

# DOVE TOWN SQUARE

N. 23RD ST. & W. DOVE AVE., MCALLEN, TX

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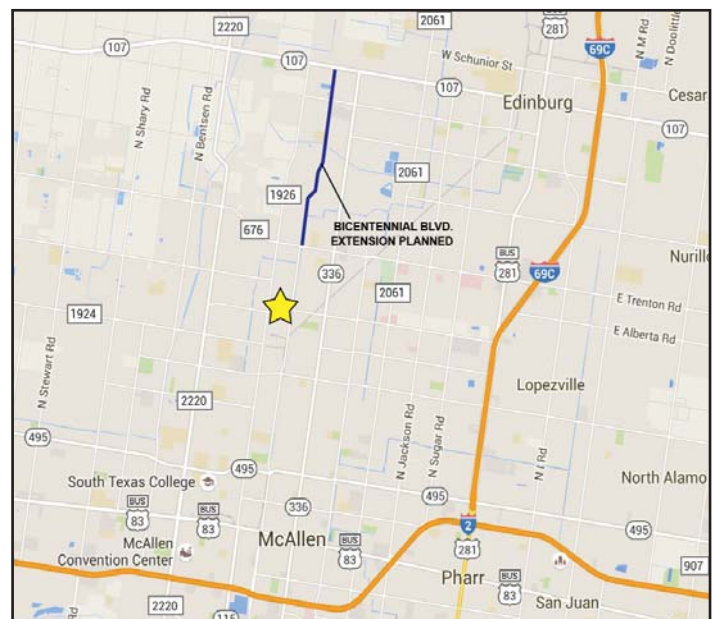
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## DESCRIPTION

Dove Town Square is a grocery anchored development located along the West Dove corridor in McAllen, TX. Strategically positioned next to a brand new Walmart Neighborhood Market, and surrounds the existing CVS Pharmacy. Land is available for sale, ground lease, or build to suite. Great location for many uses including retail, medical, service, and multifamily.



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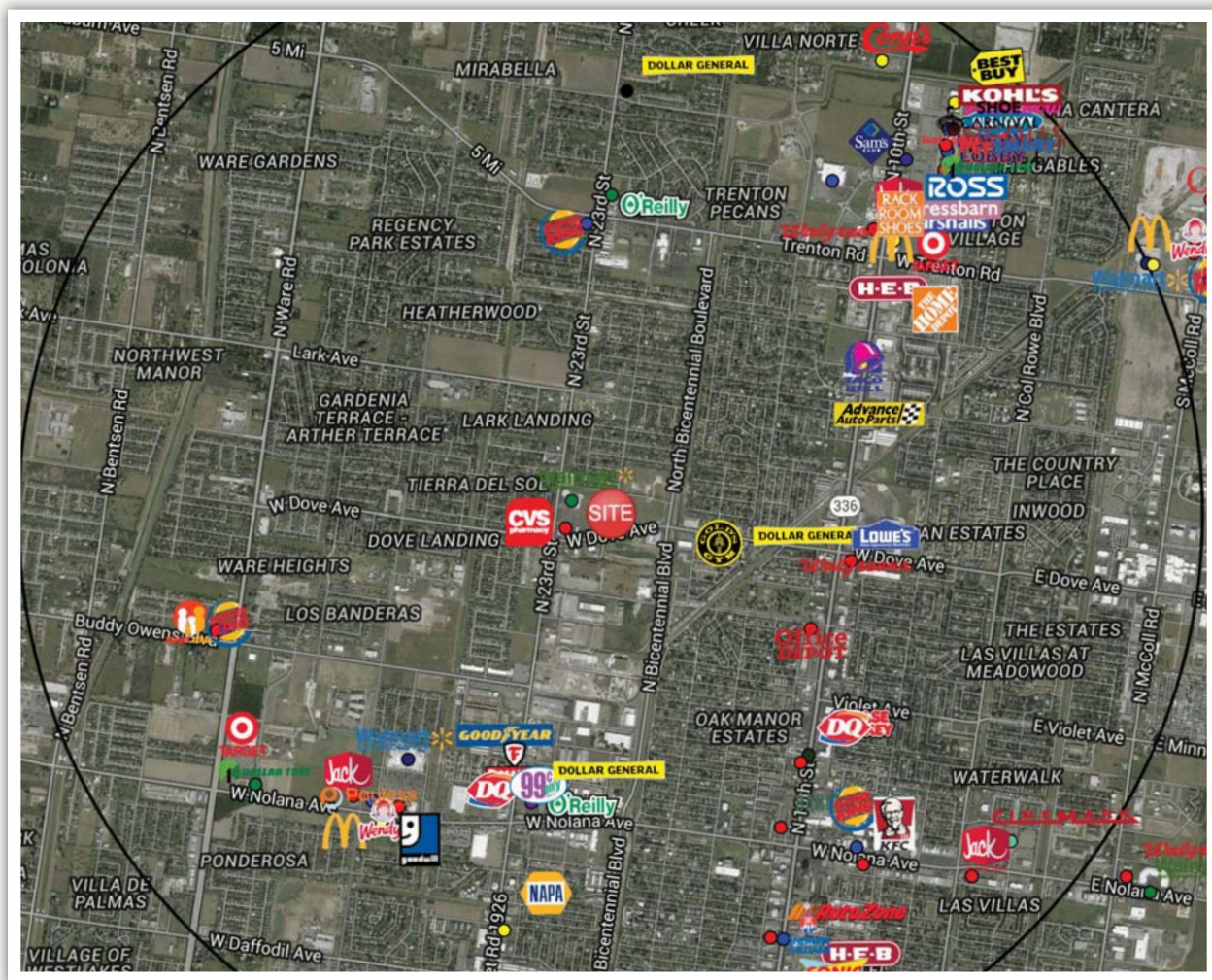
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## QUICK FACTS

- 41,117 sf Walmart Neighborhood Market now open.
- Approximately 5 acres under contract for multifamily development.
- Pad-sites available.
- 14.77 +/- acres available for sale, ground lease or build to suit.
- Excellent visibility and surrounded by homes on all sides.

|                           | 1 mile   | 3 mile   | 5 mile   |
|---------------------------|----------|----------|----------|
| <b>2016 Population</b>    | 16,394   | 95,659   | 221,174  |
| <b>2016 Median Income</b> | \$55,621 | \$48,412 | \$44,181 |

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