



 **Prime Commercial Investment Opportunity – 6324 S 23rd Street, McAllen, TX 78503**

**List Price:** \$2,800,000

**MLS #:** 471460 | **Zoning:** C | **Acreage:** 2.46 Acres

**Total Building Size:** ±11,896 SF Retail + ±4,582 SF Additional Storage

**Lot Size:** 107,145 SF (Irregular) | **Year Built:** 1983

**Occupancy:** Fully Leased | **Annual Lease Income:** \$210,000

**Base Taxes:** \$38,867 | **Parking:** 35 +/- Paved Spaces

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 **Location Highlights**

- Strategically positioned at the **NW corner of 23rd Street & Military Highway**
  - Minutes from the **McAllen/Reynosa, Anzaldua International Bridges and Expressway I-69**
  - High-visibility **hard corner** in a rapidly growing industrial corridor
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 **Property Features**

- **Mixed-Use Plaza:** Retail, Office, Restaurant, and Professional Services
- **Tenant Mix:** Convenience store, restaurant, check cashing office, bar, and more
- **Strong Rental History:** Proven tenant retention and consistent rent rolls
- **Utilities & Infrastructure:**
  - Natural Gas On-Site
  - (1) grease trap servicing 3 suites
  - Separate electric meters

- Master Water meter & trash services included approx. \$650/M
  - Western World Insurance (\$1,500/M)
  - **Site Features:**
    - 1–5 loading docks
    - Inside & outside storage
    - Private and public restrooms
    - Pole and roof signage
  - **Construction:** Stucco exterior, flat roof, tile and other flooring
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### Investment Highlights

- **Capitalize on a stable income stream** \$203,500 Gross Receipts in 2024
  - **High-demand location** with strong traffic counts and commercial synergy
  - **Ideal for investors** seeking a turnkey asset with long-term upside
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### Property Summary

**Total Rent (as of June 2025):** \$17,500/month

#### **Rental Units:**

- **Truck Lot**
  - **Size:** Approx. 2,000 SF
  - **Rent:** \$2,000/month
  - **Terms:** Month-to-month, 60-day notice
- **Medical Supply (Warehouse)**
  - **Size:** Approx. 5,000 SF
  - **Rent:** \$3,500/month
  - **Terms:** Month-to-month, 60-day notice
- **Brokers (Office)**

- **Size:** Approx. 1,500 SF
  - **Rent:** \$1,500/month
  - **Terms:** Month-to-month, 60-day notice
  - **Saloon (Bar/Cantina)**
    - **Size:** Approx. 1,700 SF
    - **Rent:** \$2,000/month
    - **Terms:** Month-to-month, 60-day notice
    - **Other:** Beer Only & Connected to Grease Trap
  - **Restaurant**
    - **Size:** Approx. 2,000 SF
    - **Rent:** \$2,500/month
    - **Terms:** Month-to-month, 60-day notice
    - **Other:** Connected to Grease Trap
  - **Cash Check Office**
    - **Size:** Approx. 1,500 SF
    - **Rent:** \$2,500/month
    - **Terms:** Month-to-month, 60-day notice
    - **Other:** Owner's suite will not renew, Shares electric meter with C-store
  - **Convenient Store**
    - **Size:** Approx. 3,000 SF
    - **Rent:** \$3,500/month
    - **Terms:** Expires 12/31/27
    - **Other:** Termination Clause (Buy-Out), 90-day notice, PICO Oil (unbranded), TCQ Regulated, Connected to Grease Trap
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 **Listing Broker**

**Ramon I. Pecina**

Zapphire Real Estate Group

 1017 Sycamore Avenue, McAllen, TX 78501

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**Broker License #: 544897**

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