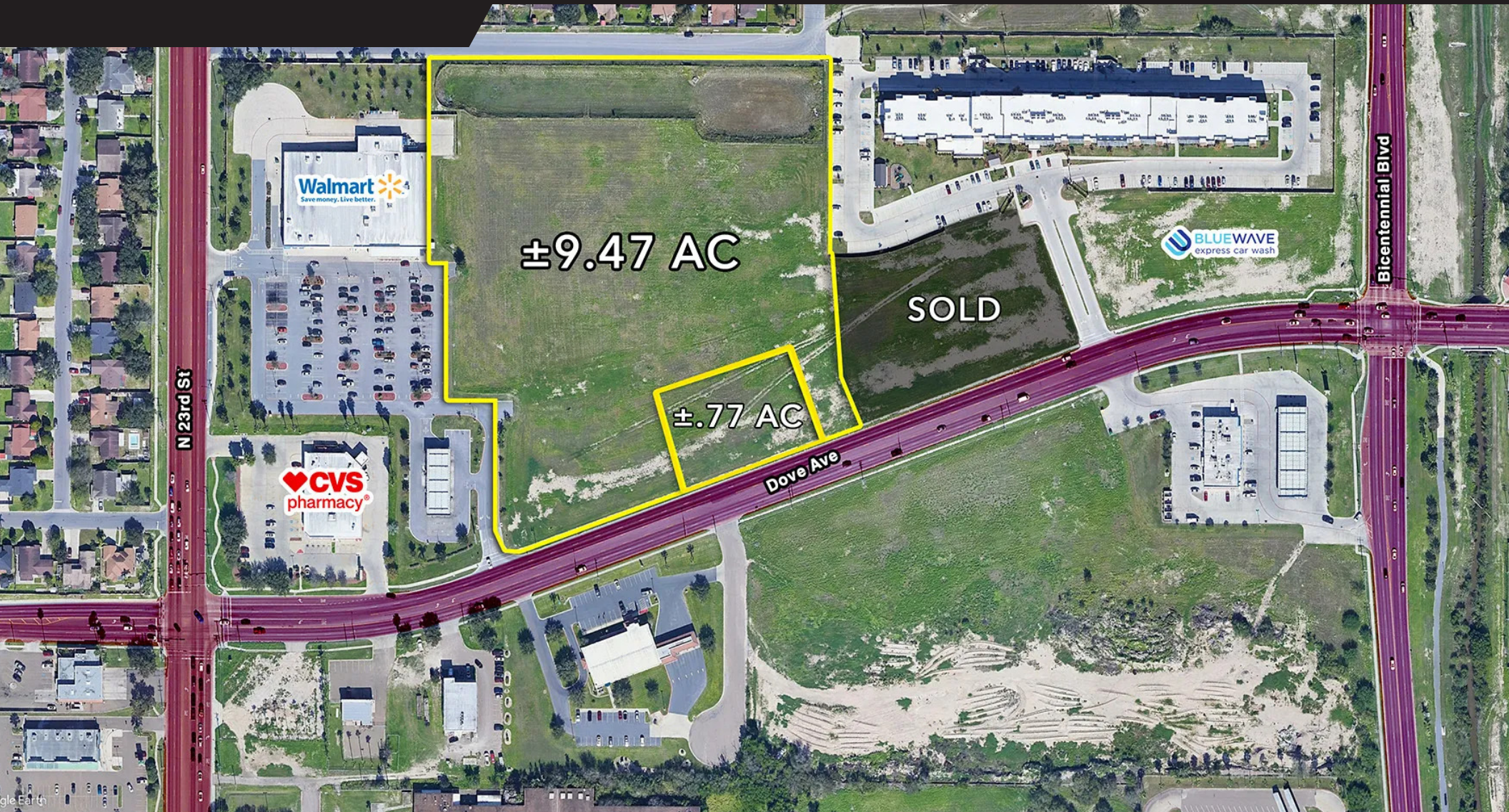


2100 DOVE AVE

MCALLEN, TX 78504

LAND FOR SALE
±10.24 AC -ALL OR PART



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

LAURA LIZA PAZ, SIOR
Senior Partner | Managing Broker
956.227.8000 | lauralizap@stx-cre.com

