

91,394 SF AVAILABLE FOR SALE

TOWN & COUNTRY SHOPPING CENTER AND VETERINARY CLINIC



5007 & 6001 North 10th Street | McAllen, TX 78504

FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

LAURA LIZA PAZ, SIOR

Senior Partner | Managing Broker
956.227.8000 | laurap@nairgv.com

PROPERTY OVERVIEW

86,396 SF AVAILABLE FOR SALE
TOWN & COUNTRY SHOPPING CENTER



PROPERTY DESCRIPTION

Exceptional Retail Investment Opportunity – In a Prime McAllen Location! Discover an outstanding investment opportunity in McAllen, TX, with the Town & Country Shopping Center portfolio. This offering includes two well-positioned retail properties totaling 6.8 acres, thriving and delivering strong, stable cash flow. The primary asset, located at 5007 N. 10th Street, is a 86,396 SF multi-tenant neighborhood center that has a high occupancy rate under triple-net leases.

Anchored by national and regional tenants such as Office Depot, Edible Arrangements, El Divino, Luka, Salciados Seafood Restaurant, this high-traffic center offers a diverse and established tenant mix. The second property, 6001 N. 10th Street, is a 4,998 SF single-tenant building built in 2005 on 0.82 acres. It is currently leased to North 10th Street Animal Hospital. Located less than half a mile from the main center, it provides additional income stability and strategic frontage along N. 10th Street.

BOTH BUILDINGS

Sale Price:	\$18,425,000
Total 2025 Taxes:	\$228,664
Building Name:	Town & Country Shopping Center

BUILDING 1

Building Name:	Town & Country Shopping Center
Street Name:	5007 North 10th Street
Zoning:	C-3 General Business
Lot Size:	5.9815 Acres
Parking Spaces:	± 400

PROPERTY HIGHLIGHTS

- Stabilized retail asset totaling 91,394 SF across a multi-tenant center and a single-tenant veterinary building
- Current rental rates offer upside potential as they are below market
- Dense trade area with over 253,000 residents within a 5-mile radius

AREA MAP

86,396 SF AVAILABLE FOR SALE
TOWN & COUNTRY SHOPPING CENTER



Office Depot
28,560 SF

PHOTO

TOWN & COUNTRY SHOPPING CENTER

AVAILABLE FOR SALE



COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. 2246003297 - SCHEDULE A:

TRACT 1
A 5.841-acre tract of land, more or less, of Lot "A", TOWN & COUNTRY SUBDIVISION, an addition to the City of McAllen, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 20, Page 65, Map Records, Hidalgo County, Texas, and Lot "B", MAP OF TOWN & COUNTRY SUBDIVISION PHASE II, an addition to the City of McAllen, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 21, Page 11, Map Records, Hidalgo County, Texas, lying North of Lot C, MAP OF LOT "C" TOWN & COUNTRY SUBDIVISION PHASE II, as per map or plat thereof recorded in Volume 21, Page 11, Map Records, Hidalgo County, Texas, and 5.841-acre tract more particularly described by metes and bounds as follows:

BEING all of an iron rod found at the Northeast corner of said Lot "A" for the Northeast corner of the following described tract of land, said point located at the intersection of the West line of 100.00-foot North 10th Street (S.H. No. 336) with the South line of 50.00-foot Zinnia Avenue;

THENCE, with the East line of said Lot "A" and the West line of said 100.00-foot North 10th Street (S.H. No. 336), South 18 degrees 45 minutes 00 seconds West 425.00 feet to an iron rod with 1/2" cap set at the common East corner between said Lot "A" and said Lot "B" for an angle point in the East line hereat;

THENCE, continuing with the West line of said 100.00-foot North 10th Street (S.H. No. 336) and the East line of said Lot "B", South 18 degrees 47 minutes 20 seconds West 384.20 feet to an "X" mark set for the Southeast corner hereat, said point being the intersection of the Eastern projection of the most Southerly North line of said Lot C for the Southeast corner hereat;

THENCE, with the most Southerly North line of said Lot C and its projection, North 81 degrees 14 minutes 15 seconds West, at 10.00 feet past the Northeast corner of said Lot C, and at 105.00 feet to an "X" mark found at an interior corner between said Lot C for the most Easterly Southeast corner hereat;

