

THE
SHOPPES
AT TRES LAGOS



4200 TRES LAGOS BLVD | MCALLEN, TEXAS 78504

RETAIL SPACES
1,100 - 20,000 SF.

Welcome to Tres Lagos

Experience the Shoppes at Tres Lagos – a remarkable commercial property spanning **5 buildings** in north McAllen, Texas.

With retail spaces ranging from **1,100 to 20,000 SF**, this is the perfect location to showcase your business. Each building features a front and rear-facing façade, ensuring maximum visibility for your customers.

Located near Texas A&M and IDEA Public School campuses, 5,000 rooftops within a 1 mile radius as well as **3,000+ Tres Lagos residents**, this is an unbeatable opportunity.

THE
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AT TRES LAGOS 

Future Site of
1.5 Million SF
Commercial Retail Space



TRES LAGOS

5,000 HOMESITES
2,000 MULTIFAMILY HOMES
1,000 APARTMENTS



THE SHOPPES AT TRES LAGOS

ENTRANCE

N. WARE RD



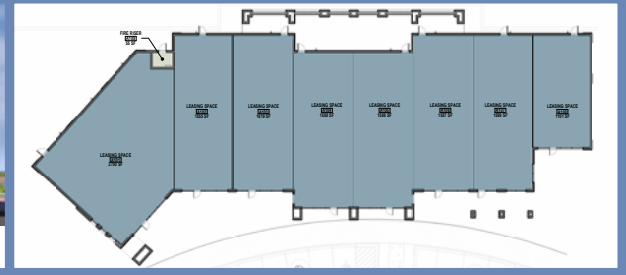
BUILDING A

BUILDING B

BUILDING C

SITE PLAN

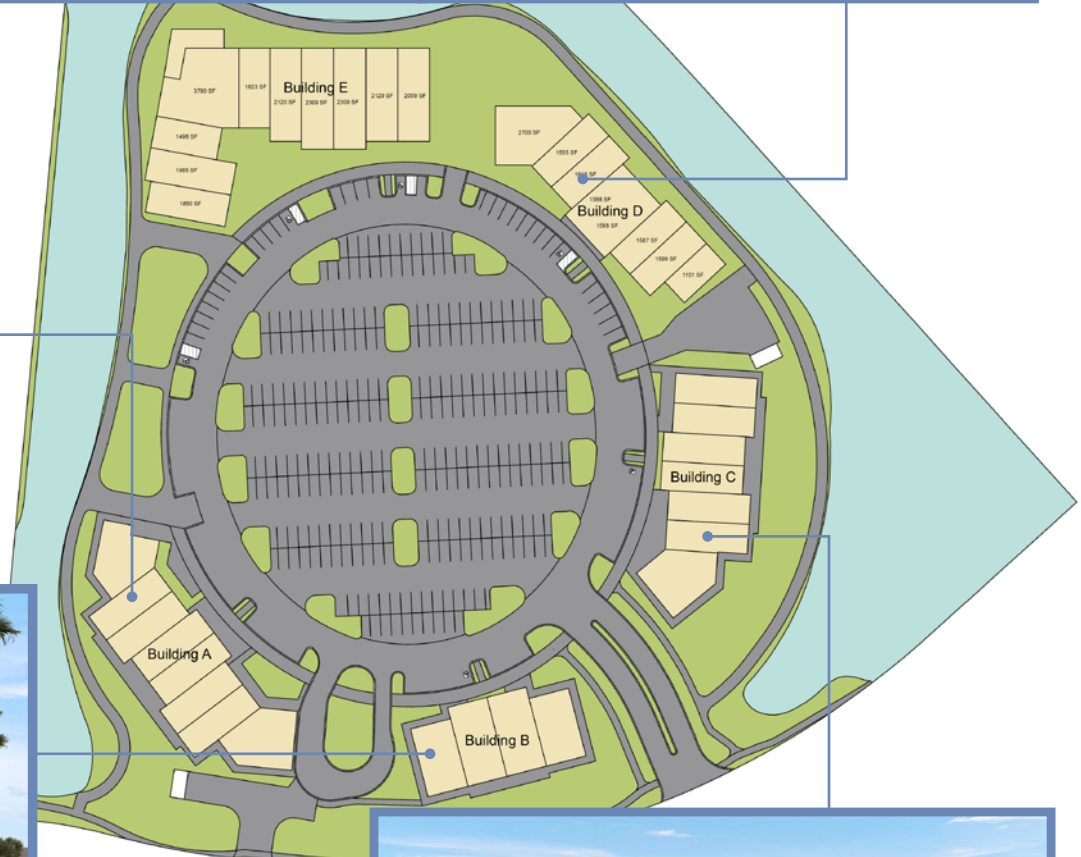
BUILDING D



BUILDING A



BUILDING B



BUILDING C

BUILDING D

13,086 Total SQFT

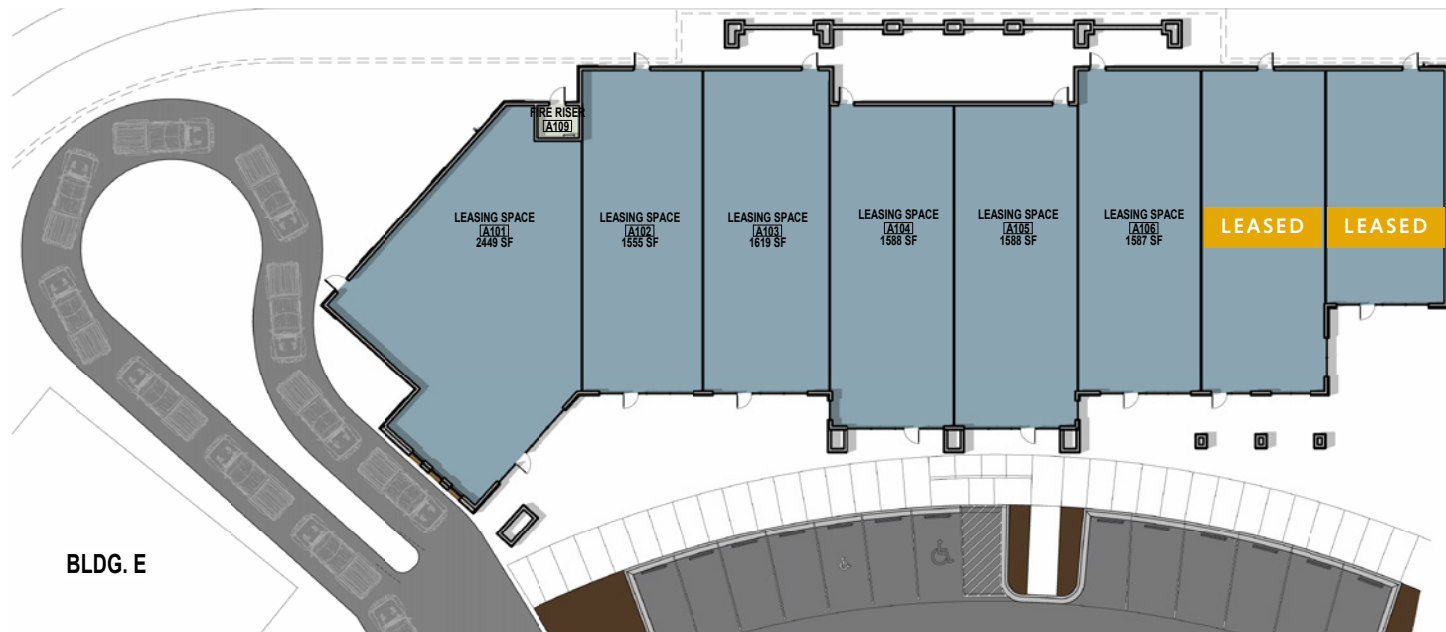
LEASING
NOW



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



BUILDING A

15,686 Total SQFT

LEASED



Building A Is Fully Leased And Will Be Open For Business in 2024.



BUILDING B

9,100 Total SQFT

LEASED



Building B is home to the state-of-the-art Esperanza Homes Design Studio, where you can build your dream home with ease.



