

RIDGE COMMERCE CENTER I

4600 W MILITARY HWY | MCALLEN, TX 78503

1,200 SF - 14,400 SF



OFFICE SPACE FOR LEASE/FOR SALE

EDWARD VILLAREAL, SIOR

Managing Partner // Real Estate Broker
edward@nairgv.com | 956.731.4433

NAI RIO GRANDE VALLEY

800 W Dallas Ave, McAllen TX 78501
956.994.8900 // nairgv.com

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NAI Rio Grande
Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



PROPERTY OVERVIEW

Ridge Commerce Center I at Sharyland Plantation represents an exceptional opportunity for office & industrial complex use, and the highest quality tenant services and amenities. This premium location great for retail, office or light industrial/manufacturing with Military Hwy frontage located in the heart of Sharyland Business Park The shell space can be easily transformed for any requirement.



S H A R Y L A N D
P L A N T A T I O N

RIDGE COMMERCE CENTER I

4600 W MILITARY HWY | MCALLEN, TX 78503

KEY FEATURES

- Flexible Space availabilities ranging from 1,200 square feet to 14,400 square feet
- Located in an Opportunity Zone
- Strong core of in-place tenants including Subway, Sharyland Utilities
- Well above standard parking throughout with a parking ratio of 5.10 parking spaces per 1,000 rentable square feet

PROPERTY FEATURES

Lot Size:	2.84 Acres
Building Size:	27,456 RSF
Building Class:	B
Year Built:	1999
Parking	140 Total
Car Parks	5.10 Per 1,000 Rentable SF
Zoning:	Light Industrial
Market:	McAllen MSA
Sub Market:	Sharyland Plantation
Cross Streets:	Military Hwy
Traffic Count:	14,641 VPD*

