

THE  
**SHOPPES**  
AT TRES LAGOS



4200 TRES LAGOS BLVD | MCALLEN, TEXAS 78504

RETAIL SPACES  
1,100 - 20,000 SF.

# Welcome to Tres Lagos

Spanning across 5 buildings, this commercial property will offer retail spaces ranging from **1,100 to 20,000 SF.**

All buildings include a front and rear facing façade, so that no matter which direction your customers are coming from, they'll know just where to find you!

The Shoppes at Tres Lagos attracts traffic from their on-site Texas A&M, Ware Road, Idea School campuses and **2,000+ residents**, making it an ideal location in McAllen.

THE  
**SHOPPES**  
AT TRES LAGOS 

  
**TRES LAGOS**  
5,000 HOMESITES  
2,000 MULTIFAMILY HOMES  
1,000 APARTMENTS

Future Site of  
**1.5 Million SF**  
Commercial Retail Space

THE  
**SHOPPES**  
AT TRES LAGOS 

ENTRANCE

N. WARE RD

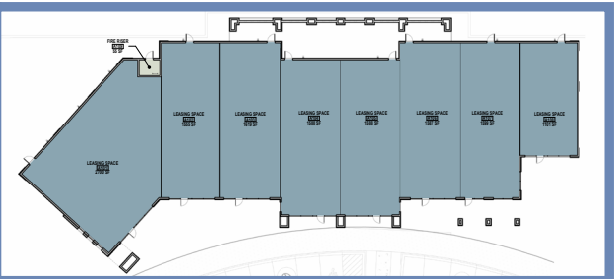


# SITE PLAN

BUILDING D



NOW LEASING

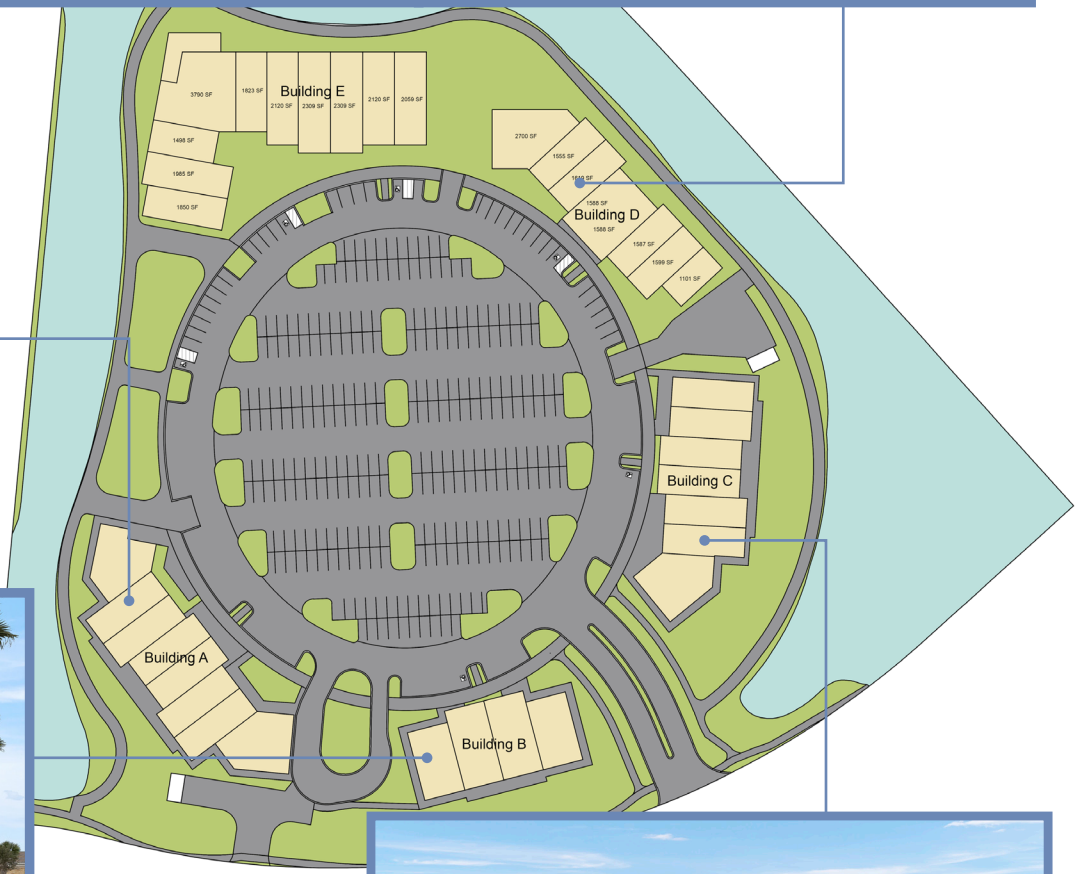


BUILDING A



FULLY LEASED

BUILDING B



BUILDING C

OPEN FOR BUSINESS

# BUILDING A

15,686 Total SQFT

LEASED



# BUILDING B

9,100 Total SQFT

LEASED



# BUILDING C

13,114 Total SQFT

LEASED



# BUILDING D

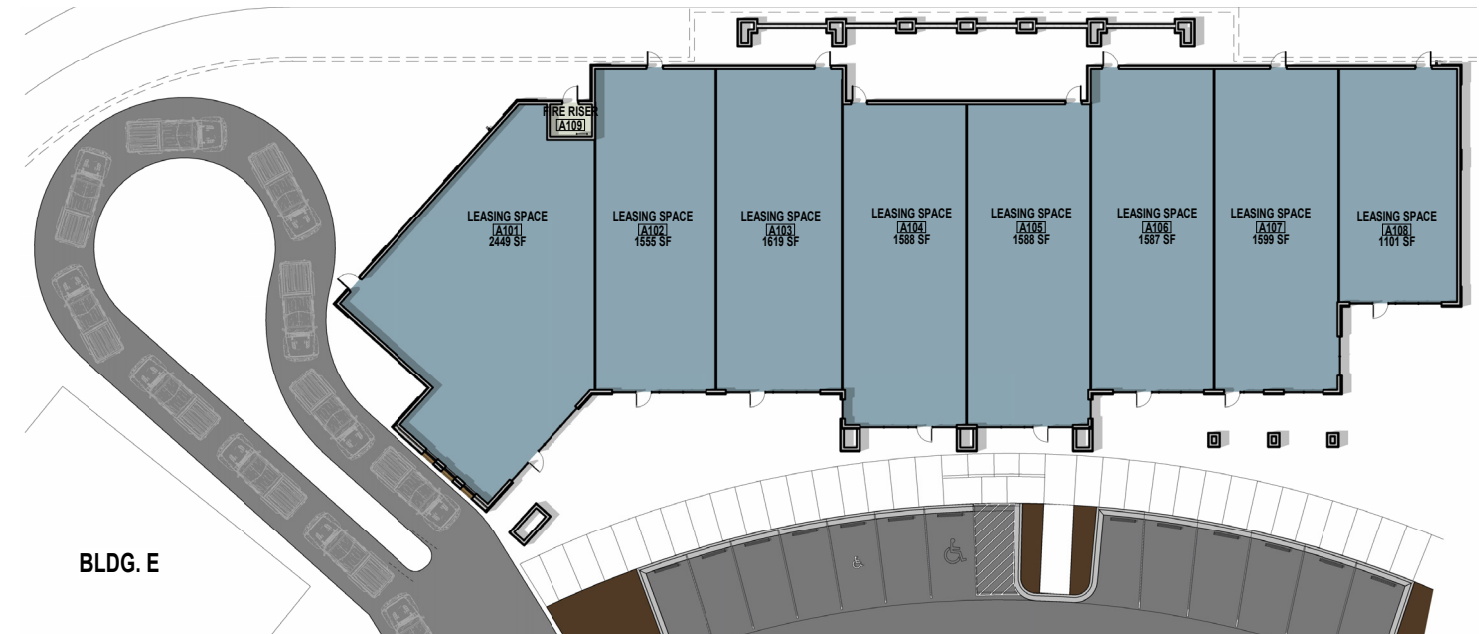
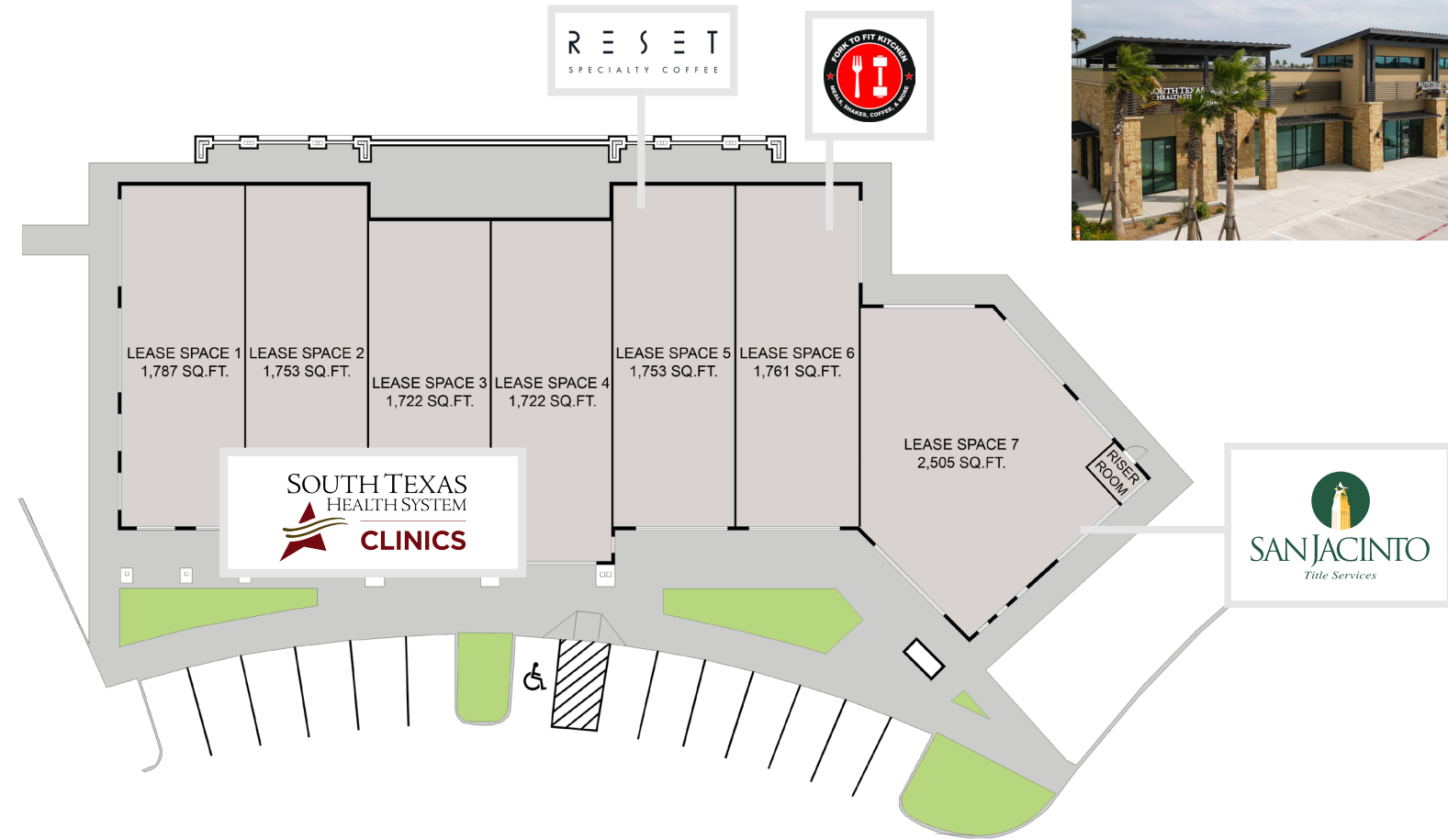
13,086 Total SQFT

