

6400 N 10th St, McAllen, TX 78504



FOR LEASE

**FOR PROPERTY INFORMATION &
SITE TOURS PLEASE CONTACT:**

LAURA LIZA PAZ
NAI Rio Grande Valley
Senior Associate | Associate Broker
laurap@nairgv.com
956.994.8900

800 W Dallas Ave.
McAllen, TX 78501
nairgv.com

OFFERING SUMMARY

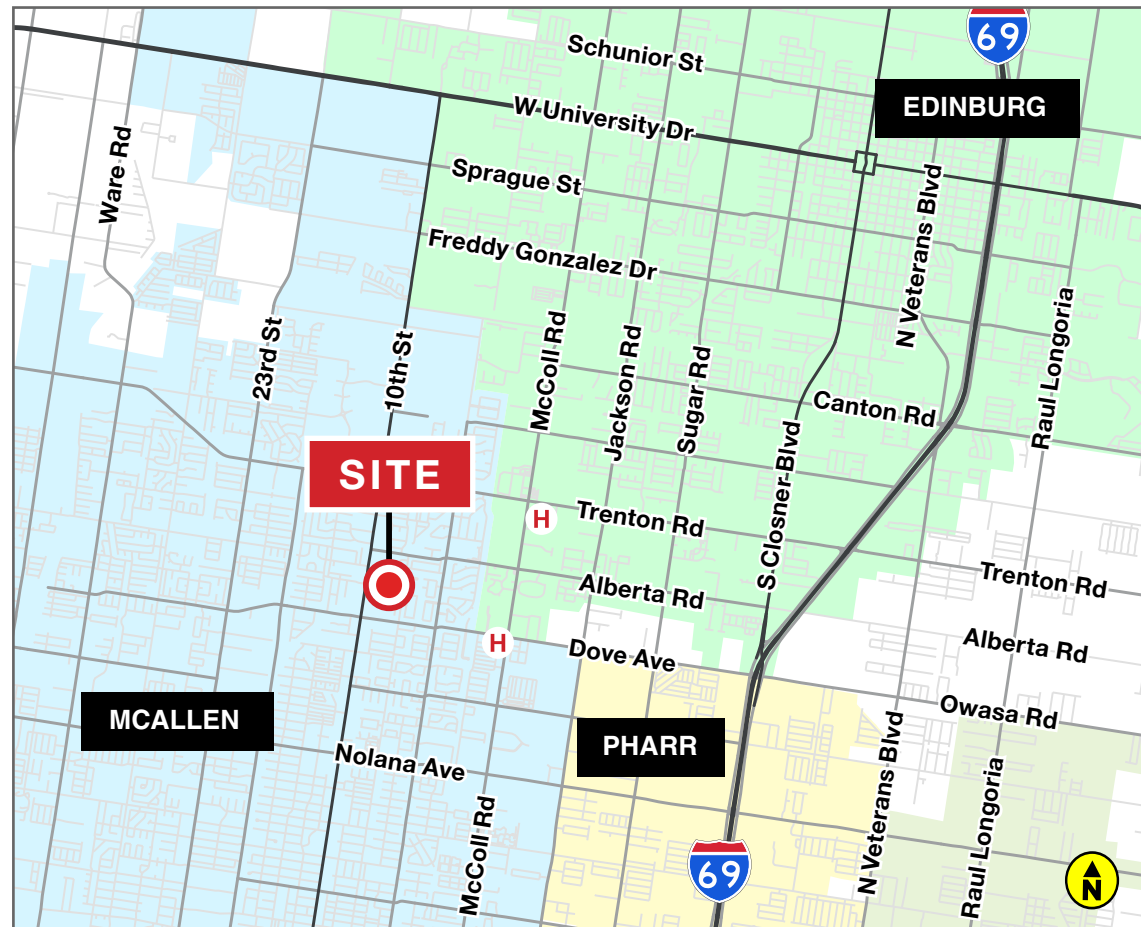
Suite E	1,982 SF
Lease Price	\$1.30 PSF/mo + \$0.40 NNN
Building Size	10,156 SF
Year Built	2006