THENCE, with the most Westerly East line of said Lot C, North 88 degrees 45 minutes 00 seconds East 10.00 feet to a nail found at the most Westerly North line of said Lot C for an interior corner hereat;

THENCE, with the most Northerly North line of said Lot C, North 81 degrees 14 minutes 15 seconds West 17.00 feet to an "X" mark found at the Northeast corner of said Lot C for the most Southerly West corner hereat, said point located on the East line of a 20.00-foot alley;

THENCE, with the West line of said Lot "B" and said Lot "A" and the East line of said 20.00-foot alley, North 89 degrees 45 minutes 00 seconds East 373.72 feet past a point at the common West corner between said Lot "B" and said Lot "A", and at 799.00 feet to an iron rod with cap set at the Northeast corner of said Lot "A" for the Northeast corner hereat, said point being on intersection with the South line of 50.00-foot Zinnia Avenue;

THENCE, with the North line of said Lot "A" and the South line of said 50.00-foot Zinnia Avenue, South 81 degrees 14 minutes 15 seconds East 334.35 feet the POINT OF BEGINNING, containing 5.841 acres of land, more or less, comprised of 3.560 acres, more or less, in said Lot "A" and 2.281 acres, more or less, in said Lot "B".

TRACT 2:
Easements appurtenant to TRACT 1, as created by that certain Agreement of Railroad Easements, Restrictions and Covenants dated August 24, 2007, by and between TOWN & COUNTRY DUNHILL, LLC, and LUB'S RESTAURANTS LIMITED PARTNERSHIP, recorded under Clerk's File No. 179910, Official Records, Hidalgo County, Texas.

COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. 2246003297 - SCHEDULE B EXCEPTIONS:

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

1. The following restrictive covenants of record limited below:

Tract 1 and Tract 2:
Volume 833, Page 651, deed records, Volume 1588, Page 969, deed records, Volume 20, Page 65, Map records, and Volume 21, Page 11, Map records, and Clerk's File No. 179910, Official Records, Hidalgo County, Texas.

Overlying any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, marital status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law:
(VOLUME 833, PAGE 651 AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLATTABLE ELEMENTS)
(VOLUME 1588, PAGE 969 AFFECTS LOT "A" - BLANKET IN NATURE)
(VOLUME 20, PAGE 65 AFFECTS THE SUBJECT PROPERTY AS LOT "A" OF TRACT 1 SCHEDULE A - SETBACK LINE PLOTTED AND SHOWN HEREON)
(VOLUME 21, PAGE 11 AFFECTS THE SUBJECT PROPERTY AS LOT "B" OF TRACT 1 SCHEDULE A - SETBACK LINE & FIRE HYDRANT EASEMENT PLOTTED AND SHOWN HEREON)
(FILE NO. 179910 AFFECTS THE SUBJECT PROPERTY AS TRACT 2 SCHEDULE A - EASEMENTS ARE BLANKET IN NATURE OVER THE LOCATIONS SHOWN HEREON)

10. The following matters and all terms of the documents creating or offering evidence of the matters:
a. Contract, Easement and Use Restriction dated July 13, 1978, recorded in Volume 1588, Page 969, Deed Records, Hidalgo County, Texas.
b. Affects Lot "A" OF THE SUBJECT PROPERTY - BLANKET IN NATURE