LEASING NOW



Join The Thriving Community Of Tres Lagos And Be Part Of The Excitement!

Contact Us At 956-426-0520 For More Information On Leasing Building D



# PROXIMITY

- 7.7 miles from University of Texas Rio Grande Valley
- 10.3 miles from Doctors Hospital
- 0.7 miles from Texas A&M McAllen
- 0.2 miles from Idea Tres Lagos
- 8.6 miles from HEB
- 0.7 miles from Edinburg Park

← TO IDEA SCHOOL  
← MCALLEN PD

2,000+  
Current Residents

THE SHOPPES  
AT TRES LAGOS

Tres Lagos  
Main Entrance

WARE ROAD

# FUTURE EXPANSION



7,000+  
Future  
Homesites

24,000+  
Future Residents &  
Potential Customers

1.5 Million SF  
Future Commercial  
Retail Space

# THE TRES LAGOS COMMUNITY

Residents of Tres Lagos enjoy an exceptional lifestyle close to work and recreation. As a walkable community, families with children can easily get to and from schools via hike and bike trails. Tres Lagos includes thousands of affordable, quality single family homes, townhomes, and multi-family homes, surrounded by all of the amazing amenities that have been thoughtfully incorporated into the master plan. And given the community's convenient north McAllen location, residents have access to healthcare, shopping, dining, entertainment, and more just minutes from their front door. Tres Lagos is a community where families can truly have the best of both worlds: a safe hometown neighborhood minutes from big city conveniences.

- Over 200 acres of parks including sports fields, playgrounds, picnic areas, lighted tennis & basketball courts, & amphitheater
- Community Surveillance via cameras monitored by the McAllen PD & 24-hour Security Team
- Gigabit speed internet, community WiFi and alarm monitoring
- Smart Home Technology and security systems
- Reuse Water for all lawns and parks
- Multimillion-dollar community center with swimming and fitness facilities



This 2,571 acre master-planned community includes single-family homes, multi-family homes, commercial and retail space, health care facilities, top rated IDEA schools, Texas A&M University and churches. And with the creation of over 6,000 new jobs, residents can even walk to work.



**2,571 ACRES**



**IDEA PUBLIC SCHOOLS**



**TEXAS A&M HIGHER EDUCATION**



**200 ACRE PARKS**



**BEST MASTER PLANNED DEVELOPMENT 2017**



**1.5 MILLION SF FUTURE COMMERCIAL & RETAIL SPACE**



# NORTH MCALLEN, TX



Located in north McAllen, TX at the southwest corner of Ware Road and Monte Cristo, Tres Lagos offers easy access to both McAllen and Edinburg. While this beautiful community surrounded by lakes and greenspace offers everything you need for work, school, shopping, and recreation, residents will find they are also within minutes to their favorite area shopping, dining, parks, and entertainment, including:

- 18-minute drive to downtown Edinburg
- 25-minute drive to downtown McAllen
- 90 miles from South Padre Island
- 45 minutes to the new Anzalduas International Bridge
- Minutes from new shopping at Nolana and Ware in North McAllen
- Easy access to major airports including, 18 minutes to South Texas International Airport and 25 minutes to McAllen International Airport







THE  
**SHOPPES**  
AT TRES LAGOS 

**NOW PRE-LEASING**

956.426.0520

info@treslagos.com



SCAN ME

for website