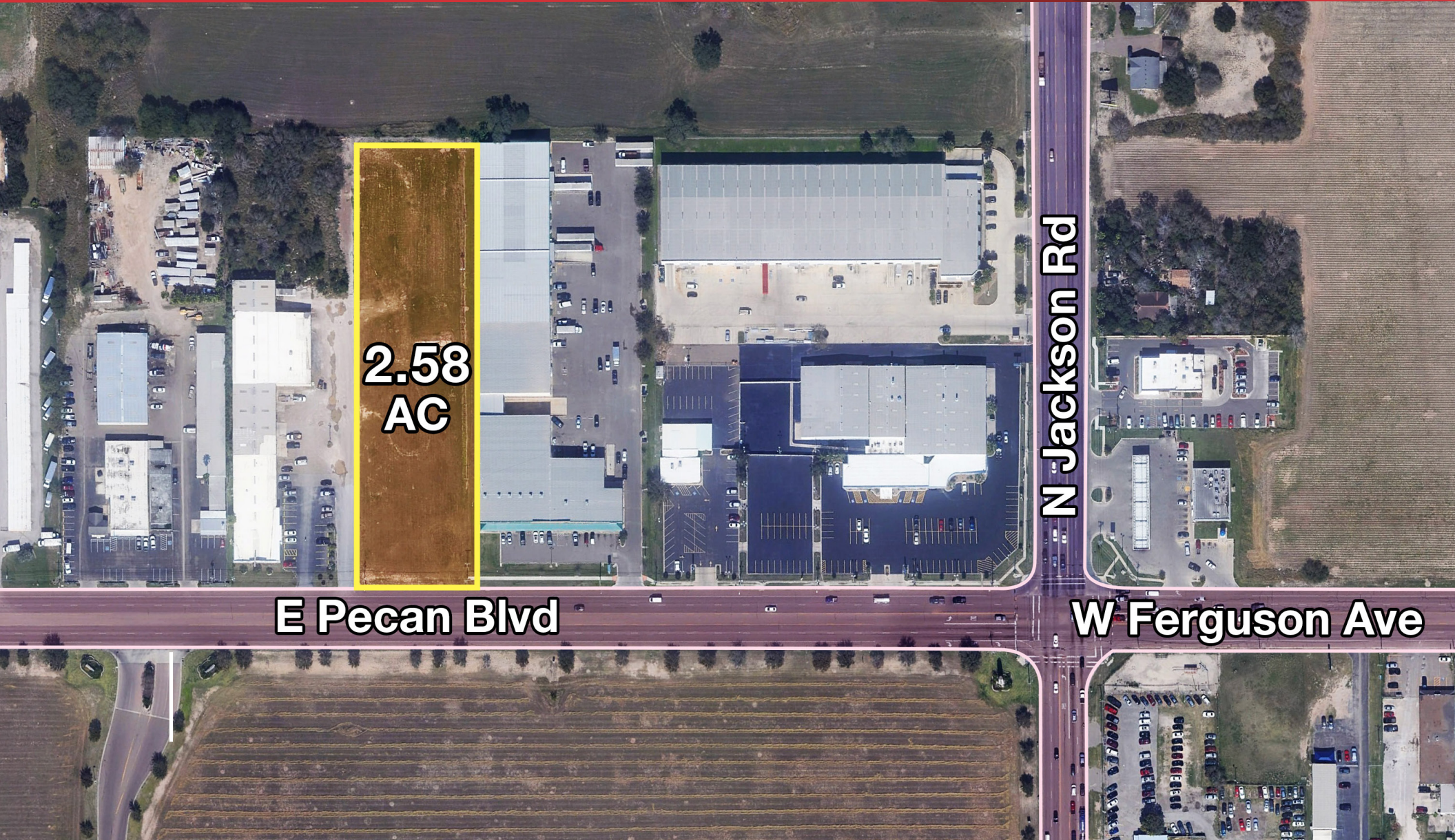


FOR SALE

1201 E PECAN BOULEVARD

MCALLEN, TX 78501

NAISTX
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



**2.58
AC**

E Pecan Blvd

N Jackson Rd

W Ferguson Ave

LAURA LIZA PAZ

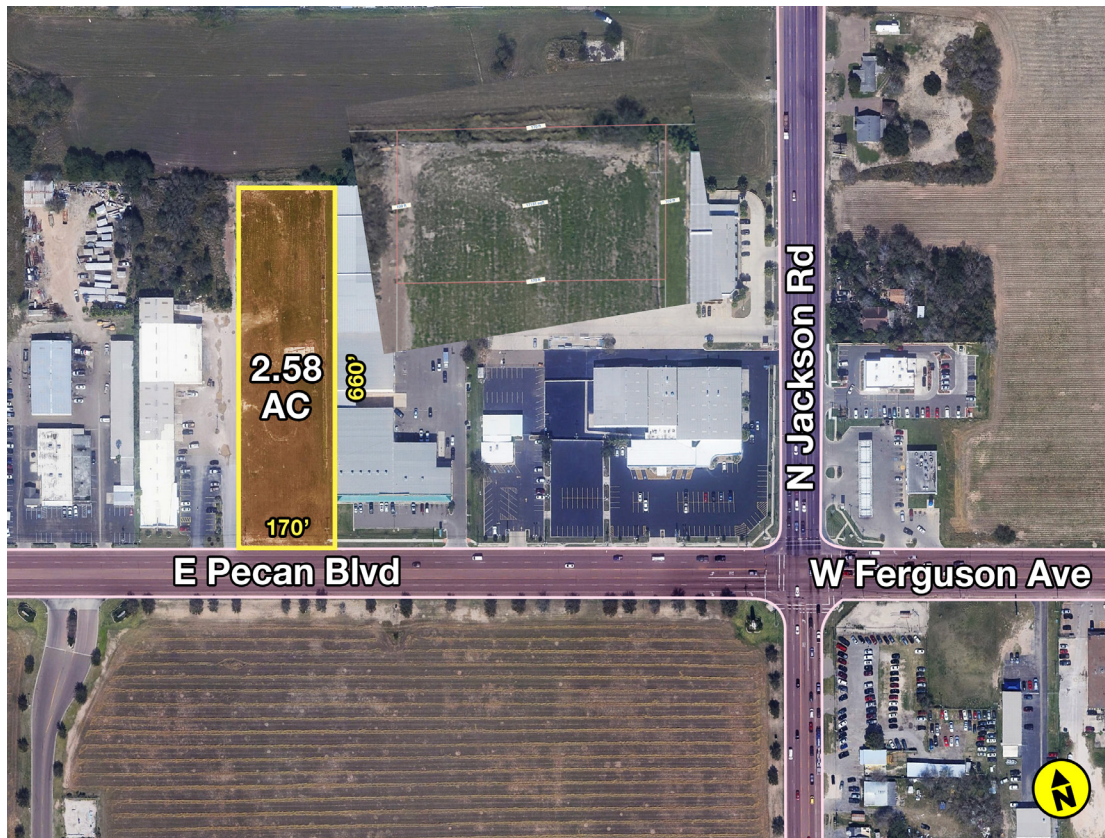
SENIOR PARTNER | MANAGING BROKER
956.227.8000 | lauralizap@stx-cre.com

NAI STX

800 W DALLAS AVE, MCALLEN, TX 78501
956.994.8900 | stx-cre.com

PROPERTY FEATURES

This exceptional 2.58-acre parcel boasts an enviable location directly across from the highly anticipated Future UTRGV Medical School. With close proximity to Jackson Rd., I-2, and US Hwy 281, this property offers unparalleled connectivity and exposure. Positioned in an area of immense growth and opportunity, this location is ideal for businesses and professionals seeking a strategic foothold. Whether you envision a medical facility, office complex, retail establishment, or any other venture, the possibilities are limitless.