Demographics	1 Mile	3 Mile	5 Mile
Total Population	10,158	73,692	210,162
Avg. HH Income	\$71,882	\$76,601	\$63,365

PROPERTY HIGHLIGHTS

- High traffic area:
 - 10th St:** 24,929 VPD*
 - Dove Ave:** 23,878 VPD*
- Close Proximity to Edinburg’s Medical Corridor
- Close Proximity to HEB, Trenton Plaza, Sprouts Farmers Market and The Home Depot
- 50 Parking spaces
- Full utility service provided by the City of McAllen
- Zoned “C-3”, General Business District by the City of McAllen.
- Concrete block exterior.
- Flat roof structure with built-up composition roof covering

(* Data acquired from the Texas Department of Transportation 2020)



SITE DESCRIPTION

The subject site is located along the east side of North 10th Street, south of Martin Avenue and out of the Las Arboledas Office Park development within the North-Central McAllen Market Area. The subject has a street address of 6400 North 10th Street, McAllen, Texas.

The site features a basically rectangular shape and totals 42,423 square feet or 0.9739 of an acre. The gross and net land area are considered to be the same. The site features 171.15 feet of frontage along the east side of North 10th Street and 258.86 feet along the north side of a private drive.

Overall, the subject site is generally level in its topography, is located in an area designated as Zone “B” by FEMA (outside of the 100 year floodplain and within an area not requiring flood insurance) and is not adversely affected by easements. The site has full utility service provided by the City of McAllen and the site is currently zoned “C-3” General Business District by the City of McAllen.

IMPROVEMENT DESCRIPTION

The subject site is improved with a retail center that has a gross building area of 10,081 square feet and a net rentable area of 10,025 square feet. The difference in gross and net rentable area is due to the 56 square foot riser room. The subject is configured with a total of five tenant spaces ranging in size from 841 square feet to 3,700 square feet.

The building improvements were completed in 2006 and are representative of an average quality retail center for the Rio Grande Valley market area. The general construction characteristics include a reinforced concrete slab foundation, concrete block exterior, a flat roof structure with built-up composition roof covering, commercial grade windows and entry doors encased in anodized aluminum framing and individual package heating and cooling systems for each tenant.

The interior of the tenant spaces generally include various floor coverings and light fixtures, minimal gypsum board interior partitions, standard plumbing fixtures, etc. Site improvements include an asphalt paved parking lot with concrete curbing, landscaping and concrete sidewalks. The functional utility of the improvements is considered to be adequate use as the structure is configured for commercial and retail uses.



