

2917 NORTH 23RD STREET

MCALLEN, TX 78501

FOR LEASE



OFFERING SUMMARY

Lease Rate: \$1.25 SF/month (+ NNN)

Available SF: 4,243 SF

Building Size: 4,243 SF

Lot Size: 0.699 Acres

Year Built: 1999

Zoning: C-3

Market: McAllen

PROPERTY OVERVIEW

For Lease - Santa Fe Plaza, 2917 N. 23rd St., located on southwest corner of N. 23rd Street and Daffodil Ave. Approximately 4,243 sf available For Lease! Can be divided into two offices. East side office measures 2,533 sf and West side office measures 1,710 sf. Potential uses include: office, medical/dental, or physical therapy use. Nearby retail, fast food, banking, schools, and rooftops.

LOCATION OVERVIEW

Property is located on the SWC of N. 23rd St. & Daffodil Ave.

PROPERTY HIGHLIGHTS

- High Visibility & Easy Access
- High Traffic Area
- Centrally Located
- Near Rooftops
- Ample Parking

CHARLES MARINA, CCIM, CRB, GRI

956.682.3000

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PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	C-3
Lot Size	0.699 Acres
APN #	C4170-00-000-0001-00
MLS #	419150

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	30

UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes

LOCATION INFORMATION

Street Address	2917 North 23rd Street
City, State, Zip	McAllen, TX 78501
County	Hidalgo
Market	McAllen
Cross-Streets	Daffodil Ave.
Township	McAllen
Side of the Street	West
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Airport	MFE - McAllen International Airport

BUILDING INFORMATION

Building Size	4,243 SF
Building Class	B
Tenancy	Single
Number of Floors	1
Year Built	1999
Gross Leasable Area	4,243 SF
Construction Status	Existing
Free Standing	Yes

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 mo.
Total Space:	4,243 SF	Lease Rate:	\$1.25 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2917 N. 23rd St.	Available	4,243 SF	NNN	\$1.25 SF/month	Santa Fe Plaza located on southwest corner of N. 23rd Street and Daffodil Ave. Approximately 4,243 sf available For Lease! Can be divided into two offices. East side office measures 2,533 sf and West side office measures 1,710 sf. Potential uses include: office, medical/dental, or physical therapy use. Nearby retail, fast food, banking, schools, and rooftops.