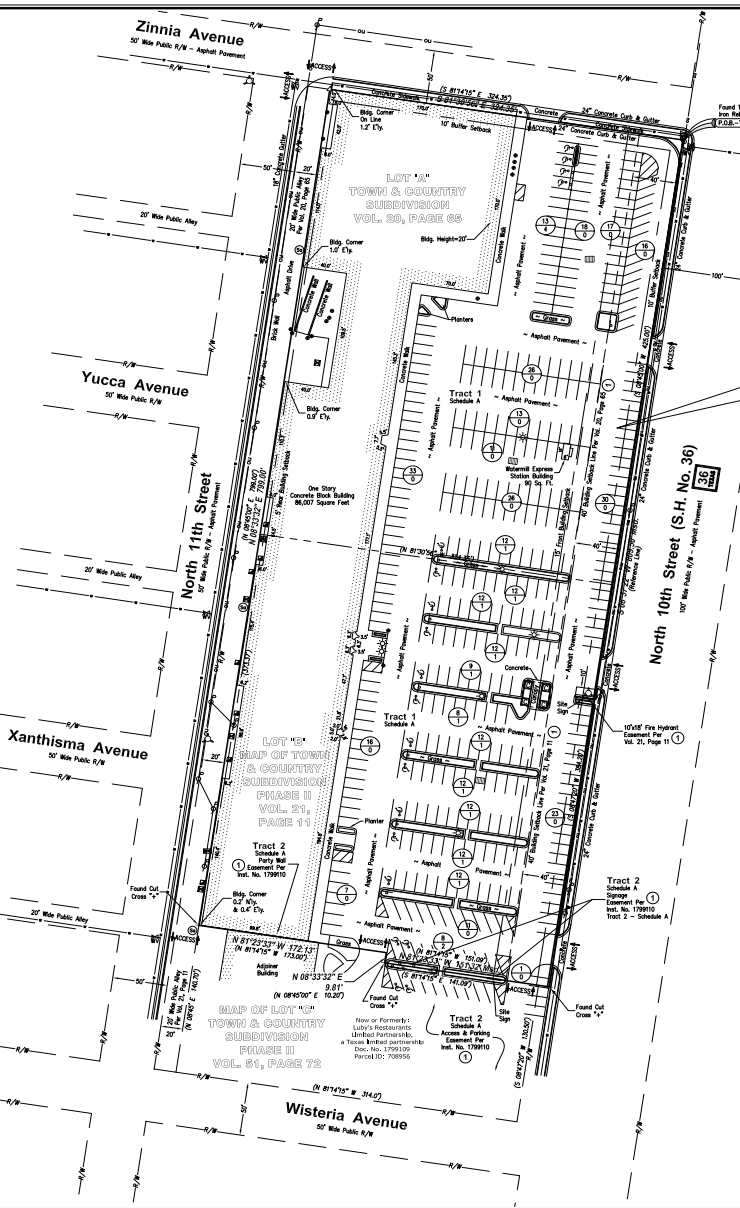
a. Agreement of Railroad Easements, Restrictions and Covenants dated August 24, 2007, recorded under Clerk's File No. 179910, Official Records, Hidalgo County, Texas.
b. AFFECTS THE SUBJECT PROPERTY AS TRACT 2 SCHEDULE A - EASEMENTS ARE BLANKET IN NATURE OVER THE LOCATIONS SHOWN HEREON

1. Minimum finished floor elevation; and, a 40.00-foot minimum building setback line along the East boundary line of Lot "A", as per map or plat recorded in Volume 20, Page 65, Map Records, Hidalgo County, Texas.
2. AFFECTS THE SUBJECT PROPERTY AS LOT "A" OF TRACT 1 SCHEDULE A - SETBACK LINE PLOTTED AND SHOWN HEREON - ELEVATION SHOTS AND CURB AND FINISHED FLOOR NOT WITHIN THE SCOPE OF THIS SURVEY PER SIGNED CLIENT PROPOSAL

Minimum finished floor elevation; a 40.00-foot minimum building setback line along the East boundary line of Lot "B", and, an 18.00-foot by 18.00-foot fire hydrant easement along a portion of the East boundary line of Lot "B", as per map or plat recorded in Volume 21, Page 11, Map Records, Hidalgo County, Texas.
3. AFFECTS THE SUBJECT PROPERTY AS LOT "B" OF TRACT 1 SCHEDULE A - SETBACK LINE & FIRE HYDRANT EASEMENT PLOTTED AND SHOWN HEREON - ELEVATION SHOTS AND CURB AND FINISHED FLOOR NOT WITHIN THE SCOPE OF THIS SURVEY PER SIGNED CLIENT PROPOSAL

MISCELLANEOUS NOTES:

