

**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](mailto: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

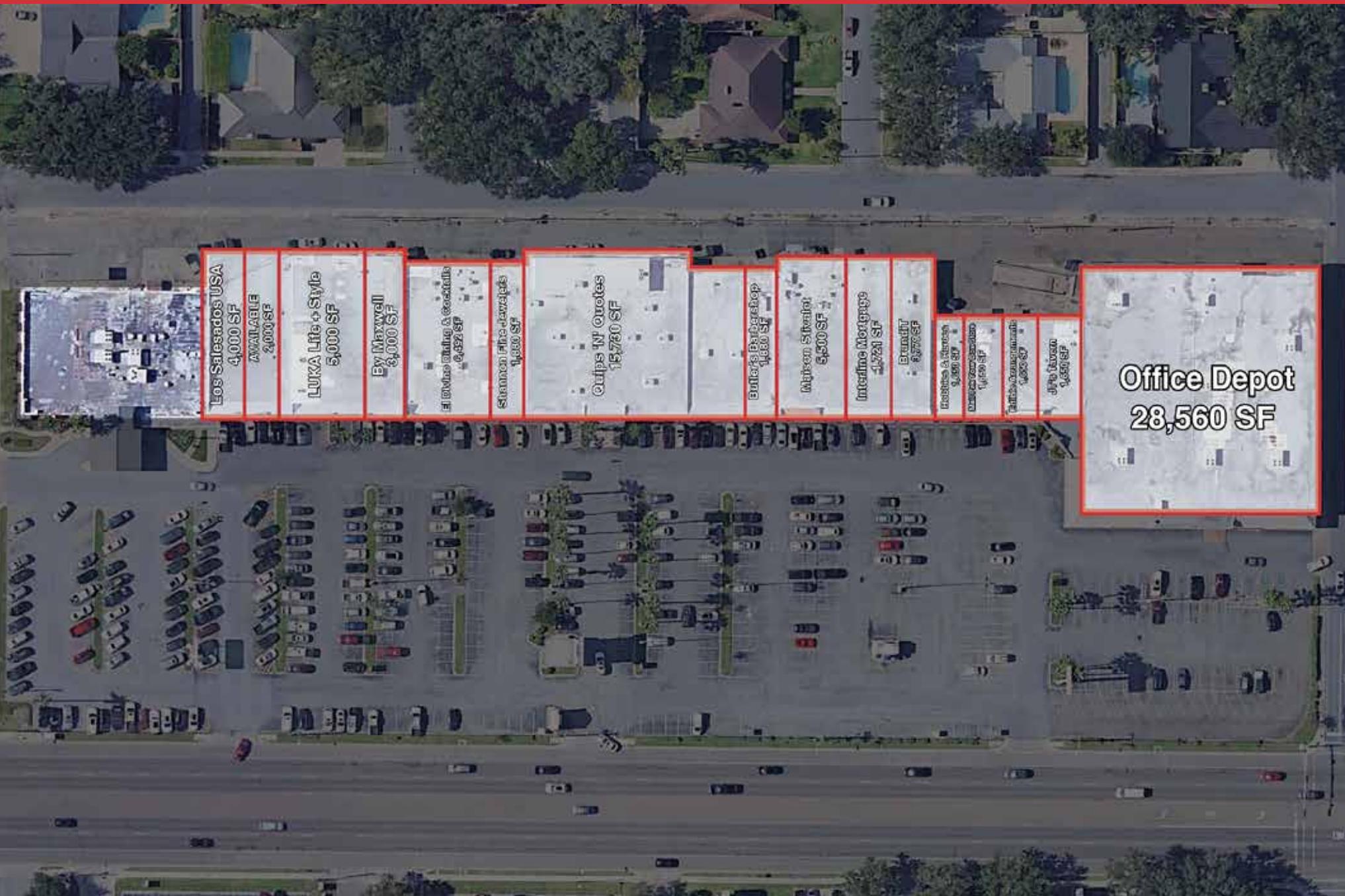
## PROPERTY HIGHLIGHTS

- 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



**PHOTO**

# **TOWN & COUNTRY SHOPPING CENTER**

AVAILABLE FOR SALE







