



# 495 Commerce Center Research Park

495 Commerce Center is a master-planned, mixed-use business park located in South Texas. Conceived in 1997, its developers have now embarked on a new focus... **495 Commerce Center Research Park (CCRP)** aimed at attracting public, private and institutional investments within the scientific community.

CCRP is a built environment that was thoughtfully designed and contains the appropriate fiber-based SONET ring service and other infrastructure essentials to support scientific and technology innovation. The Park is a Green property. The park captures and filters storm water to fill the lake, which is then used to irrigate the 120 oak trees and the green space that helps to define the development.

Located in McAllen, Texas, CCRP is a short distance to all of the acute care and specialty health care facilities in McAllen, Edinburg and Mission. It has high visibility and is in close proximity to all major transportation arteries. The park is respected for its attention to detail that has preserved and protected property values while enticing the entrepreneurial, creative spirit of developers.



**NAI Rio Grande Valley is the exclusive advisor for the sale and/or lease of 495 Commerce Center, a 110 acre, master-planned, mix-use business park.**

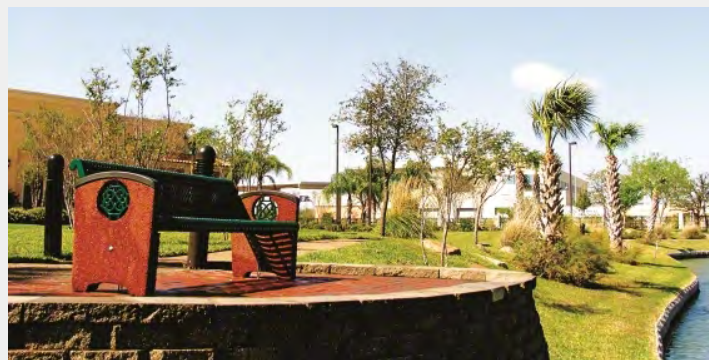
## **Limited Supply of Large Blocs of Contiguous Land**

**495 COMMERCE CENTER is one of the few MASTER PLANNED BUSINESS PARK property in the Rio Grande Valley that can accommodate a 26 acre contiguous user.**

## **Strategic Location and Visibility**

**495 COMMERCE CENTER is strategically located between McColl and Jackson on 495 (Pecan Blvd.), a prominent thoroughfare that offers high visibility and easy access to major transportation arteries. The NEW VA Clinic is under construction and is adjacent to the site. 495 COMMERCE CENTER puts the professional in close proximity and quick access to the State or Federal Courthouse, regional medical facilities in Edinburg, McAllen & Mission and McAllen's International airport. Located about 1.1 miles north of Expressway 83 (I-2) and 1.2 miles from Expressway 281 (I-69C), 495 COMMERCE CENTER is the location to be and be seen.**

**The premier Class "A" Business Park in McAllen, TX**



# Property Overview

Location	On 495 (Pecan Blvd.) between McColl & Jackson in McAllen, TX
County	Hidalgo
Land Available	52 Acres
Zoning	Commercial
Year Built	1997
Property Types	Office, Retail, Industrial & Flex
Features	Deep buried fiber Electricity/Power Irrigation Water Telephone Cable Gas/Propane
Highlights	Architectural and Development Standards Owner's Association Common Area Maintenance Program Controlled Development Standards

# Development Plan



1



Inter National Bank

2



Commerce Center West

3



GSA Building

4



Rioco/Mayfair

5



Water Feature

6



GSA Building

7



495 Flex Building

8



Infinity Call Center

9



Laurel Park Plaza

10



Healthcare Unlimited

11



Kika de la Garza Federal Building

# Property Overview

**495 Commerce Center** is a 110 acre, master-planned, mixed-use business park comprised of office/retail/flex buildings, jogging trails and central water feature focal point. The property is located on 495 (Pecan) between McColl & Jackson, a prominent thoroughfare that offers high visibility and easy access to major transportation arteries. An Owner's Association & Common Area Maintenance program promote property values while the Architectural & Development Standards control building types, uses, mix, as well as, the quality of construction, parking, landscaping and the architectural character of the business park.