- There is direct access to the subject property via North 10th Street a public right-of-way, Zinnia Avenue a public right-of-way, North 11th Street, a public right-of-way on the 20th degree alley along the Eastern right-of-way of said North 11th Street, and also via the Access & Parking Easement for Tract 2 Schedule A between TOWN & COUNTRY DUNHILL, LLC and LUB'S RESTAURANTS LIMITED PARTNERSHIP, recorded in Instrument No. 179910.
- With regard to Table A Item 11, on 8/11 utility locates request was made and at the time when this survey was conducted, no underground utility markings were observed. The underground water main shown herein was taken from the ALTA/NSPS Land Title Survey prepared by Millman Surveying, Inc., 320 North 10th Street, McAllen, Texas, dated 8/7/2007, Work Order No. 1547.
- The posted address is 5115 North 10th Street, McAllen, Texas.
- At the time of this survey, there was no discernible surface evidence of north moving wall, building construction or building addition without permits.
- At the time of this survey, there was no discernible evidence of the subject property being used as a solid waste dump, yard or utility waste.
- At the time of this survey, there was no discernible evidence of any recent change in street right-of-way lines either completed or proposed, and no evidence from the existing jurisdiction.
- At the time of this survey, there was no discernible evidence of any recent change or sidewalk construction or repairs.
- The survey prepared and shown herein is the same property described in Schedule A of Commonwealth Land Title Insurance Company Commitment No. 2246003297 with an Effective Date of July 31, 2017.
- At the time of this survey there was no discernible surface evidence of cemetery or family burial grounds located on the subject property.
- There is no easement party with in the subject's property per Instrument No. 179910.



VESTED IN:
Town & Country Dunhill, LLC,
a Delaware limited liability company
Doc. No. 179910
PARCEL ID: 306128
TOTAL LAND AREA:
260,397 Square Feet
5.978 Acres

BASIS OF BEARING:
The basis for all bearings shown herein is the Texas Southern Zone State Plane Coordinate System per GPS Static Session. A reference line being the monumented Westerly right-of-way line of North 10th Street, shown as being S 08°32'22" E.

FLOOD ZONE:
By scaled map location and graphic plotting only, the subject property appears to be within Zone B (Areas between the limits of the 100 and 500 year flood or certain areas subject to 100 year flooding with average depth of less than 1 foot, or where the contributing drainage area is less than one square mile, or areas protected by levees from the base flood) according to the Flood Insurance Rate Map for the County of Hidalgo, State of Texas, Community Panel No. 4803A0000C, with a Revised Date of November 2, 1982.

SURVEYOR'S OBSERVATIONS:
At the time of this survey, there was no visible evidence of encroachments or violations.

ZONING:
Zoning Classification: (C-2) General Business
Permitted Use: Yes, as Permitted Uses. Please note, the Barber Shop with a Bar is permitted via Conditional Use Permit 6207-0499.
Building Setbacks:
Front: 5 ft of the Width of the Right of Way (100 Ft. R of W Width along N. 10th St. = 50 Ft. Setback) which it faces or is in line with the majority setback of existing structures on the block face, whichever is greater 15 feet Street Side on Corner Lot
Side: 1 Foot per 2 Feet Building Height, except a building may be built to a lot line when not adjacent to a residential zone and where a fireweed is provided between uses.
Rear: 5 Feet
Buffer: 10 feet along Street
Maximum Building Height: May not exceed the depth of the front yard plus the width of the street right-of-way which it faces.
Parking Ratio: Commercial Development: 4 spaces for the first 400 square feet, then 1 space per 400 square feet thereafter. 17001-400 = 79910/400 = 198 + 4 = 202
Restaurant: 1 space per 75 square feet or 1 space per 3 seats, whichever is greater. No uses estimated to be in excess of the report. 100/2 = 50 or 6462/75 = 87
289 Total Parking Spaces (including 7 Handicaps)

This zoning information is taken from a zoning report compiled by Howard Zoning Associates, LLC under HZA Report No. 6781-1, dated August 10, 2017.