(* DATA ACQUIRED FROM TEXAS
DEPARTMENT OF TRANSPORTATION 2018

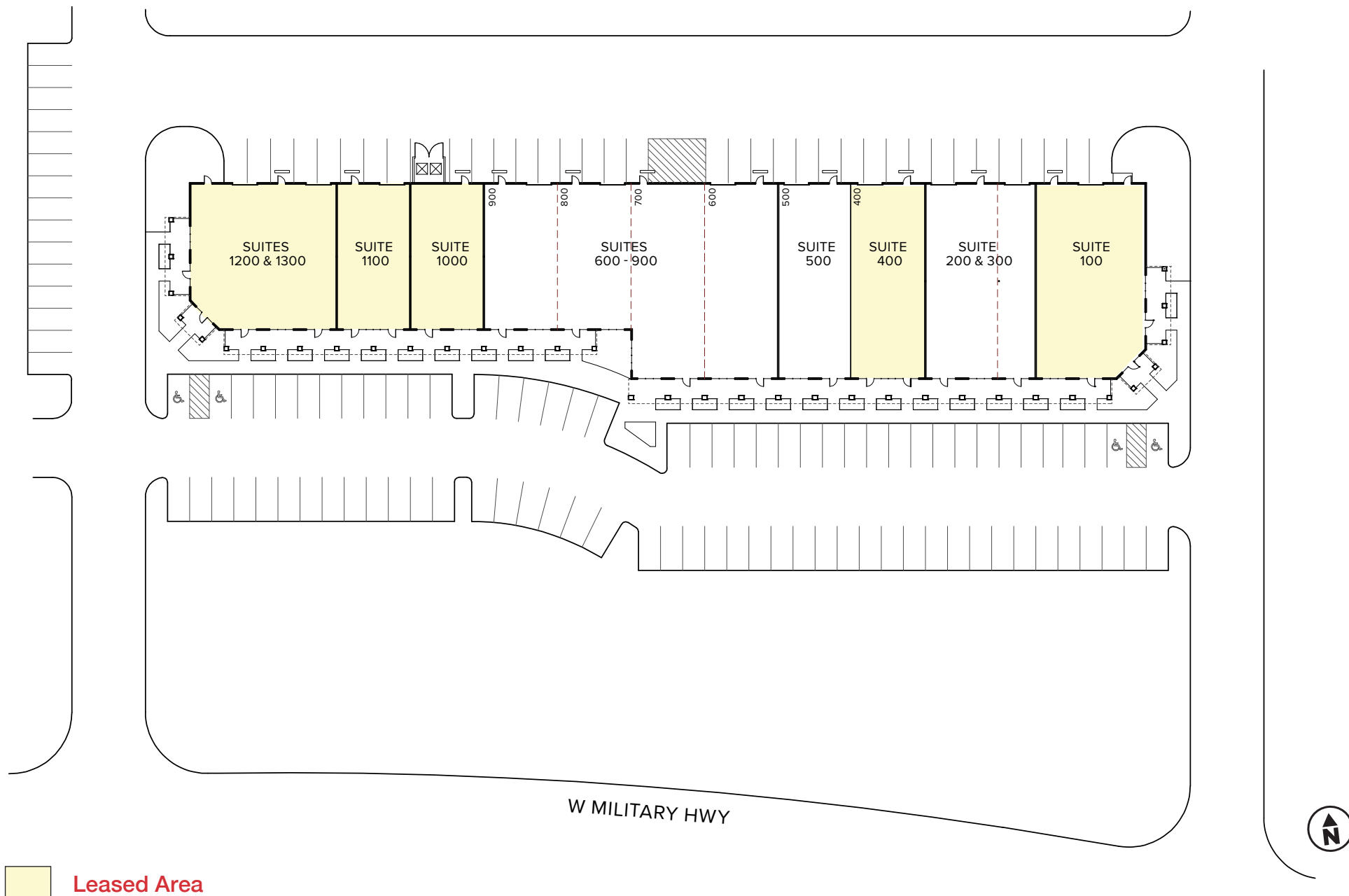
AVAILABLE SUITES

Suite	Condition	Available Area	Maximum Area
200	Shell	1,200 SF	3,600 SF
300	Shell	2,400 SF	
500	Finished Out	2,400 SF	10,800 SF
600	Finished Out	8,400 SF	
700	Finished Out		
800	Finished Out		
900	Finished Out		
Total Available		14,400 SF	52% Available

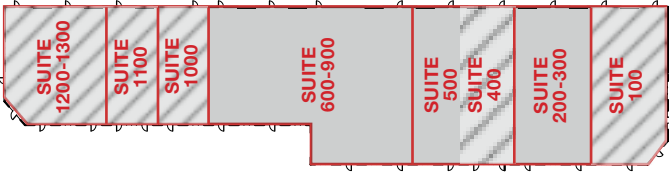
LEASED SUITES

Suite	100	400	1000	1100	1200-1300
Area (SF)	3,528 SF	2,400 SF	1,800 SF	1,800 SF	3,528 SF
Total Leased	13,056 SF				48% Leased

