



400 S. WARE ROAD
MCALLEN, TX 78501

Offering Memorandum



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Property Summary



PROPERTY DESCRIPTION

Prime Commercial Property on Ware Road in McAllen. Just across the street from the McAllen Convention Center, McAllen Performing Arts Center and Palms Crossing. Property is so close to dining, hotels, entertainment and new upscale housing – you could not get closer if you tried. Excellent visibility and high traffic area.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$3,000,000
Lot Size:	7.15 Acres

DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	17	500	3,482
Total Population	62	1,327	10,008
Average HH Income	\$58,277	\$65,976	\$64,684

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LOCATION DESCRIPTION

North of US 83/Interstate 2 - West Side of Ware Road

Additional Photos



Aerial Map



Google

Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

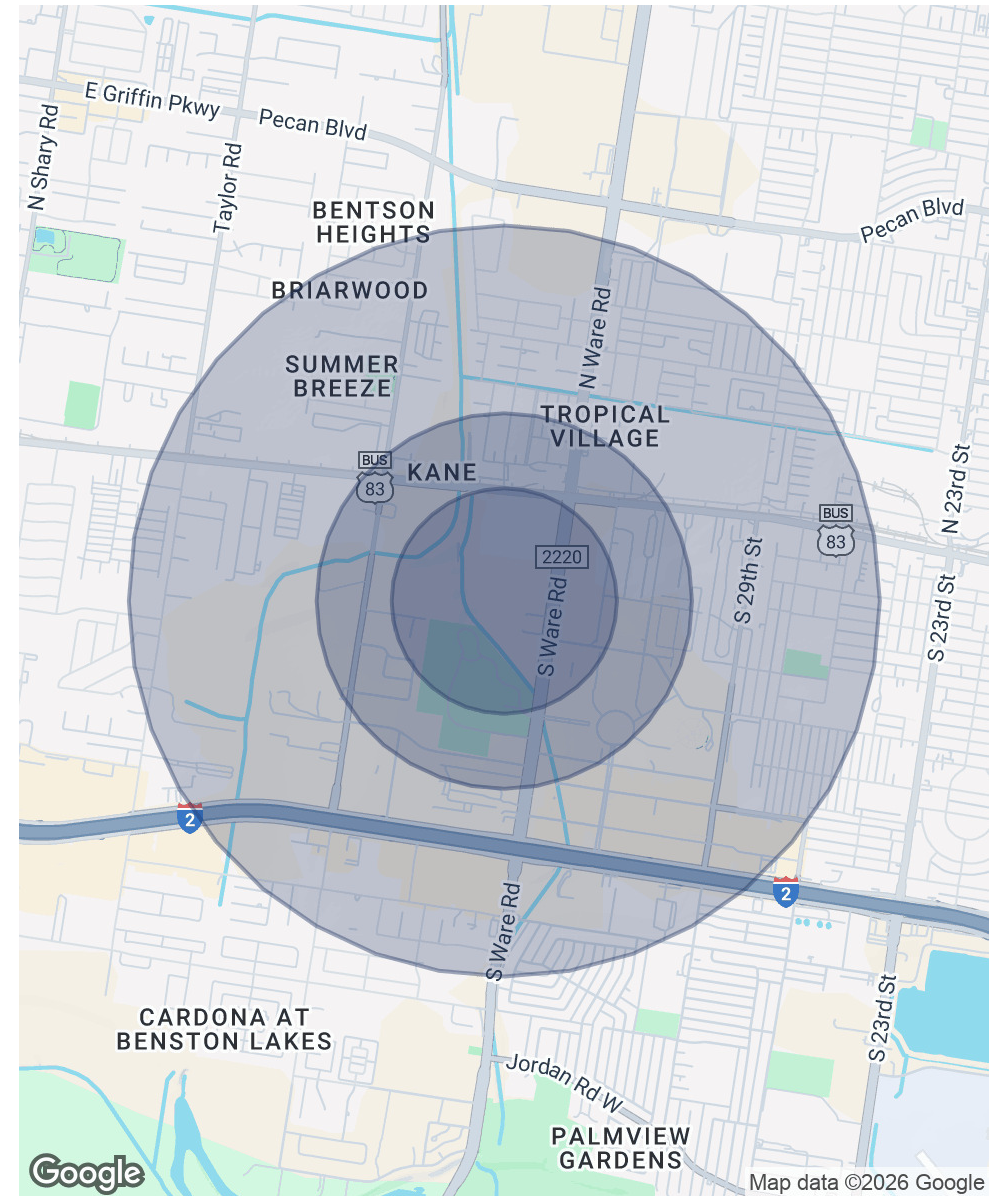
Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	62	1,327	10,008
Average Age	37	41	39
Average Age (Male)	36	40	38
Average Age (Female)	38	41	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	17	500	3,482
# of Persons per HH	3.6	2.7	2.9
Average HH Income	\$58,277	\$65,976	\$64,684
Average House Value	\$168,448	\$152,718	\$159,419

Demographics data derived from AlphaMap



Advisor Bio 1



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