



The Right Location for the Life of Your Business



Class A, Mixed-Use Office Park in McAllen, TX
Redefining the Workplace Environment

Land For Sale, Professional Office Space For Lease

- Professional Offices
- Government Buildings
- Retail
- Manufacturer Showrooms
- Distribution Centers
- Warehousing

www.495commercecenter.com

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NAI Rio Grande Valley
Commercial Real Estate Services, Worldwide

www.nairgv.com



495 COMMERCE CENTER is a 110 acre master-planned mixed-use development, professionally planned to put your business on the fast track to success. This prime development is strategically located in McAllen, Texas and is redefining the workplace environment into a community experience.

495 COMMERCE CENTER is situated on FM 495 (Pecan Blvd.) in between McColl and Jackson, a prominent thoroughfare that offers high visibility and easy access to major transportation arteries.

495 COMMERCE CENTER provides excellent access to nearby international bridges and is only minutes from McAllen International Airport, less than 10 miles from the Hidalgo County Courthouse, less than 60 miles from a deep port, 240 miles from San Antonio and 120 miles from Monterrey, Mexico's second largest city.

495 COMMERCE CENTER is also close to the business service and community support you need. Whether your business is professional, retail, manufacturing, showroom, distribution or service-oriented.

495 COMMERCE CENTER

- Architectural and development standards
- Owner's Association
- Common Area Maintenance Program
- Controlled Development Standards