### 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

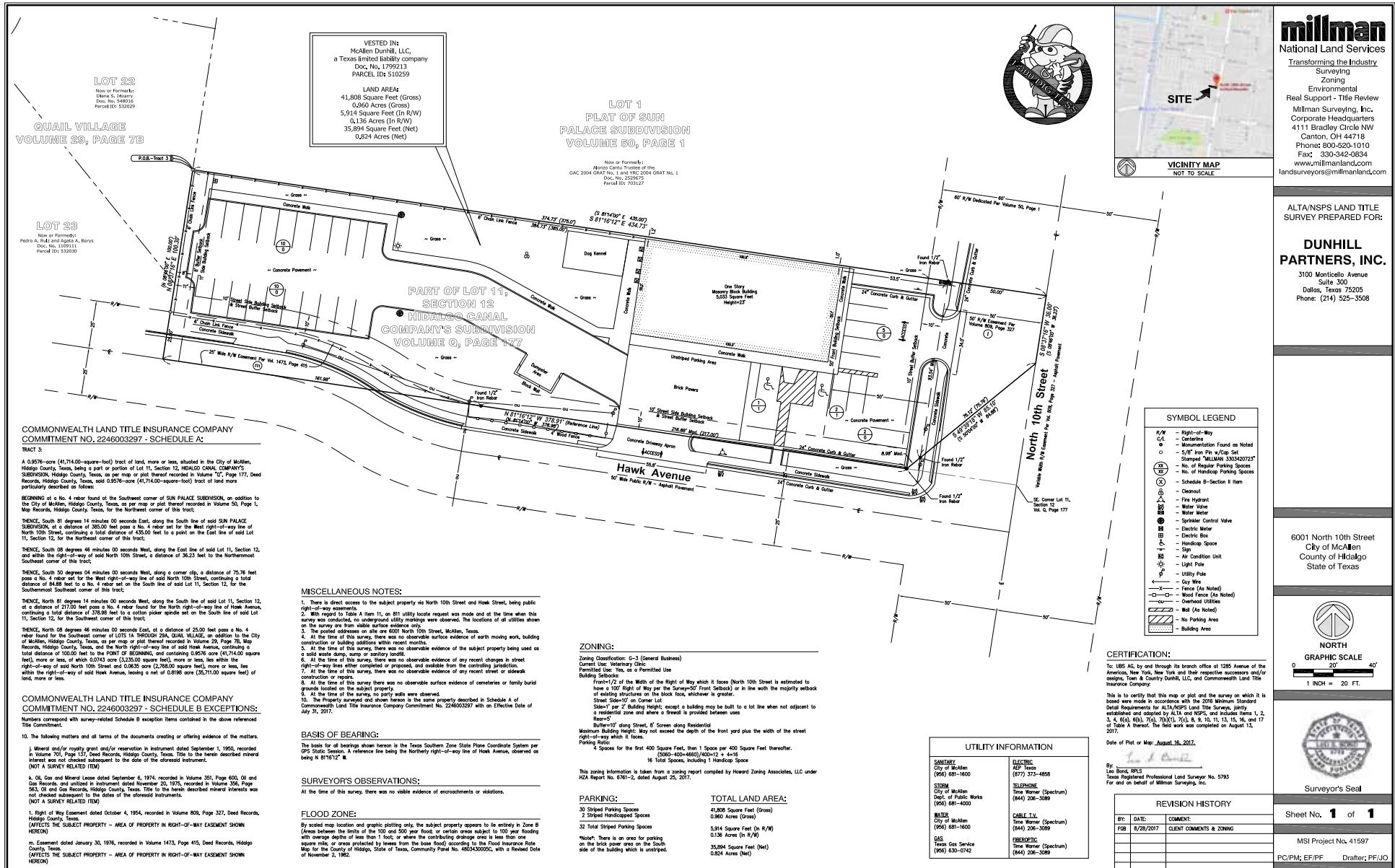
- Flexible layout: Retail, office, setup offers adaptive reuse potential
- Located in a high-traffic corridor with mix of retail, commercial, and service uses surrounding the area.