ERIC CORTEZ
Sales Associate
956.874.9225 | ericc@stx-cre.com

NAISTX
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

NAI STX | 800 W DALLAS AVE, MCALLEN, TX 78501 | 956.994.8900 | STX-CRE.COM



DOVE AVENUE | NORTH MCALLEN

This ±10.24-acre land offering is located along Dove Avenue in North McAllen, within an established growth pocket characterized by dense single-family neighborhoods and multifamily communities. The property is positioned between N. 23rd Street and Bicentennial Boulevard, with convenient connectivity to N. 10th Street, one of North McAllen’s primary high-traffic commercial arteries. This proximity provides efficient access to major retail, employment centers, and daily-use services while maintaining strong neighborhood-driven demand. The site benefits from nearby national retailers, including Walmart and CVS, supporting consistent consumer traffic and visibility. Surrounded by established rooftops and continued residential growth, the property is well-positioned for neighborhood-serving retail, professional office, medical, or mixed-use development. Flexible acquisition options allow buyers to purchase individual tracts or acquire the full assemblage, offering developers and investors the ability to scale their project to meet market demand in a stable and proven North McAllen submarket.

OFFERING SUMMARY	
Sale Price - 9.47 AC:	\$4,125,000
Sale Price - 0.77 AC:	\$422,000
Total Sale Price:	\$4,547,000
Total Acres:	10.24 Acres
Zoning:	C-3: General Business

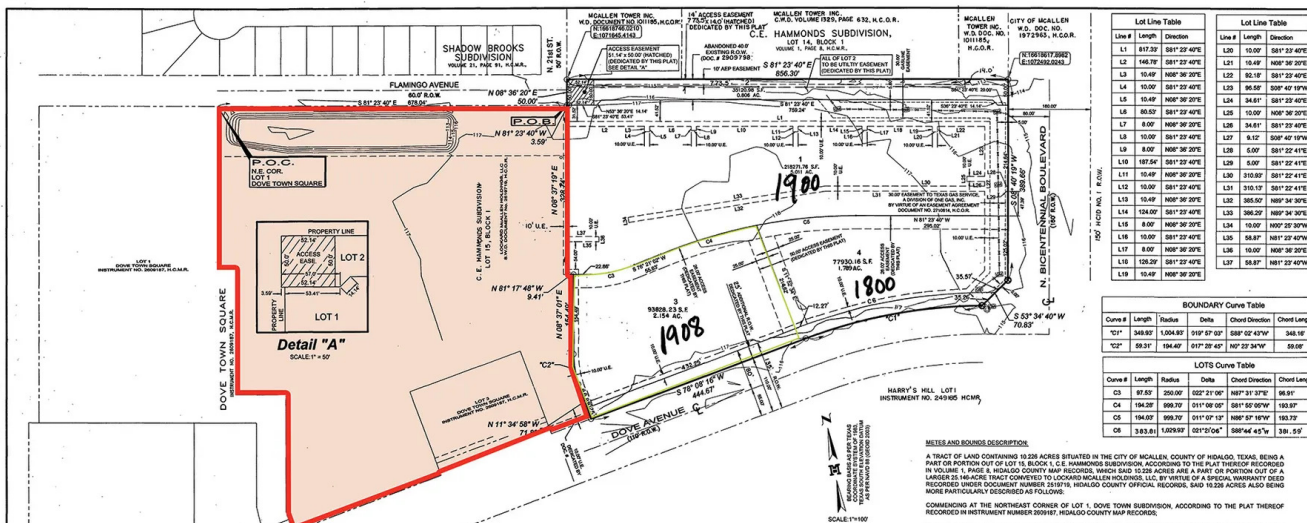
FOR SALE | LAND

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI STX makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.



FOR SALE | LAND

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SUBDIVISION MAP OF
LAS PALOMAS VILLAGE
SUBDIVISION OF
10.226 ACRES OUT OF LOT 15, BLOCK 1
C.E. HAMMONDS SUBDIVISION,
VOLUME 1, PAGE 8, H.C.M.R.,
CITY OF MCALLEN, HIDALGO COUNTY, TEXAS



TOPE FIRM # F-1433
MELDEN & HUNT INC.
CONSULTANTS - ENGINEERS - SURVEYORS
115 W. MCINTYRE
DOWNSIDE, TX 78541
PH: (361) 381-0881 FAX: (361) 487-8256
FAX: (361) 381-1338 FAX: (361) 482-5511
ESTABLISHED 1947
www.meldenandhunt.com

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
BY: [Signature]
DATE: 5/1/18
GENERAL MANAGER

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON

THE 10th DAY OF MAY 2018

NOTE: HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. THE DISTRICT HAS NO JURISDICTION OVER ANY STRUCTURES ON THE DISTRICT RIGHT-OF-WAY OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UNDER THE DISTRICT RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DISTRICT.