Commerce Center West



Rioco/Mayfair Headquarters



GSA Building



Healthcare Unlimited

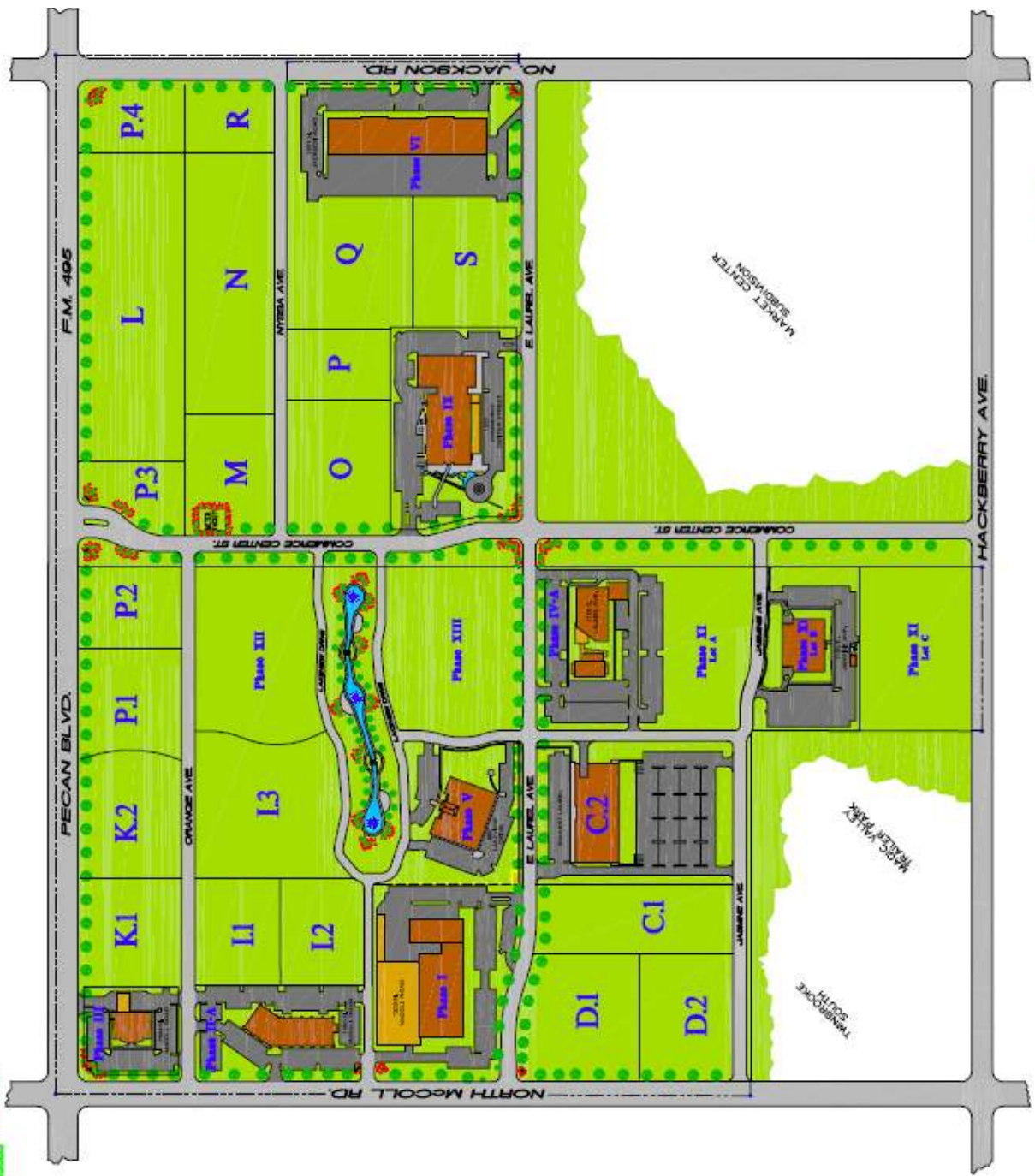


495 Flex Building

The Right Location

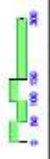


Location	Acres	Price/PSF
C.1	4.79	\$7.50
D.1	2.69	\$10.50
D.2	2.6	\$10.50
I.1	1.86	\$8.00
I.2	2.03	\$8.00
I.3	3.23	\$9.00
K.1	2.16	\$11.00
K.2	2.53	\$11.00
L	5.89	\$11.00
M	2.26	\$9.00
N	5.1	\$8.00
O	2.6	\$12.00
P	1.38	\$7.50
P.1	2.15	\$11.00
P.2	2.06	\$12.00
P.3	1.09	\$12.00
P.4	1.28	\$15.00
Q	3.03	\$7.50
R	1.45	\$11.00
S	2.53	\$9.00



DEVELOPMENT PLAN

495 COMMERCE CENTER



McAllen, Texas



Vicinity Map



Drive Times & Demographics

2006

Est. total # of Employees in 495 Commerce Center— Approx. 1,000
 AADT (Annual Average Daily Traffic) - 25,000 McColl Rd.; 25,000 495 (Pecan Blvd.)
 Total volume of vehicle traffic in both directions of the road for a year divided by 365 days.

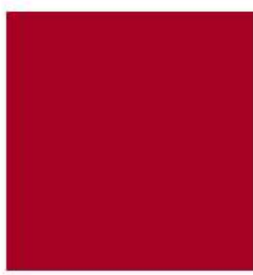
	<u>5 Min</u>	<u>10 Min</u>	<u>15 Min</u>
Total Population	32,116	135,368	287,969
Average Household Income	\$46K	\$48K	\$46K
Number of Employees	29,188	81,254	129,050
Number of Establishments	3,031	7,831	12,242

DISCLOSURE: This information contained herein was obtained from sources believed reliable. However, NAI Rio Grande Valley makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omission, and change of price, conditions, or withdrawal without notice