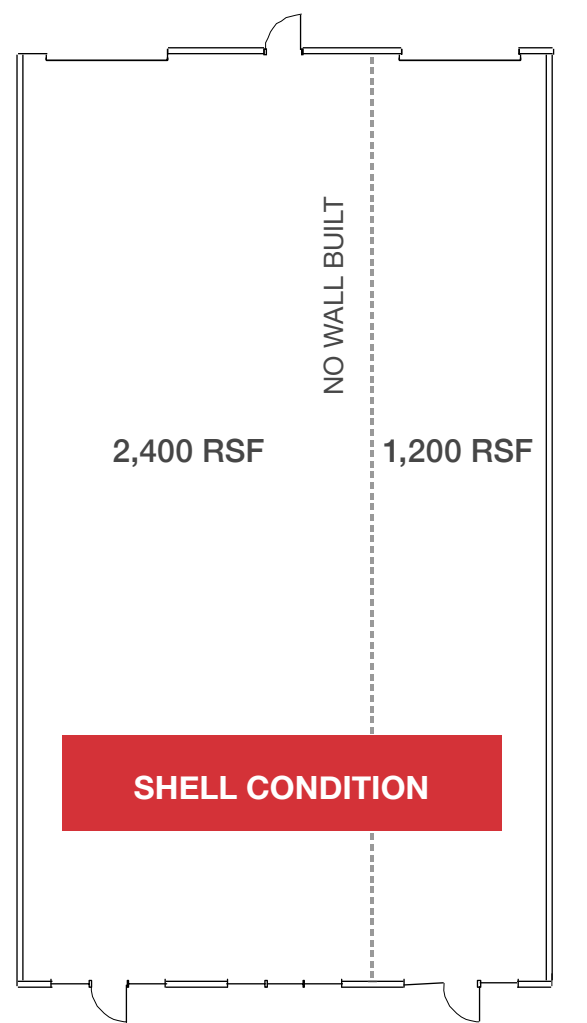
Building SITE PLAN



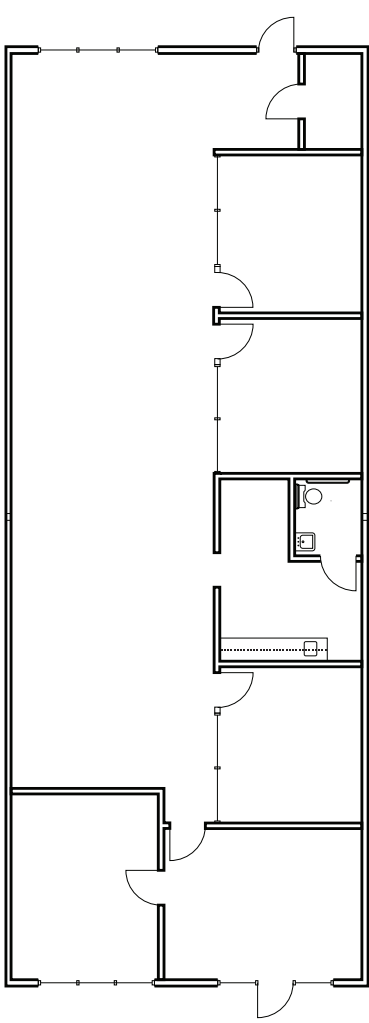
Building
FLOOR PLANS

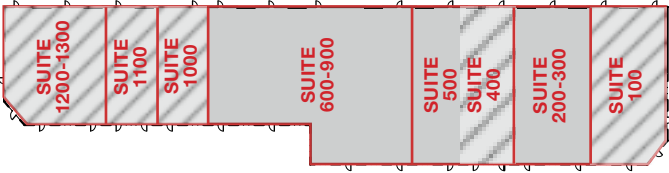


Suite 200-300 | 3,600 RSF

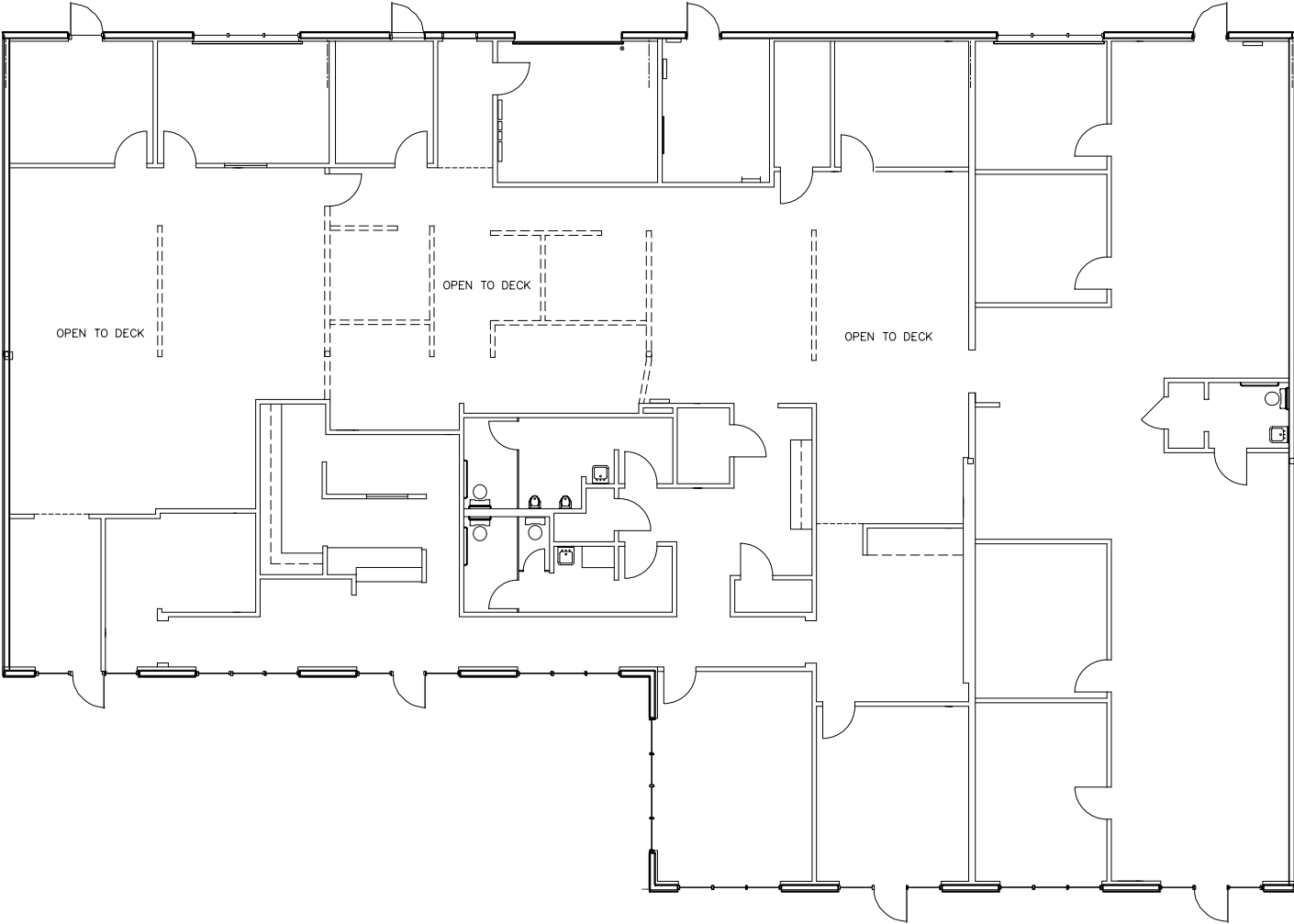


Suite 500 | 2,400 RSF





Suite 600-900 | 8,400 RSF | 2,400 RSF MINIMUM



LOCATION OVERVIEW

Ridge Commerce Center I is a Class B flex office showroom/light industrial building. The property is located on Military Hwy just a few miles South of Interstate 2, and less than a couple of miles from the Anzalduas International Bridge. The development is located in the heart of the Hunt family master planned development of Sharyland Plantation, which includes corporate users like T-Mobile, Panasonic, GE Aviation, Bissell, DHL, Subway and many other corporate users.

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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
Edward Villareal	467182	edward@nairgv.com	956-994-8900
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date