# PHOTOS

# VETERINARY CLINIC

AVAILABLE FOR SALE

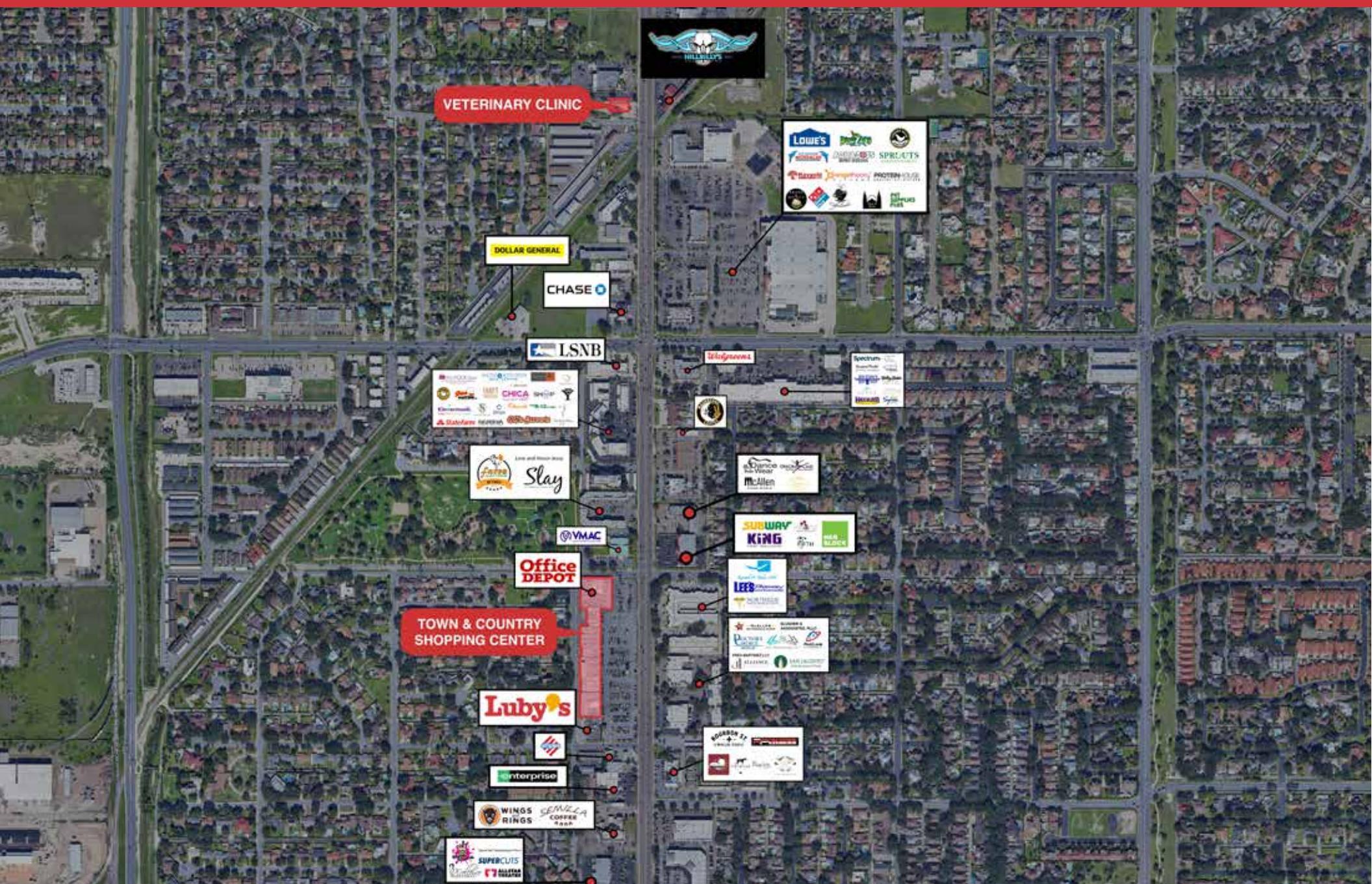




# RETAIL MAP

# **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](mailto: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.*



### 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