Year built: 2006

6400 N 10th St | McAllen, TX 78504



(*) Data acquired from the Texas Department of Transportation 2018

6400 N 10th St | McAllen, TX 78504



(*) Data acquired from the Texas Department of Transportation 2018



10th Street

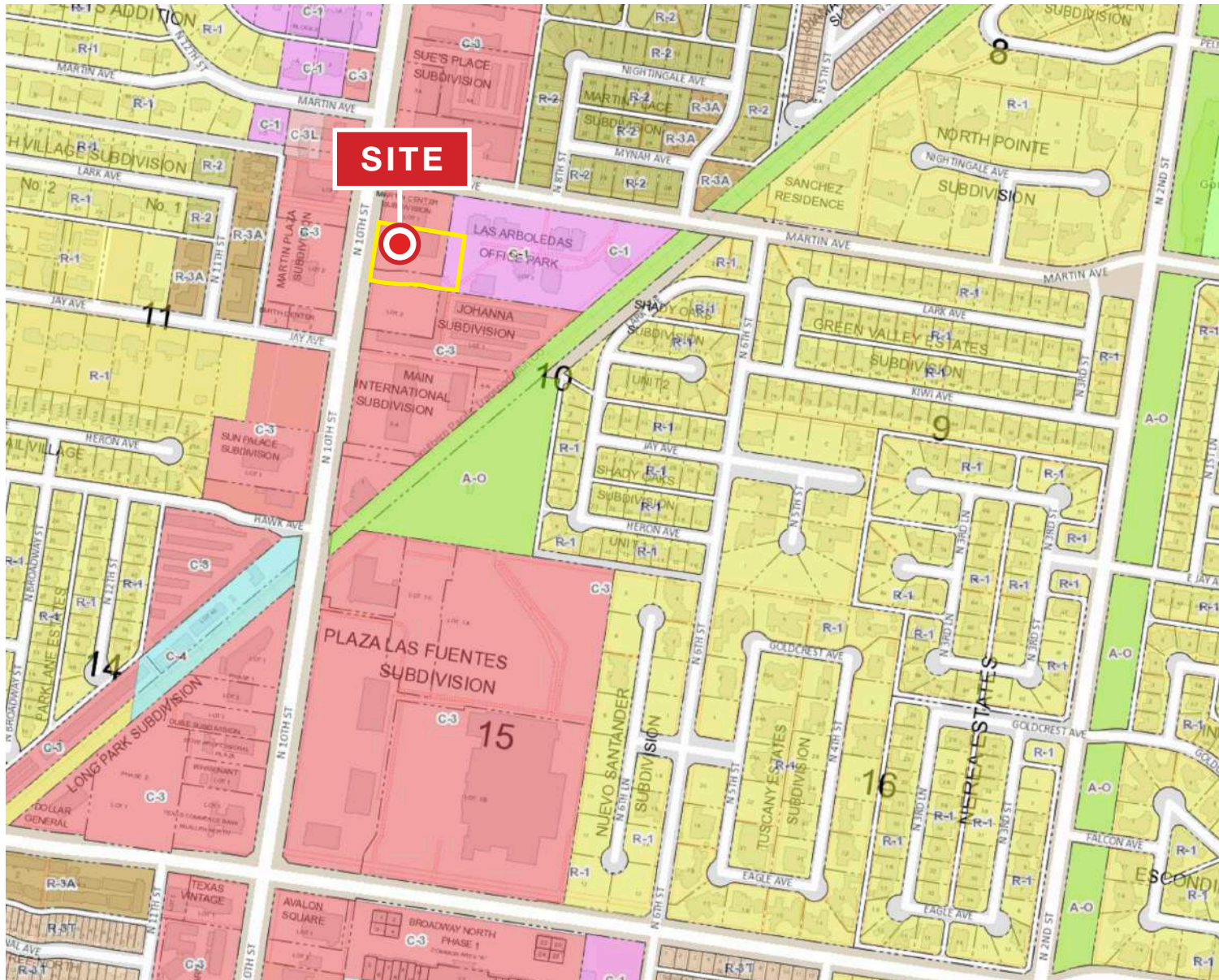


Martin Ave

SITE

6400 N 10th St | McAllen, TX 78504

Zoning Map

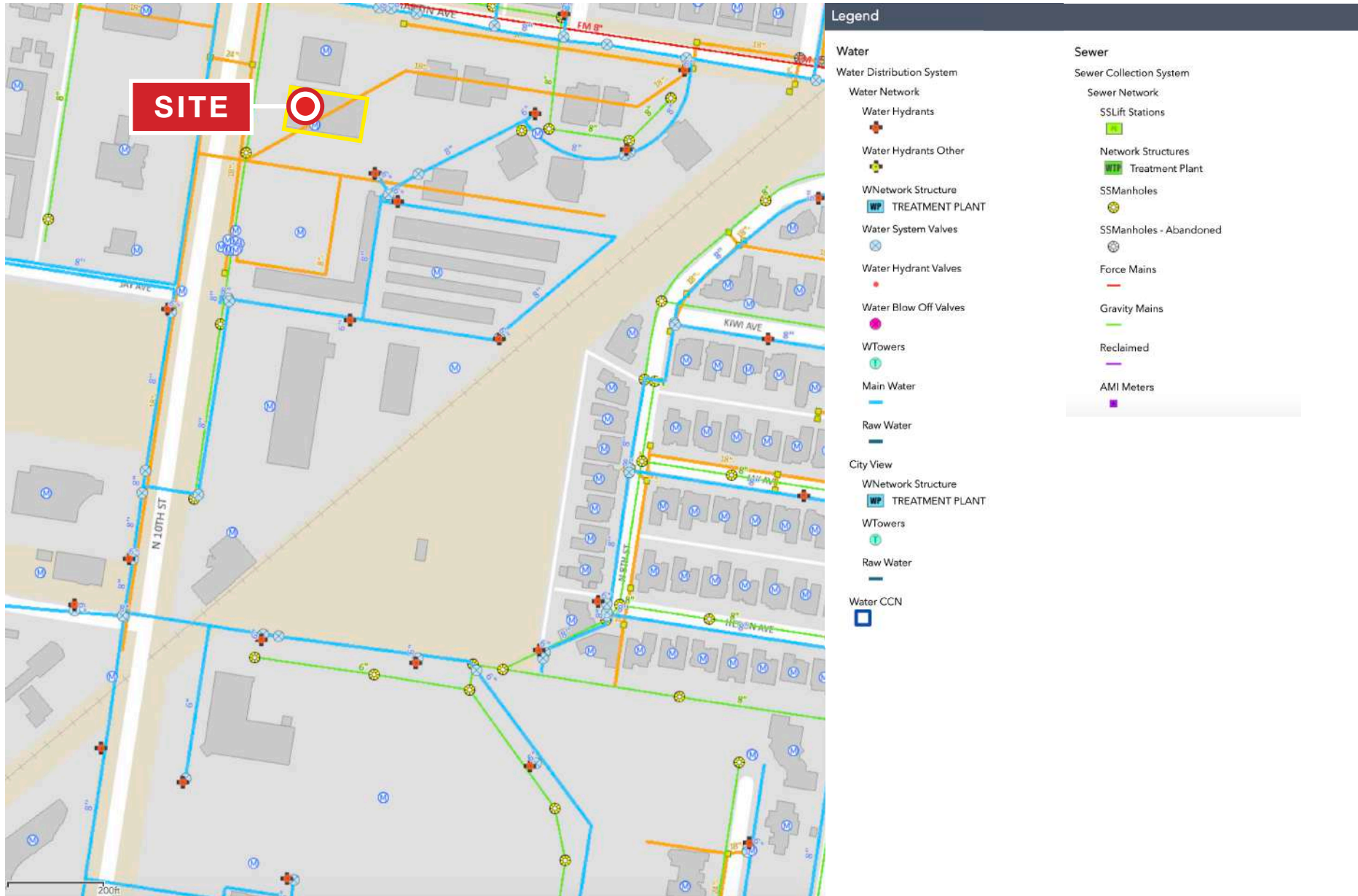


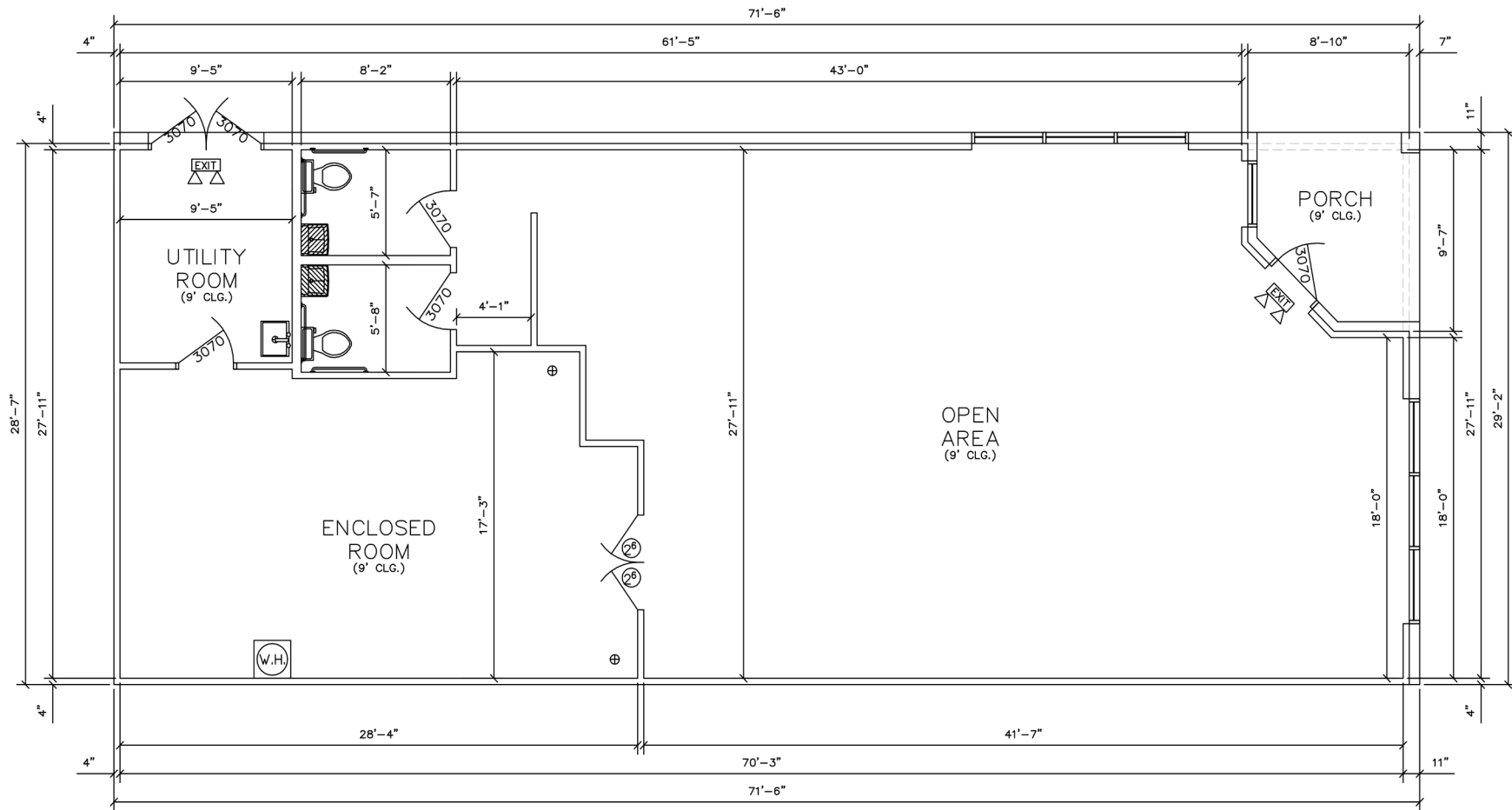
Legend

- Jurisdiction Boundary**
 - Boundaries
 - City Corporate Limits
 - Extra Territorial Jurisdiction
- Development Zoning**
 - Special Districts
 - Zoning
 - A-O - Agricultural and Open Space
 - C-1 - Office Building
 - C-2 - Neighborhood Commercial
 - C-3 - General Business
 - C-3L - Light Commercial
 - C-4 - Commercial Industrial
