

McColl Health & Professional Center

2618 N. McColl Road, Suite A • Edinburg, Texas

Institutional • Medical • Professional Facility For Lease

■ 2618nmcoll.com

Move-In Ready

PROPERTY FEATURE

4,200 SF

PROPERTY FEATURE

High Visibility

PROPERTY FEATURE

Commercial Zoning

PROPERTY FEATURE

PROPERTY HIGHLIGHTS

Lease Rate

- \$5,259 per month
- Entire 4,200 SF facility

Building Features

- 4,200 SF of air-conditioned space
- ~1,250 SF central activity room
- Four large private offices
- Commercial kitchen w/ hood & grease trap
- Six restrooms
- Three separate entrances
- Three utility/storage rooms
- ADA accessible
- Commercial zoning
- Built circa 1980; remodeled 2008
- Immediate occupancy

Parking

- 24 on-site parking spaces
- Additional expansion potential

IDEAL USES

- Adult Day Health Care
- Behavioral Health Center
- ABA / Autism Therapy
- Medical or Specialty Clinic
- Physical Therapy & Rehabilitation
- Community Health Organization
- Vocational or Workforce Training
- Nonprofit Service Organization
- Government or Public Service Agency

WHY THIS PROPERTY STANDS OUT

- Large open activity area
- Multiple oversized offices
- Commercial kitchen on-site
- Numerous restrooms
- High-traffic McColl Rd location
- Excellent 24-space parking
- Flexible commercial zoning

Minimizes renovation costs for healthcare, educational, and institutional users.

Our Story

Twenty years of community care on N. McColl Road

"Established in 2005 along a quiet N. McColl Road, our property has grown alongside the Edinburg community. From our structural roots in 2007 to adapting into a state-of-the-art adult day care in 2010, and later evolving into a nurturing children's day care center in 2020, this location has spent over twenty years standing for one thing: unconditional community care.

Fully compliant with the State of Texas standards, we don't just lease space — we provide a trusted foundation where generations thrive."

— McColl Health & Professional Center, Edinburg, Texas • Est. 2005



PROVEN TRACK RECORD & COMPLIANCE

State Compliance

- Fully compliant with State of Texas standards
- Licensed operational history since 2005
- ADA accessible throughout
- Commercial zoning — no rezoning required
- Professionally remodeled in 2008

Community Impact

- Served Edinburg community for 20+ years
- Adult day health care operations
- Children's early education services
- Healthcare & institutional use history
- Trusted by families across the Rio Grande Valley

This space carries twenty years of community trust.

Schedule a showing today — (956) 533-4016 • 2618nmcoll.com



Main Activity Room



Private Office



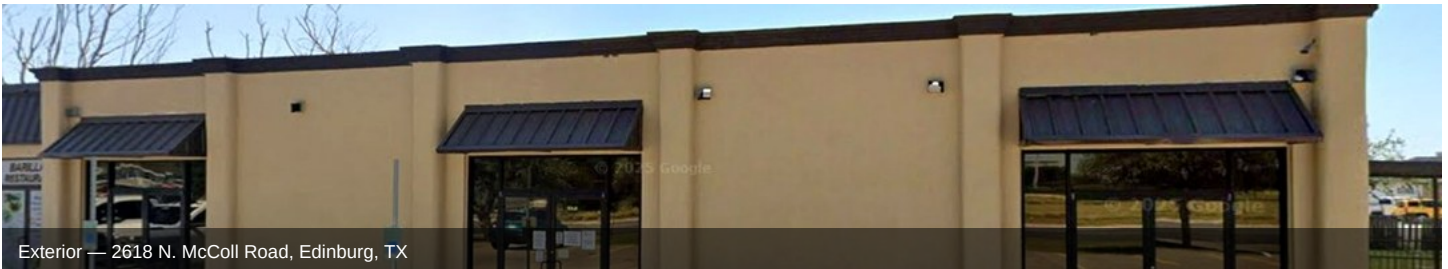
Private Office



Hallway / Corridor



Restroom



Exterior — 2618 N. McColl Road, Edinburg, TX

LOCATION ADVANTAGES

- Frontage on McColl Road with excellent visibility
- Located in one of Edinburg's fastest-growing commercial areas
- Easy access from major corridors
- Convenient for clients throughout McAllen, Edinburg, Pharr & surrounding areas

Schedule a Tour

This facility is available for immediate occupancy.
Contact us today to arrange a private showing.

Oscar Arriaga

Property Representative

■ **Phone**

(956) 533-4016

✉ **Email**

2618n.mccoll@gmail.com

■ **Website**

2618nmcoll.com

■ **Address**

2618 N. McColl Road, Suite A
Edinburg, Texas 78504

■ **Lease Rate**

\$5,259 / month — Entire 4,200 SF

■ **Availability**

Immediate Occupancy

PROPERTY SUMMARY

Total Size	4,200 Square Feet
Activity Room	~1,250 SF
Private Offices	4 Large Rooms
Restrooms	6
Kitchen	Commercial Grade
Parking	24 Spaces
Zoning	Commercial
Established	2005
Occupancy	Immediate
Website	2618nmcoll.com

All information is deemed reliable but not guaranteed. Square footage is approximate. Subject to change without notice.