

5,333 SF OFFICE-WAREHOUSE WITH DOCK & GROUND LEVEL DOORS - MCALLEN, TX

1305 E. PECAN BLVD.-SUITE M-N , MCALLEN , TX 78501



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	59,000 SF
Available SF:	5,333 SF

PROPERTY OVERVIEW

1305 E. Pecan (Suites M-N) in McAllen, TX is a 5,333 SF office-warehouse space that offers about 400 SF of showroom & office space, and about 4,900 SF of warehouse space with 22' clear height. Additionally this space is serviced with three phase-480 Volt electricity.

The space has a truck well/dock door and a ground level 10' wide by 14' tall ground level overhead door. The space is available for general warehousing-distribution-storage. Please call 956-668-8790 for more information or to schedule a viewing.

PROPERTY HIGHLIGHTS

BLAKE BOX
956.668.8790
blakejbox@aztecre.com



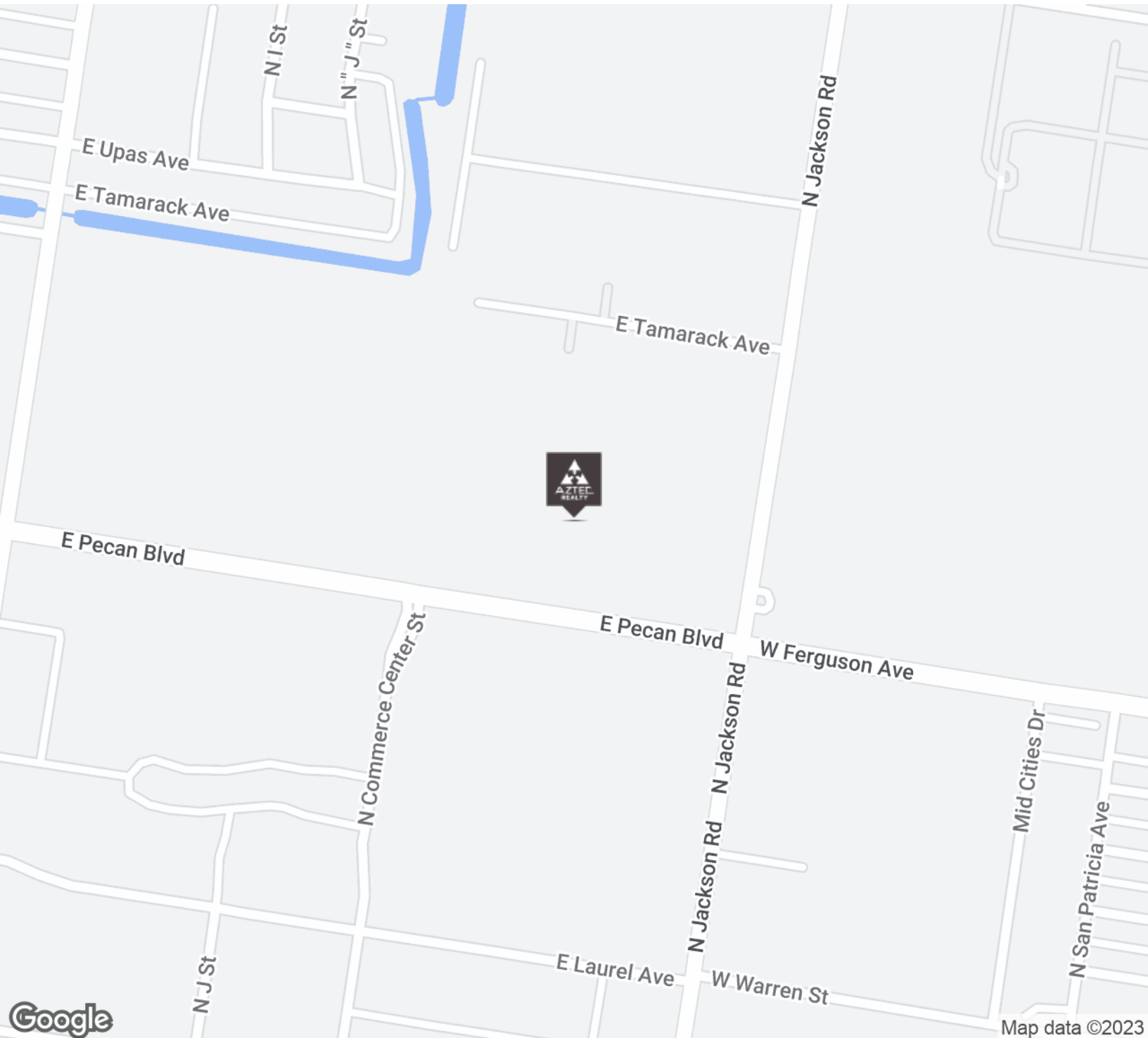
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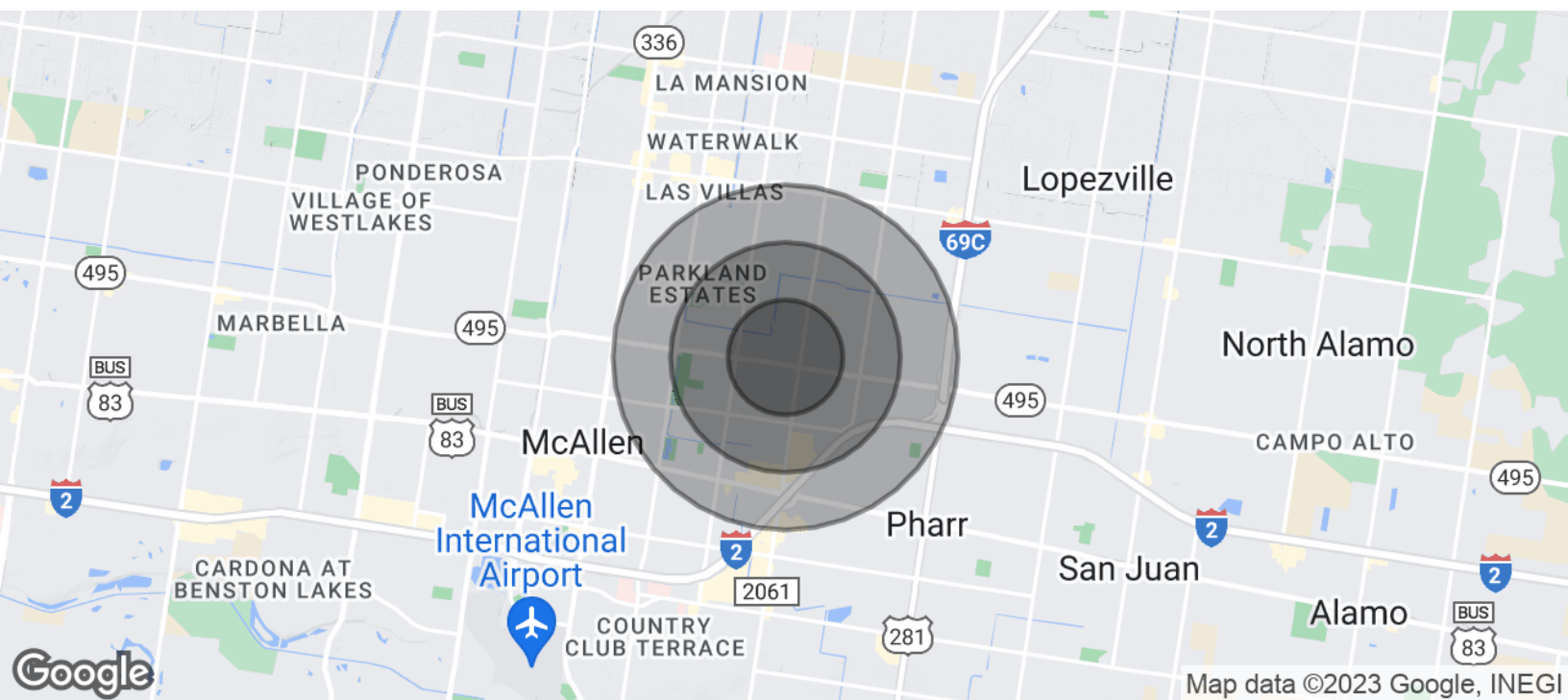


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,081	10,578	25,427
Average Age	27.8	28.7	32.9
Average Age (Male)	25.8	26.8	30.4
Average Age (Female)	29.3	29.7	34.4
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	792	3,896	9,711
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$30,381	\$42,592	\$46,430
Average House Value	\$63,806	\$90,520	\$102,519

* Demographic data derived from 2020 ACS - US Census