

FREESTANDING OFFICE BUILDING

FOR SALE

4301 N. 10TH ST., MCALLEN, TX 78504



Sale Price

\$795,000**OFFERING SUMMARY**

Building Size:	4,345 SF
Property Taxes:	\$14,380 (2025)
Lot Size:	0.55 Acres
Number of Units:	1
Price / SF:	\$182.97
Year Built:	1982
Market:	Rio Grande Valley
Submarket:	McAllen, Mission, Edinburg

LOCATION OVERVIEW

Freestanding office building, next to The Professional Plaza. Approx. 4,345 sf, which features a reception/waiting area, offices, gymnasium, employee lounge and restrooms. Suitable for any professional use. Currently leased to Hope Therapy Center. Investment or owner user potential.

PROPERTY HIGHLIGHTS

- Established Rental History
- Surrounded by Residential and Multi-family
- Near retail, medical, banks and restaurants
- Just north of Nolana and N. 10th Street intersection
- Great Visibility and easy access
- Suitable for Law office, CPA, Insurance or other professional use.
- N. 10th Street exposure
- At one of the Valley's busiest intersections
- High Traffic Counts

CHARLES MARINA, CCIM, CRB, GRI

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SALE PRICE

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LOCATION INFORMATION

Building Name	Hope Therapy Center
	Free Standing Office Building
Street Address	4301 N. 10th St.
City, State, Zip	McAllen, TX 78504
County/Township	Hidalgo/McAllen
Market	Rio Grande Valley
Submarket	McAllen, Mission, Edinburg
Cross Streets	Nolana & 10th St.
Section	North side
Side Of Street	West
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-69 is 3 miles East
Nearest Airport	McAllen Airport (MFE)

BUILDING INFORMATION

Building Size	4,345 SF
Year Built	1982
Building Class	C
Tenancy	Single
Roof	Flat
Number Of Buildings	1
Exterior Walls	Stucco exterior, commercial grade windows and doors

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Lot Size	0.55 Acres
APN#	H2550-00-011-0014-10
Submarket	McAllen, Mission, Edinburg
Corner Property	Nearby
MLS ID#	495022

PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	18
Parking Description	Open Parking, surface

UTILITIES & AMENITIES

Handicap Access	Yes
Number Of Elevators	0
Number Of Escalators	0
Central HVAC	Yes
Centrix Equipped	Yes
Leed Certified	N/A
Exterior Description	Stucco

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LEGAL DESCRIPTION

4301 N. 10th St. - Hidalgo Canal Co-MC N95'-S819.8'-E250' Lot 14 SEC 11 0.55 ac GR 0.44ac Net

LOCATION OVERVIEW

Freestanding office building, next to Professional Plaza. Approx. 4,345 sf, which features a reception/waiting area, offices, gymnasium, employee lounge and restrooms. Current use is a Therapy Center.

SITE DESCRIPTION

In the heart of McAllen's established retail and office corridor, surrounded by rooftops and businesses of all types, and near one of the Valleys busiest Intersections.

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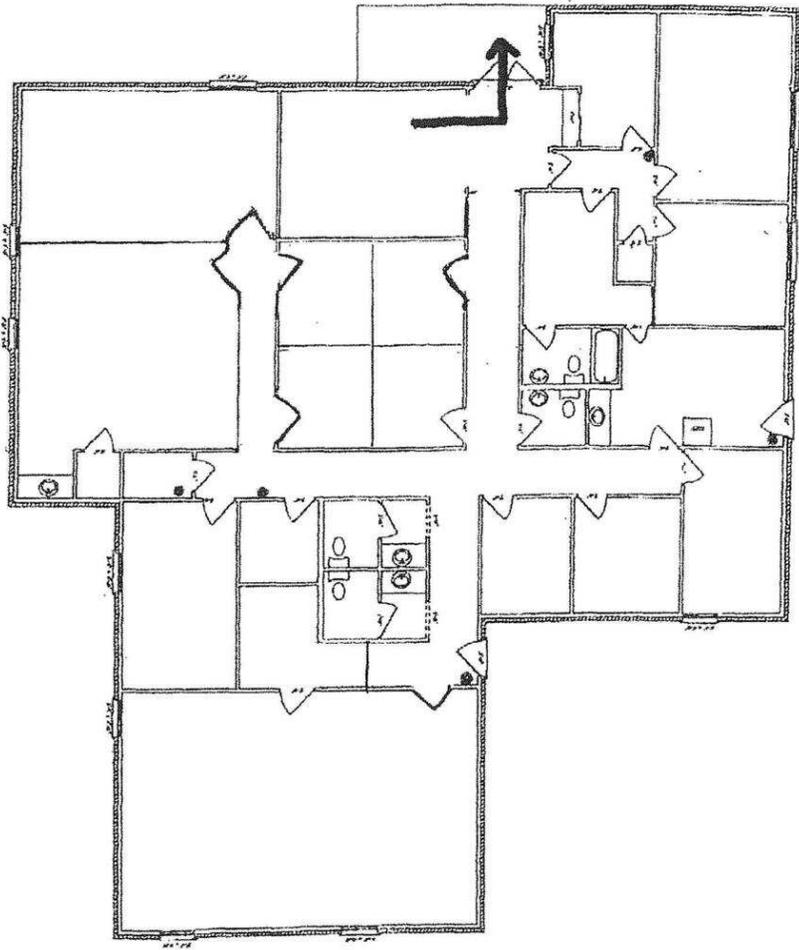