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ADDITIONAL PHOTOS

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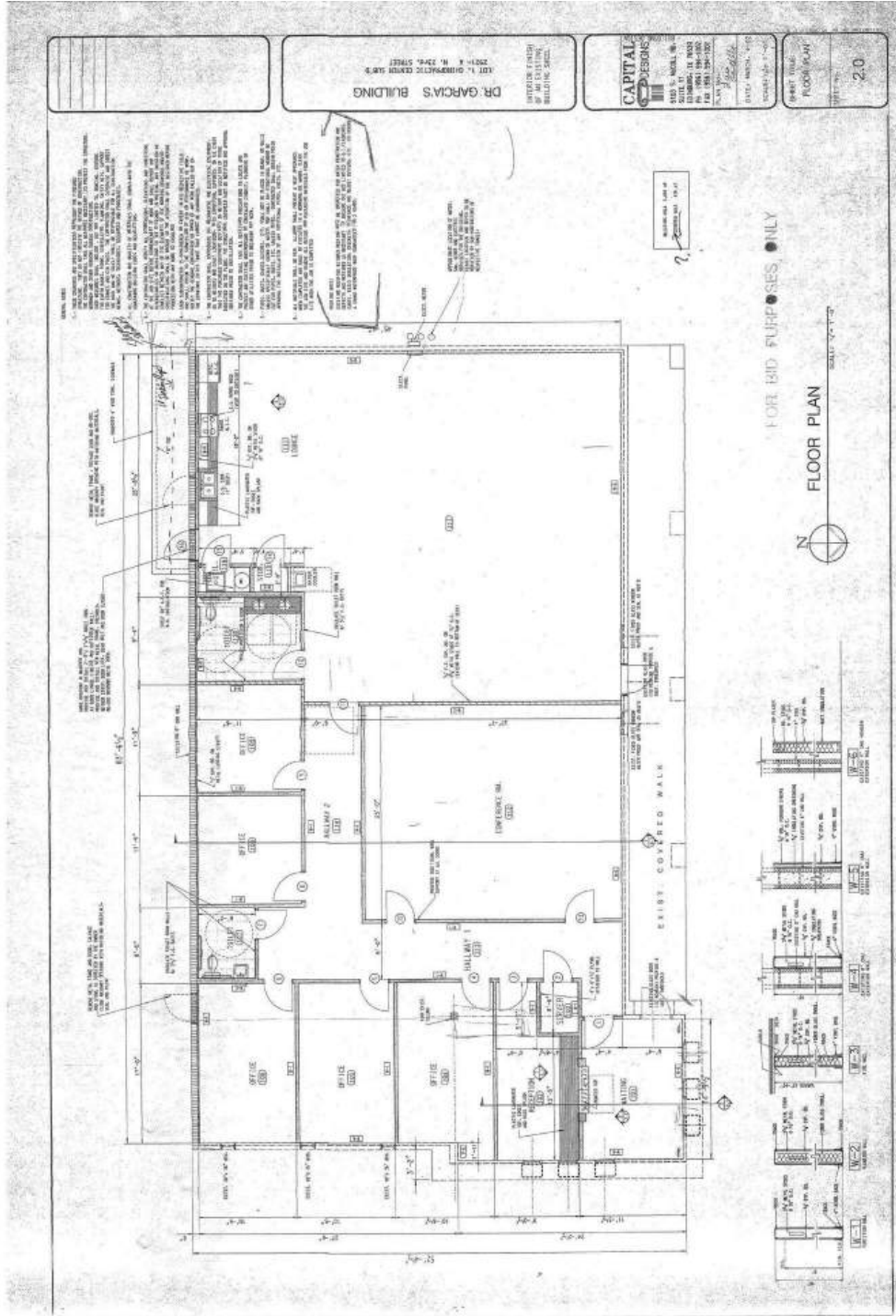
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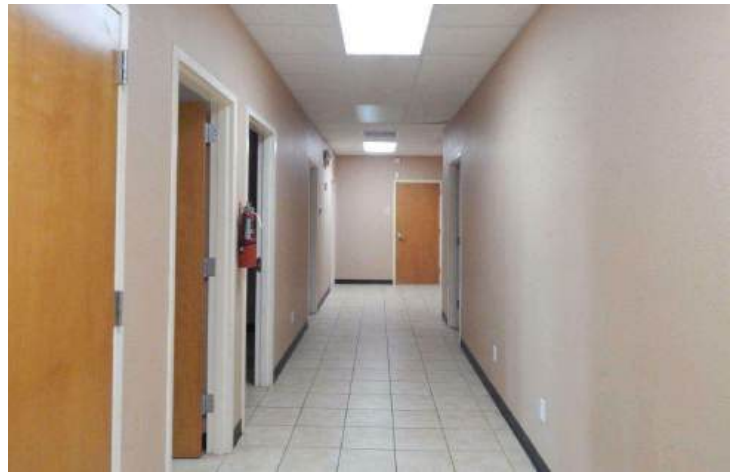