Building Size: 37,500 SF
Year Built: 2004

FOR LEASE
COMMERCE CENTER WEST
1400 N McColl McAllen, TX
\$1.00 psf/mthly + NNN

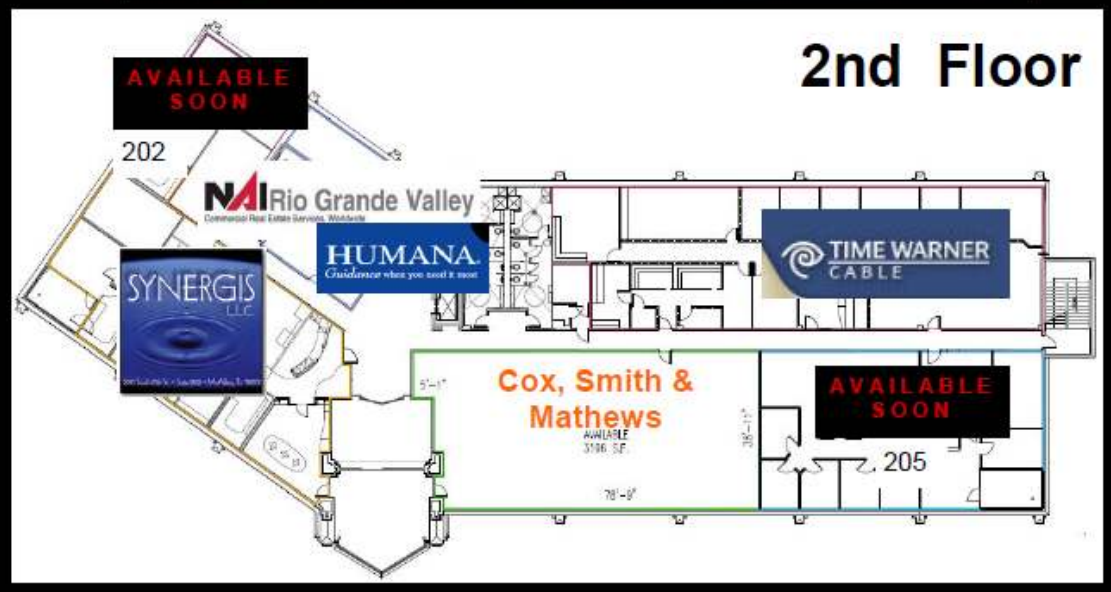
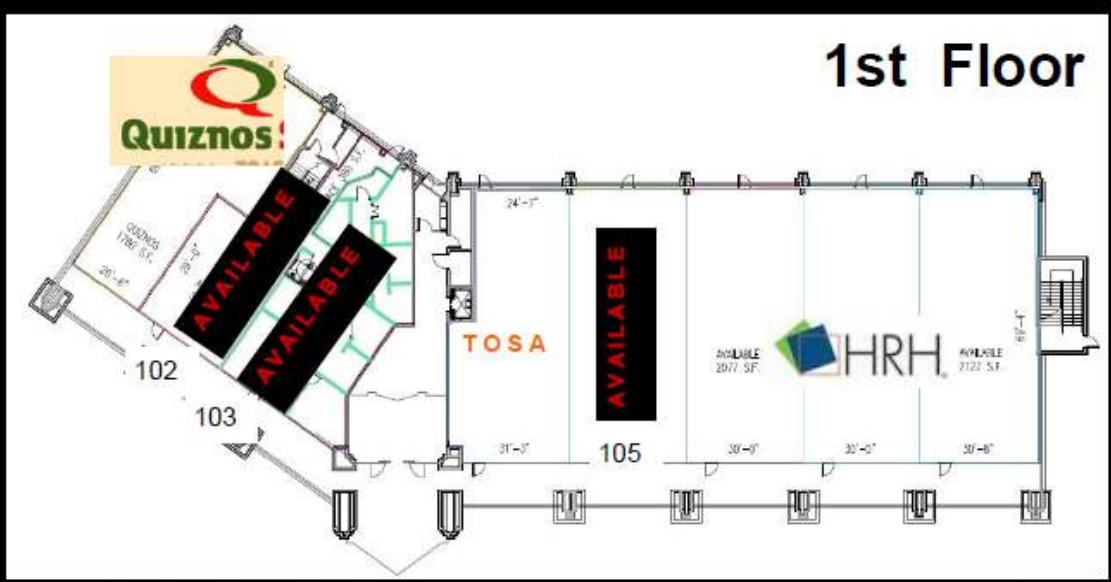


Loopnet
www.loopnet.com
Property ID:
13947133
14191403

- FREE BASE RENT up to 6 months!
(Excludes NNN Expense, Call for Details)
- Located on the SEC of FM 495 (Pecan Blvd.) and McColl in a Class "A" Office Park, 495 Commerce Center
- Video Tour at www.495CommerceCenter.com
- Lease Rate—\$1.00 psf/monthly
- NNN \$.91 psf/monthly
(Subject to Annually Adjustment)
Includes: taxes, insurances, CAM, water, security, energy efficient air system & tinted glass, electric (upstairs)
- \$20 Finish-Out Allowance:
(3 Yr Lease, Shell Space, Subject to Financial Review)
- Close proximity to Main Post Office, FedEx, UPS and other carriers
- High Tech HVAC & Energy efficient tinted glass to minimize operating costs & provide for a healthy environment
- High-Speed Internet access in the building with multiple providers
- Already home to
Quizno's, HRH, Time Warner, Cox, Smith & Matthews, Humana, TOSA, Synergis LLC & NAI Rio Grande Valley

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2nd Floor

Suite/Floor	Size	Base Lease Rate	NNN	Date Available	Space Type
102/1st	1,100 SF	\$1.00/SF/Mth	\$.91/SF/Mth	Immediate	Shell
103/1st	1,903 SF	\$1.00/SF/Mth	\$.91/SF/Mth	Immediate	Finished Out
105/1st	1,078 SF	\$1.00/SF/Mth	\$.91/SF/Mth	Immediate	Shell
202/2nd	1,067 SF	\$1.00/SF/Mth	\$.91/SF/Mth	10/2009	Finished Out (Furniture rental available)
205/2nd	2,614 SF	\$1.00/SF/Mth	\$.91/SF/Mth	1/2010	Finished Out (Furniture Built-In)