PARKING:
304 Parking Spaces
17 Handicapped Spaces
411 Total Parking Spaces

TOTAL LAND AREA:
260,397 Square Feet
5.978 Acres

UTILITY INFORMATION	
SANITARY City of McAllen (956) 681-1600	ELECTRIC ADP Texas (977) 373-4558
STORM City of McAllen Dept. of Public Works (956) 681-4000	TELEPHONE Time Warner (Spectrum) (956) 236-3089
WATER City of McAllen (956) 681-1600	CABLE TV Time Warner (Spectrum) (956) 236-3089
GAS Texas Gas Service (956) 620-0742	ENERGETIC Time Warner (Spectrum) (956) 236-3089



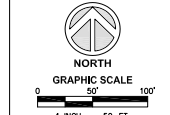
SYMBOL LEGEND	
5/8"	Right-of-Way
○	Monumentation Found on Noted
○	PS Nail Set
○	Schedule B-Section II Item
○	No. of Regular Parking Spaces
○	No. of Handicap Parking Spaces
○	Curb Inlet Basin w/ Grate
○	Catch Basin
○	Sanitary Manhole
○	Fire Hydrant
○	Water Valve
○	Water Meter
○	Electric Meter
○	Telephone Pedestal
○	Caney Depth Post
○	Ballast Post
○	Handicap Space
○	Sign
○	Light Pole
○	Utility Pole
○	Water Line
○	Overhead Utilities
○	Wall (As Noted)
○	No Parking Area
○	Building Area

millman
National Land Services
Transforming the Industry
Surveying
Zoning
Environmental
Real Support - Title Review
Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0634
www.millmanland.com
landsurveyors@millmanland.com

ALTA/NSPS LAND TITLE
SURVEY PREPARED FOR:

DUNHILL PARTNERS, INC.
3100 Monticello Avenue
Suite 300
Dallas, Texas 75205
Phone: (214) 525-3508

4905-5115 North 10th Street
City of McAllen
County of Hidalgo
State of Texas



CERTIFICATION:
I, URS AG, by and through its branch office at 1285 Avenue of the Americas, New York, New York and their respective successors and/or assigns, Town & Country Dunhill, LLC and Commonwealth Land Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2006 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include Items 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10(a), 11, 13, 16, and 17 of Table A thereof. The field work was completed on August 13, 2017.

Date of Plot or Map: August 13, 2017.

By: *Tim A. Boud*
Tim A. Boud, PLS
Registered Professional Land Surveyor No. 5793
For and on behalf of Millman Surveying, Inc.

REVISION HISTORY	
BY:	DATE:
BBB	8/28/17
COMMENT:	CLIENT COMMENTS/ZONING REPORT

Sheet No. **1** of **1**
MSI Project No. 41596
PC/PM; EF/FF Drafter: PF/JO



PROPERTY DESCRIPTION

6001 N. 10th Street in McAllen, TX offers a prime commercial opportunity in one of the city's most active retail corridors. Situated on nearly a one-acre lot, this freestanding 4,998-square-foot building features excellent visibility along North 10th Street, with ample parking and flexible space suitable for retail, office, or showroom use.

Its strong location, adaptable design, and high-traffic exposure make it an ideal site for owner-users or investors seeking a presence in North McAllen's thriving commercial market.