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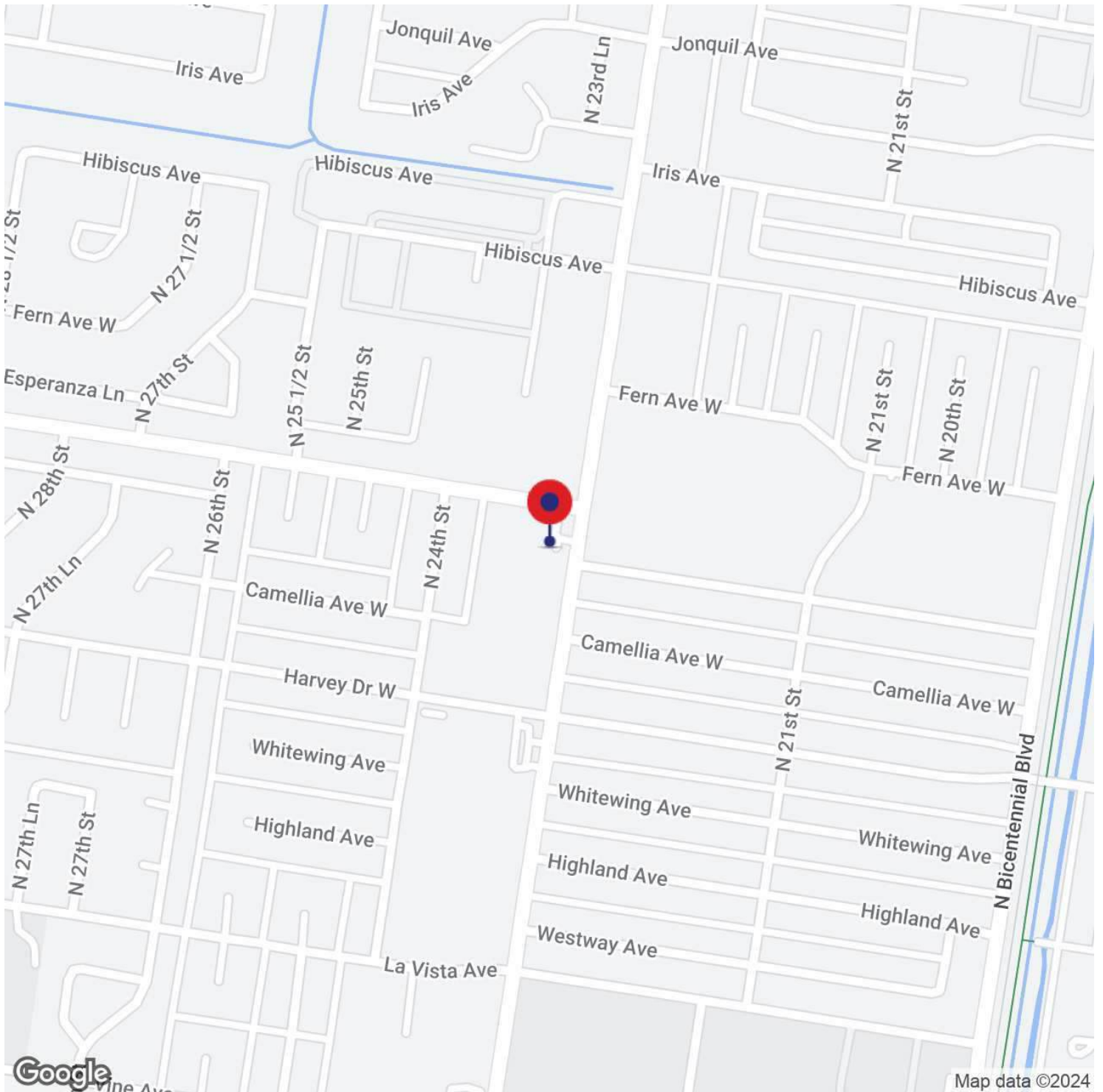
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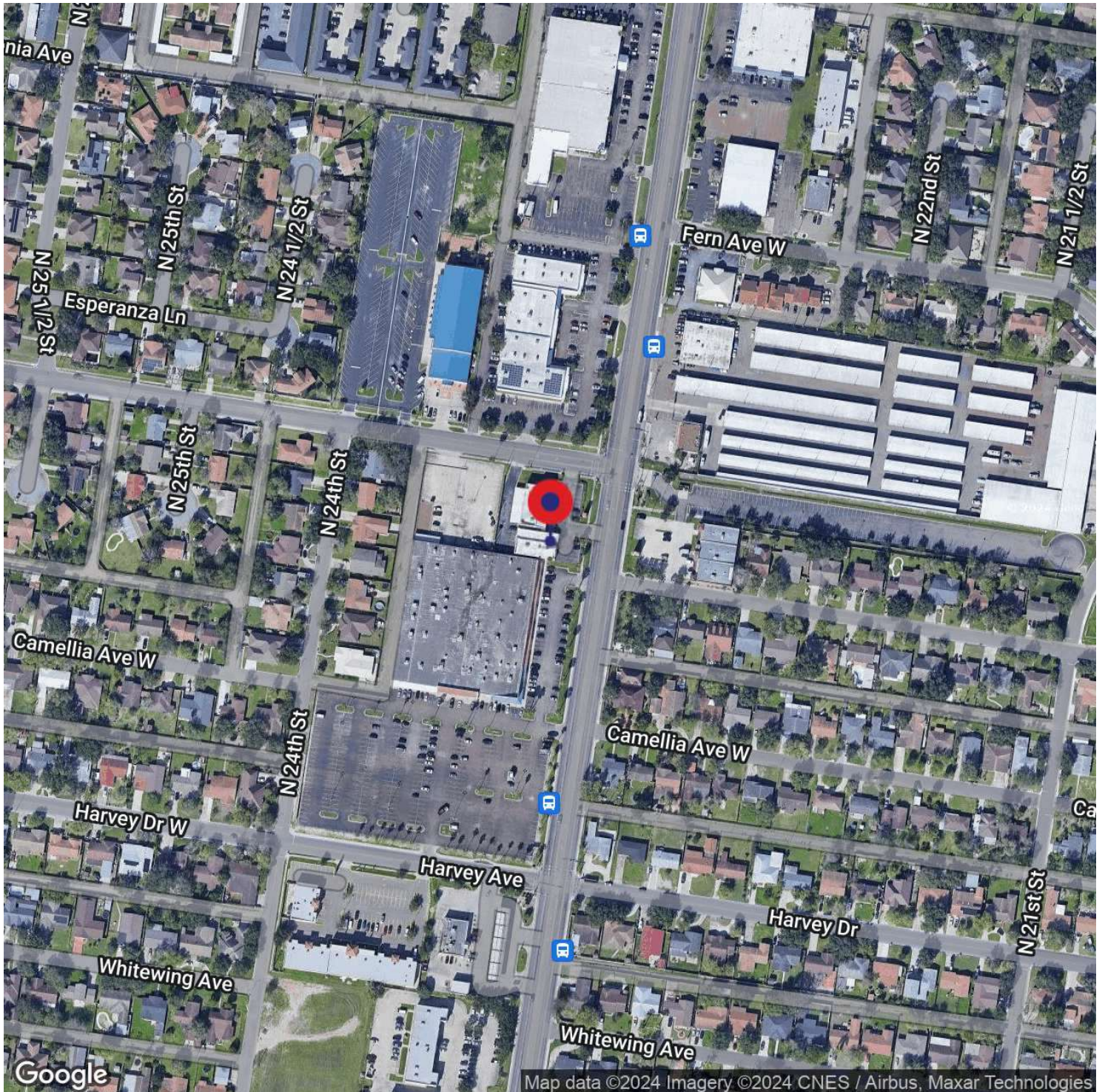
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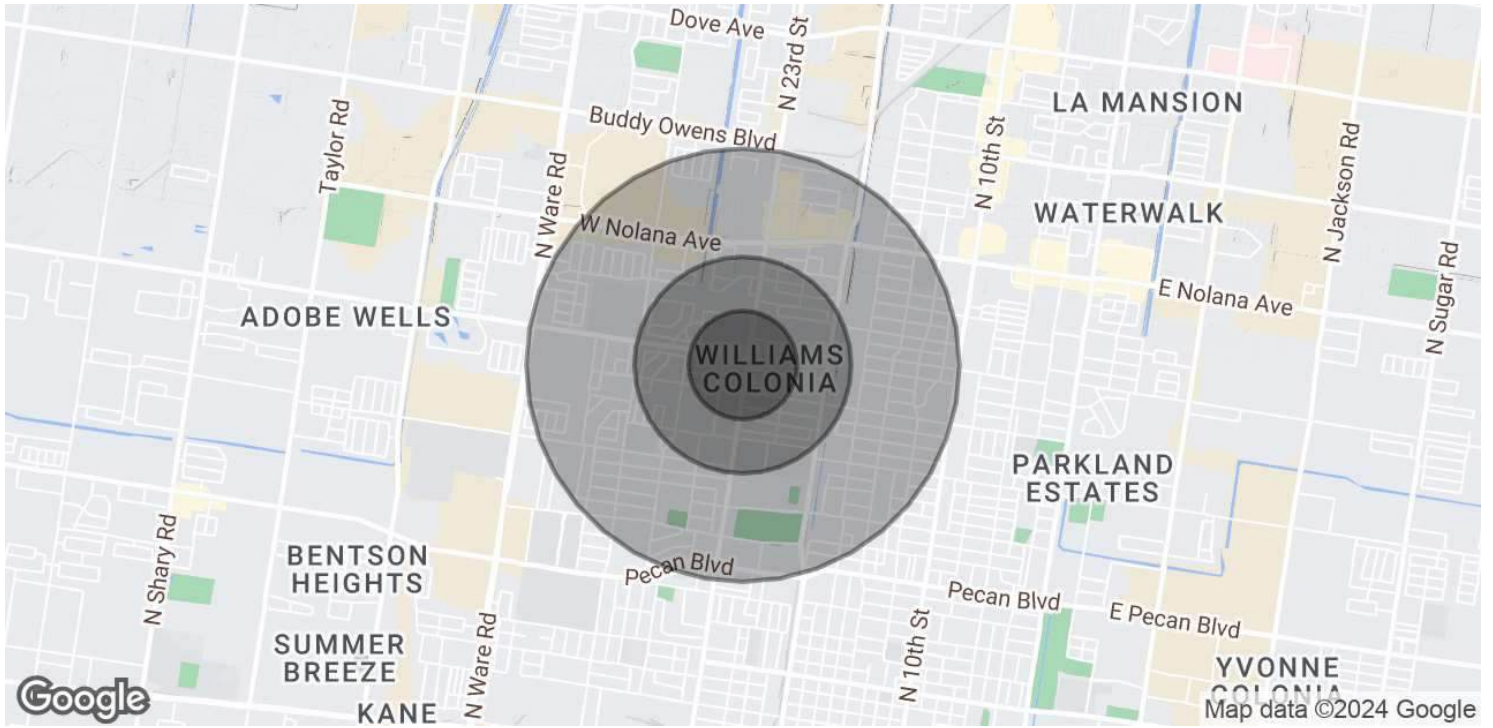
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,389	5,196	17,177
Average Age	33.0	33.5	34.0
Average Age (Male)	30.5	30.6	29.8
Average Age (Female)	38.8	38.9	39.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	501	1,902	6,692
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$50,473	\$51,784	\$55,150
Average House Value	\$118,159	\$117,389	\$110,442

2020 American Community Survey (ACS)

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DISCLAIMER

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DISCLAIMER

All information provided herein has been obtained from sources deemed reliable, but may be subject to errors, omissions, change of price, prior sale, or withdrawal without notice. First American Realty Company makes no representation, warranty or guaranty as to accuracy of any information contained herein. You should consult your advisors for an independent verification of any properties.

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Charles Marina, CCIM, CRB, GRI	229272	cmarina@firstamericanrealty.com	(956)495-3000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

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