This location provides amazing visibility, as well as access to all of the major business centers in McAllen



# Area Map



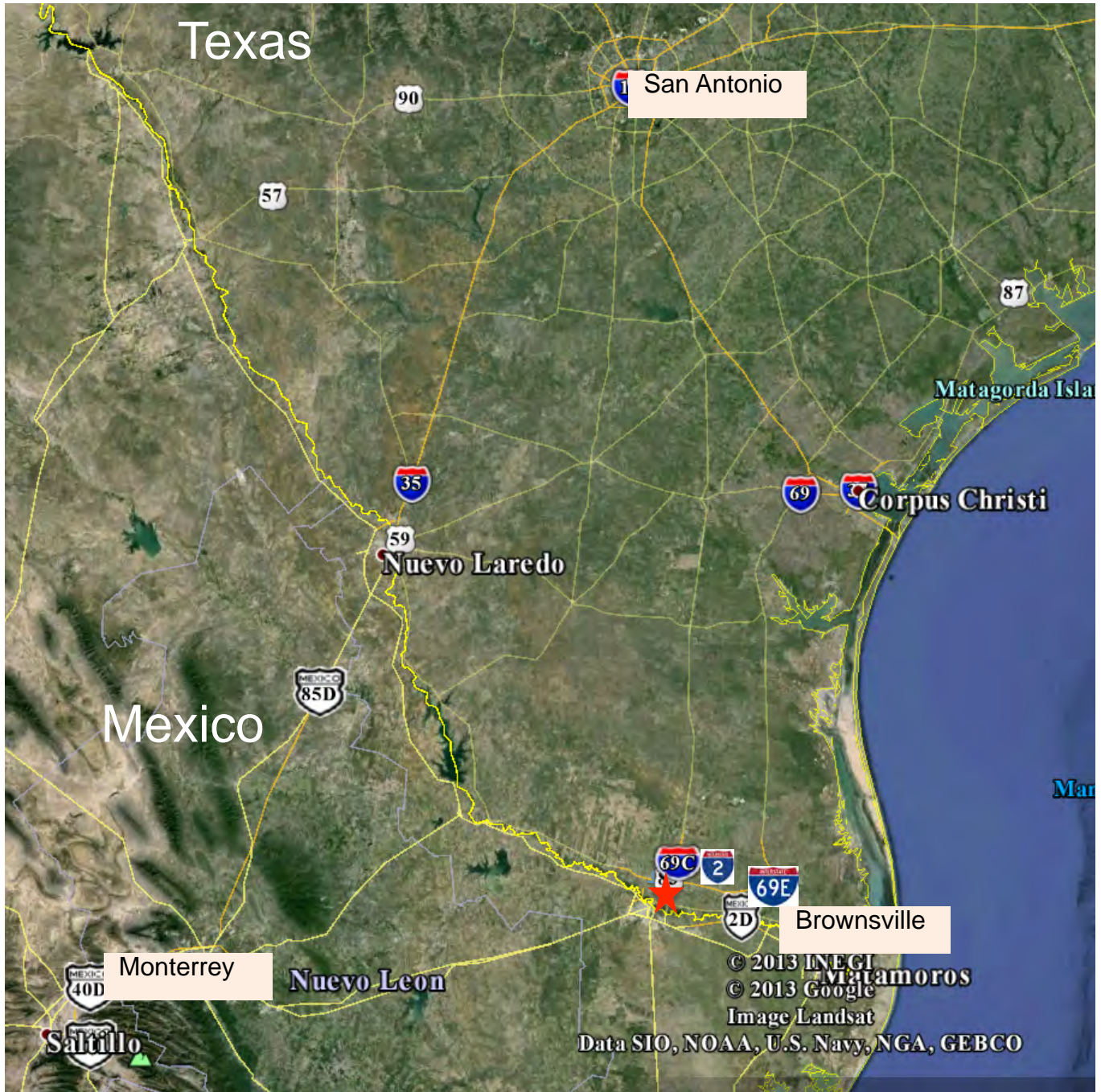
Location	Miles
New VA Regional Hospital	0
McAllen Medical Center/Rio Grande Regional, McAllen Heart Hospital	3
Doctors Hospital at Renaissance	2.6
Edinburg Regional Children's Hospital, South Texas Health System	4.4
Mission Regional Hospital	8
US Hwy 83 (I-2)	1.3
US Hwy 281 (I-69C)	1.1

# Area Map



Location	Miles
New VA Hospital	Adjacent to 495 on southwest corner
McAllen Medical Center	3.4
Doctors Hospital at Renaissance	2.6
McAllen International Airport	4.3
Anzalduas International Bridge	14.6
Hidalgo County Courthouse	8.4
Exp. 83	2
US Hwy 281 (I-69)	3

# Region Map



Location	Miles
San Antonio	250
Brownsville	58
Corpus Christi	160
Monterrey, Mx	150
Reynosa, Mx	10