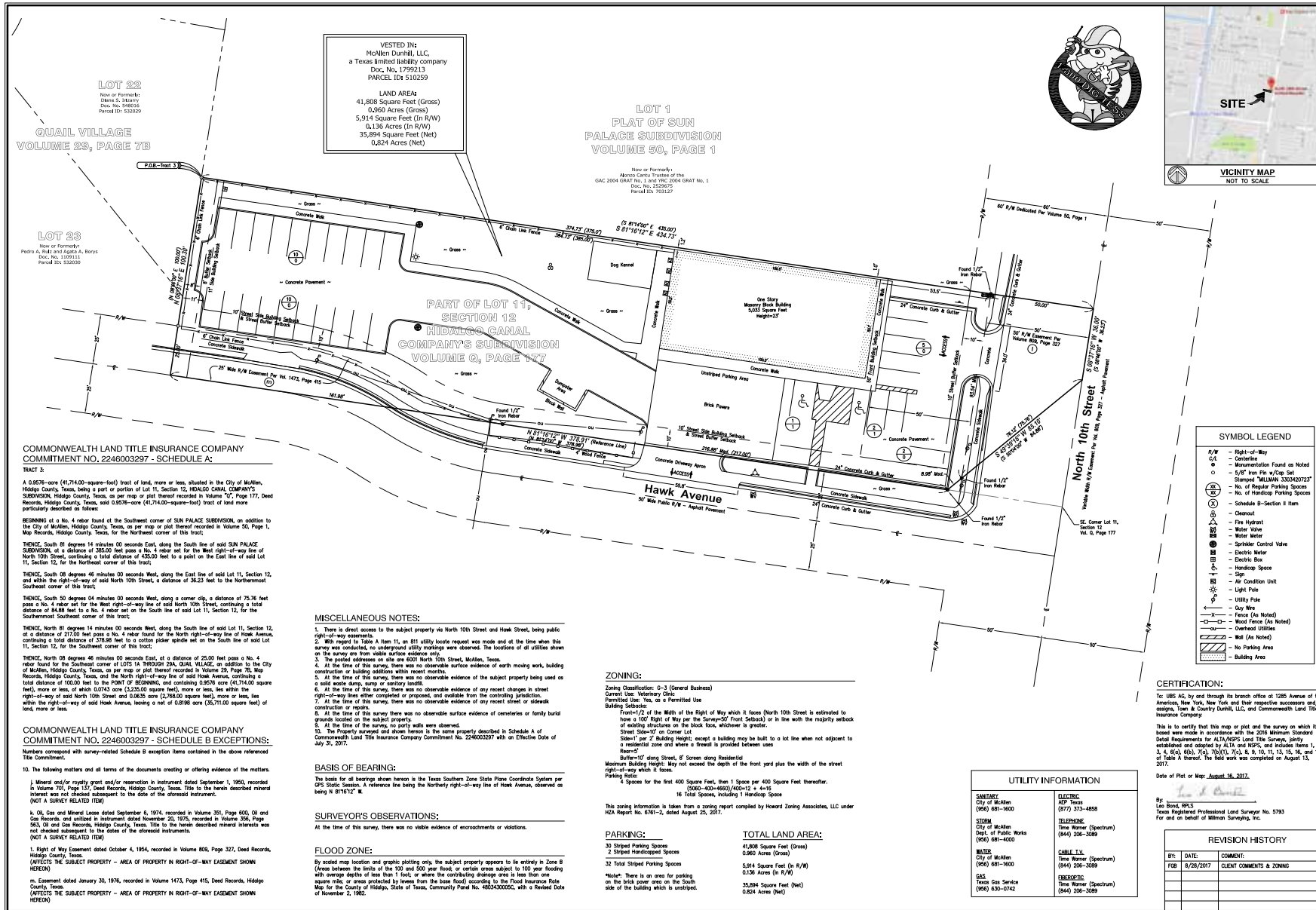
BUILDING 2

Building Name:	North 10th Street Animal Hospital
Street Name:	6001 North 10th Street
Year Built:	1998
Zoning:	C-3 General Business
Lot Size:	0.8198 Acres
Parking Spaces:	± 30

PROPERTY HIGHLIGHTS

- Flexible layout: Retail, office, setup offers adaptive reuse potential
- Located in a high-traffic corridor with mix of retail, commercial, and service uses surrounding the area.



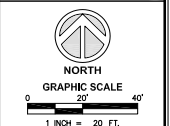


millman
National Land Services
Transforming the Industry
Surveying
Zoning
Environmental
Real Support - Title Review
Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0554
www.millmanland.com
landsurveyors@millmanland.com

ALTA/NSPS LAND TITLE
SURVEY PREPARED FOR:

DUNHILL PARTNERS, INC.
3100 Monticello Avenue
Suite 300
Dallas, Texas 75205
Phone: (214) 525-3508

6001 North 10th Street
City of McAllen
County of Hidalgo
State of Texas



PC/PM; EF/FF Drafter: PF/JJO

TOWN & COUNTRY SHOPPING CENTER & VETERINARY CLINIC
AVAILABLE FOR SALE



FOR INFORMATION & SITE TOURS CONTACT:

LAURA LIZA PAZ, SIOR

NAI RIO GRANDE VALLEY

Senior Partner // Managing Broker

laurap@nairgv.com

956.227.8000



The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI Rio Grande Valley, 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 Rio Grande Valley 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 Rio Grande Valley 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 Rio Grande Valley	9008410	laurap@nairgv.com	956-994-8900
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Laura Liza Paz	437175	laurap@nairgv.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	437175	laurap@nairgv.com	956-994-8900
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date