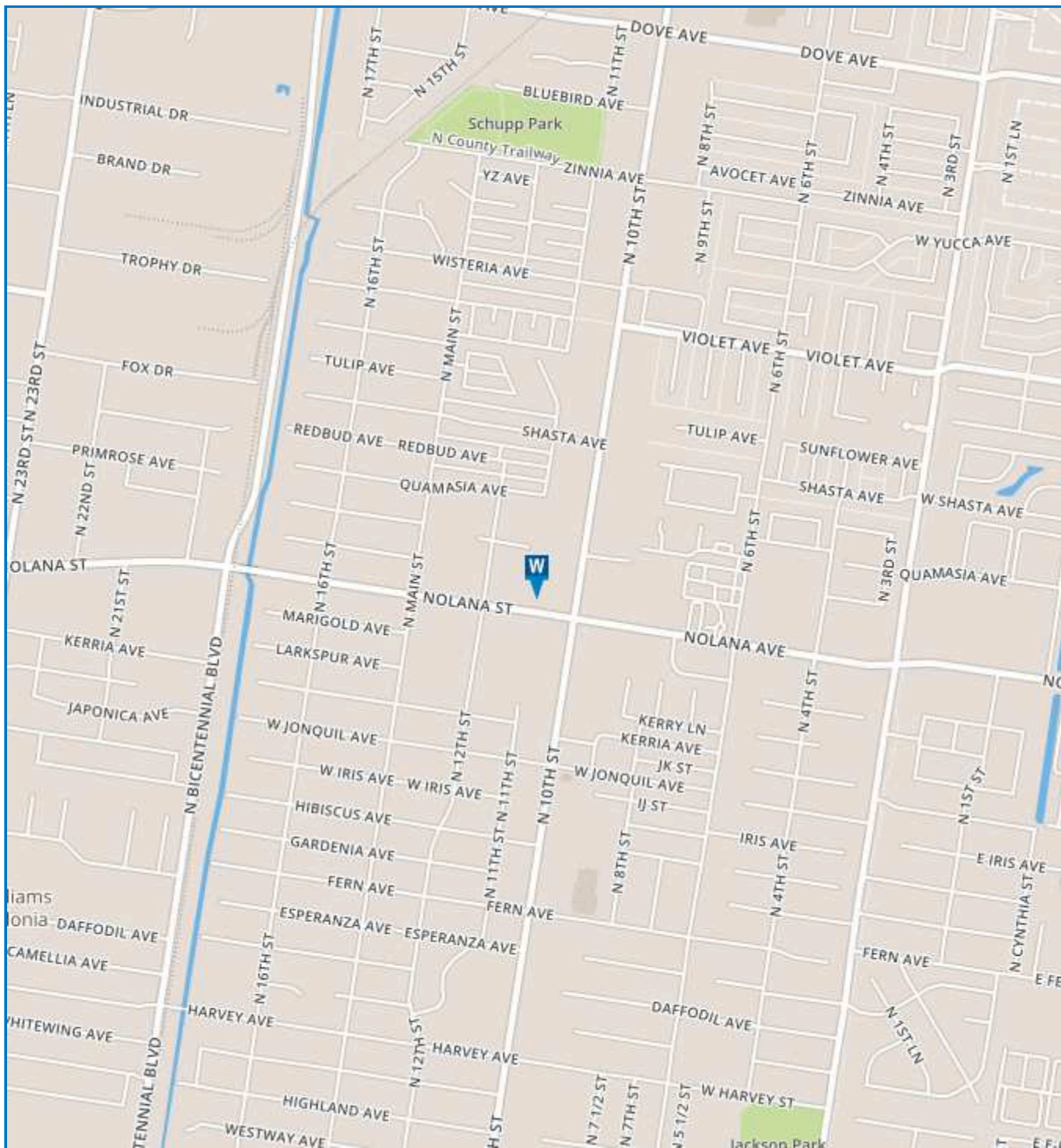
Weingarten Realty Investors

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TENANT LIST

A0A	Cowboy Chicken	3,250 SF
A0H	The Vitamin Shoppe	4,000 SF
A0J	Elements Massage	2,427 SF
A0K	Barnes & Noble	24,864 SF
B0A	Navy Army Community Credit Union	4,000 SF
B0C	Amazing Lash Studio	2,000 SF
B0E	Corner Bakery Cafe	6,248 SF
B0G	Breadsmith	2,730 SF
B0J	Available	3,120 SF
B0K	Cold Fit Cryo Spa	1,200 SF
B0L	Solo Empanadas	1,200 SF
B0N	Fajas Colombianas Kate B.	1,500 SF
B0P	Available	2,100 SF
B0R	Fast Signs	6,250 SF
C0A	B's in a Pod	1,238 SF
C0C	Mail Boxes Etc	1,238 SF
C0E	Glamour	1,100 SF
C0H	Available	4,300 SF
C0M	Earth Born Market	2,000 SF
R0A	Wells Fargo ATM	300 SF



Demographics



Population:

1-Mile **15,631**
3-Mile **111,171**
5-Mile **241,673**



Number of Households:

1-Mile **5,930**
3-Mile **36,120**
5-Mile **75,694**



Average Household Income:

1-Mile **76,207**
3-Mile **67,641**
5-Mile **67,362**



Total Number of Employees:

1-Mile **10,793**
3-Mile **58,220**
5-Mile **103,170**



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date