BY: [Signature] VICE PRESIDENT

BY: [Signature] SECRETARY

THE STATE OF TEXAS
COUNTY OF BEXAR
I, [Signature], the undersigned owner of the land shown on this plat and designated herein as the LAS PALOMAS VILLAGE, to the CITY OF MCALLEN, TEXAS, and whose name is subscribed hereto, HEREBY CERTIFY TO THE CITY OF MCALLEN, TEXAS, AND THE PUBLIC, THAT THE PLAT AND THE EASEMENTS, DRAINAGE, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE SHOWN ON THIS PLAT WILL BE COMPLETED AND THE SUBDIVISION THEREON, SHOWN ON THIS PLAT, IF REQUIRED OTHERWISE TO BE COMPLETED OR OTHERWISE TO BE COMPLETED, SHALL BE COMPLETED, SHOWN ON THE OFFICIAL RECORDS OF THE CITY OF MCALLEN, TEXAS, AND THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL RECORDS OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

DATE: 5/1/18
BY: [Signature]
MANAGER OF LOCKARD ASSET MANAGERS, LLC
4501 FRANKLIN STREET
CEAR HILLS, TX 75013-7986

THE STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [Signature], KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN BY HIM AND BY HIS HAND AND SEAL OF OFFICE, THIS 1st DAY OF MAY 2018.

NOTARY PUBLIC FOR THE STATE OF TEXAS
DATE: 5/1/2018

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, KELLEY A. HELLERVELLA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PROJECT IS BEING SUBMITTED FOR RECORD TO THE CITY OF MCALLEN, TEXAS.

DATED THIS 1st DAY OF MAY 2018
KELLEY A. HELLERVELLA
KELLEY A. HELLERVELLA, PROFESSIONAL ENGINEER NO. 9421
STATE OF TEXAS
DATE PREPARED: 05-01-18
ENGINEERING JOB NO. 17033-08 & 17033-18

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KUTHA, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY ESSENTIALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR BOUNDARIES IN PLACE, AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE COMPARISONS SHOWED THEREIN WERE PROBABLY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MCALLEN, TEXAS.

DATED THIS 1st DAY OF MAY 2018
FRED L. KUTHA
FRED L. KUTHA, PROFESSIONAL LAND SURVEYOR NO. 4750
STATE OF TEXAS
DATE SURVEYED: 05-01-18
7-1033, PG. 18-20
SURVEYING JOB NO. 17033-08

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN ANY DISCREPANCY OR DISCREPANCY IS NOTED, THE SAME SHALL BE CORRECTED TO THE CITY OF MCALLEN, TEXAS.

DATE: 5/1/18
CITY SECRETARY

DATE: 5/1/18

CHAIRMAN, PLANNING COMMISSION

DATE: 5/1/18

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, CLERK
ON: 10-19-18 AT 4:40 AM
INSTRUMENT NUMBER: 245908
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: [Signature] DEPUTY

AERIAL MAP

2100 DOVE AVE | MCALLEN, TX 78504



FOR SALE | LAND

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FOR INFORMATION & SITE TOURS CONTACT:

LAURA LIZA PAZ, SIOR
NAI STX

Senior Partner | Managing Broker

lauralizap@stx-cre.com

956.227.8000

ERIC CORTEZ
NAI STX

Sales Associate

ericc@stx-cre.com

956.874.9225



The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI STX, and should not be made available to any other person or entity without the written consent of the Broker. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. NAI STX has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property.

The information contained herein has been obtained from sources we believe to be reliable; however, NAI STX has not verified, and will not verify, any of the information contained herein, nor has the aforementioned Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

NAI STX	9008410	lauralizapaz@stx-cre.com	956.994.8900
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Laura Liza Paz, SIOR	437175	lauralizapaz@stx-cre.com	956.994.8900
Designated Broker of Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Laura Liza Paz, SIOR	TX #437175	lauralizap@stx-cre.com	956.227.8000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date