 - I-1 - Light Industrial
 - I-2 - Heavy Industrial
 - R-1 - Single Family Residential
 - R-2 - Duplex-Fourplex Residential
 - R-3A - Apartments
 - R-3C - Condominiums
 - R-3T - Townhouses
 - R-4 - Mobile Home
- Subdivision**
- Special Districts**

6400 N 10th St | McAllen, TX 78504

Utilities Map





1 FLOOR PLAN
SCALE: 1/8"=1'-0"

**FOR INFORMATION &
SITE TOURS CONTACT:**

LAURA LIZA PAZ

NAI Rio Grande Valley

Senior Associate | Associate Broker

laurap@nairgv.com

956.994.8900



The information contained herein has been obtained from sources we believe to be reliable; however, NAI Rio Grande Valley have not verified, and will not verify, any of the information contained herein, nor have the aforementioned Broker conducted any investigation regarding these matters and make 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.

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.

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.

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.

<u>NAI Rio Grande Valley</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9008410</u> License No.	<u>mikeb@nairgv.com</u> Email	<u>956-994-8900</u> Phone
<u>Michael J. Blum</u> Designated Broker of Firm	<u>426545</u> License No.	<u>mikeb@nairgv.com</u> Email	<u>956-994-8900</u> Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Laura Liza Paz</u> Sales Agent/Associate's Name	<u>437175</u> License No.	<u>laurap@nairgv.com</u> Email	<u>956-994-8900</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date