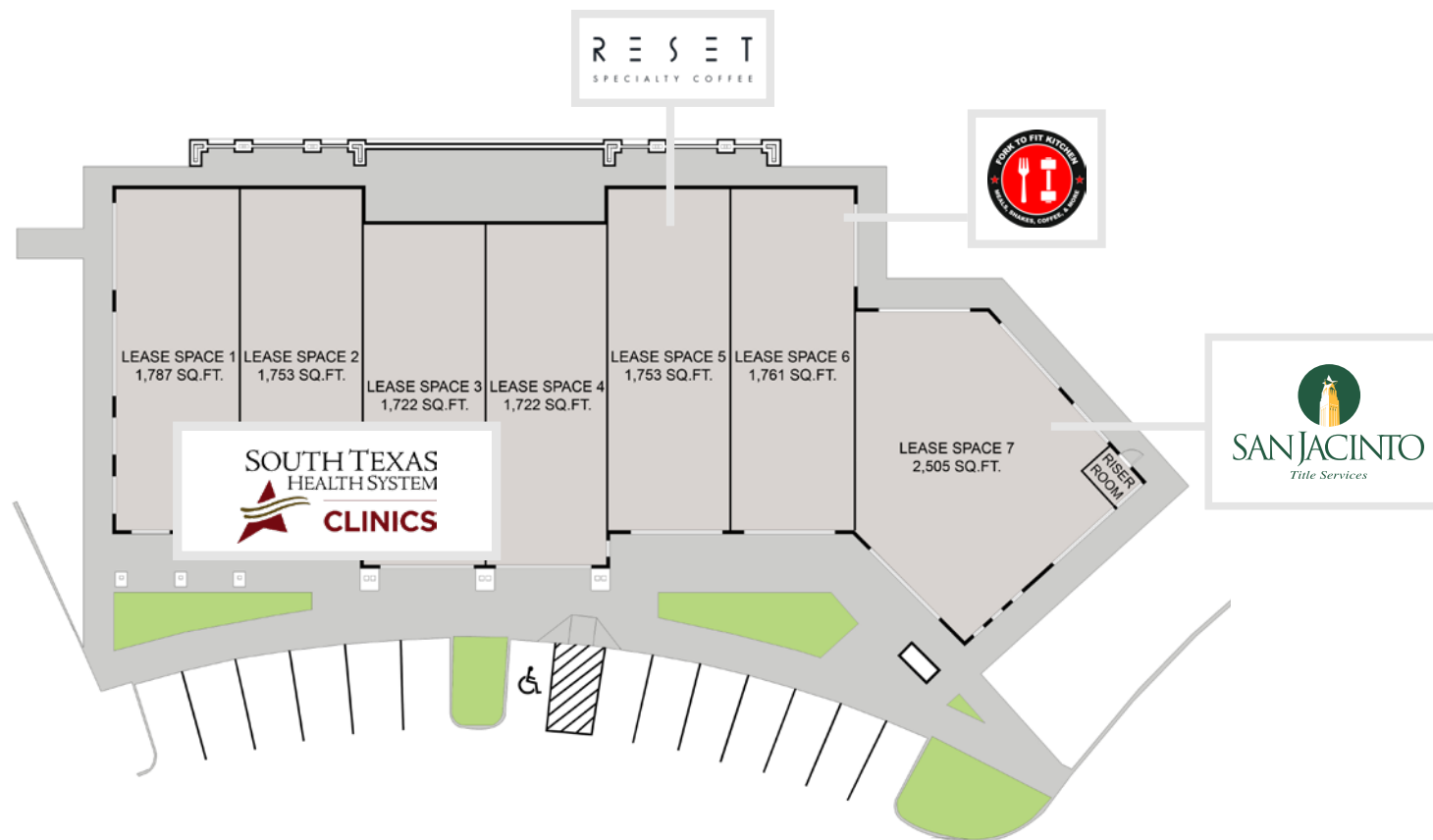
BUILDING C

13,114 Total SQFT

LEASED



Building C Is Fully Leased And Open For Business.



3,000+
Current Residents

Tres Lagos
Main Entrance

THE
SHOPPES
AT TRES LAGOS



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
- Multi-million-dollar community center with swimming and fitness facilities



TRES LAGOS



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:

- ≈ 1 Mile from 107 and Ware Road
- ≈ 7 Miles from 10th and Trenton Shopping Area
- ≈ 7 Miles from Expressway 281
- ≈ 6 Miles from University Texas Rio Grande Valley
- ≈ 1,500 Rooftops within a 1 Mile Radius
- ≈ 5,250 People within a 1 Mile Radius
- ≈ 25,000 Rooftops within a 5 Mile Radius
- ≈ 88,000 People within a 5 Mile Radius
- ≈ Located in the 78504 zip code in North McAllen.





THE
SHOPPES
AT TRES LAGOS 

NOW PRE-LEASING

956.426.0520

info@treslagos.com



SCAN ME

for website