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IMPROVEMENT SKETCH



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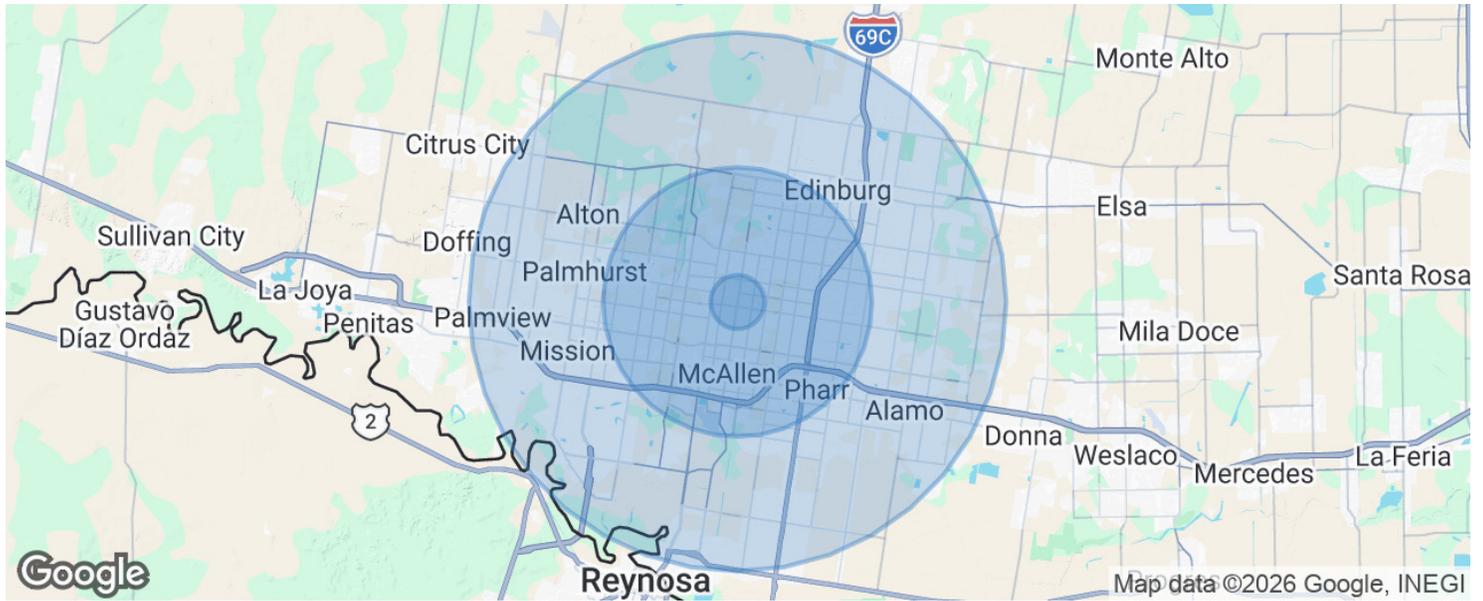
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	15,304	241,563	611,621
Median age	39	37	35
Median age (Male)	38	36	34
Median age (Female)	40	38	37

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	6,346	82,759	192,016
# of persons per HH	2.4	2.9	3.2
Average HH income	\$97,876	\$81,571	\$73,105
Average house value	\$259,747	\$211,940	\$184,597

* Demographic data derived from 2020 ACS - US Census

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DISCLAIMER

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DISCLAIMER

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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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1
TXR 2501