PROPERTY HIGHLIGHTS

- Excellent Visibility & High Traffic Area
- Located Along Pecan Blvd. & Just West of Jackson Rd.
- Zoned C-3 General Business
- Proximity to Major Arterial Roads Allowing Easy Access to I-2

OFFERING SUMMARY

SALE PRICE:

\$1,700,000

LOT SIZE:

2.58 AC

TRAFFIC COUNT

JACKSON RD: 25,138 VPD

PECAN RD: 19,740 VPD

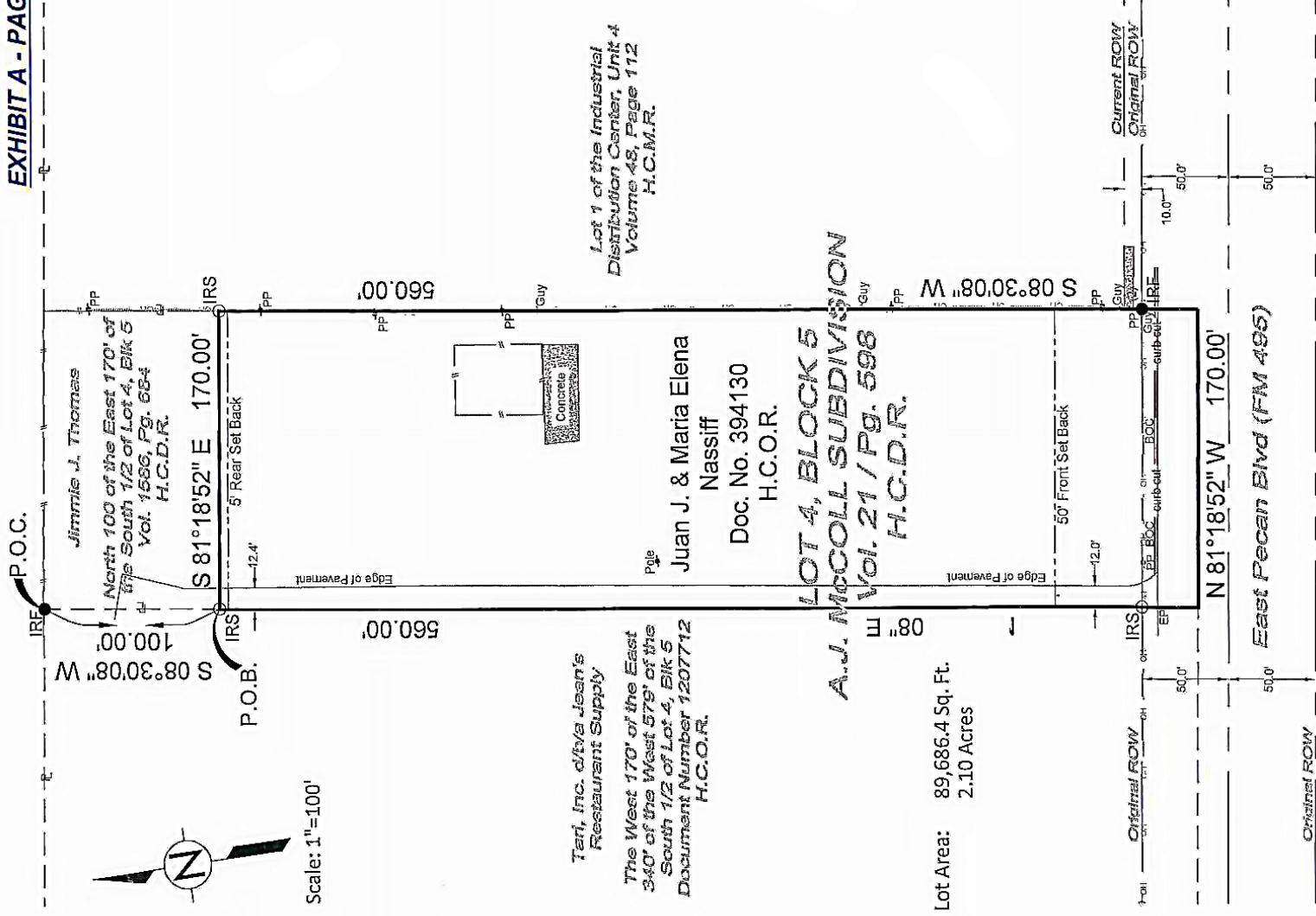


BASIC DEMOGRAPHICS

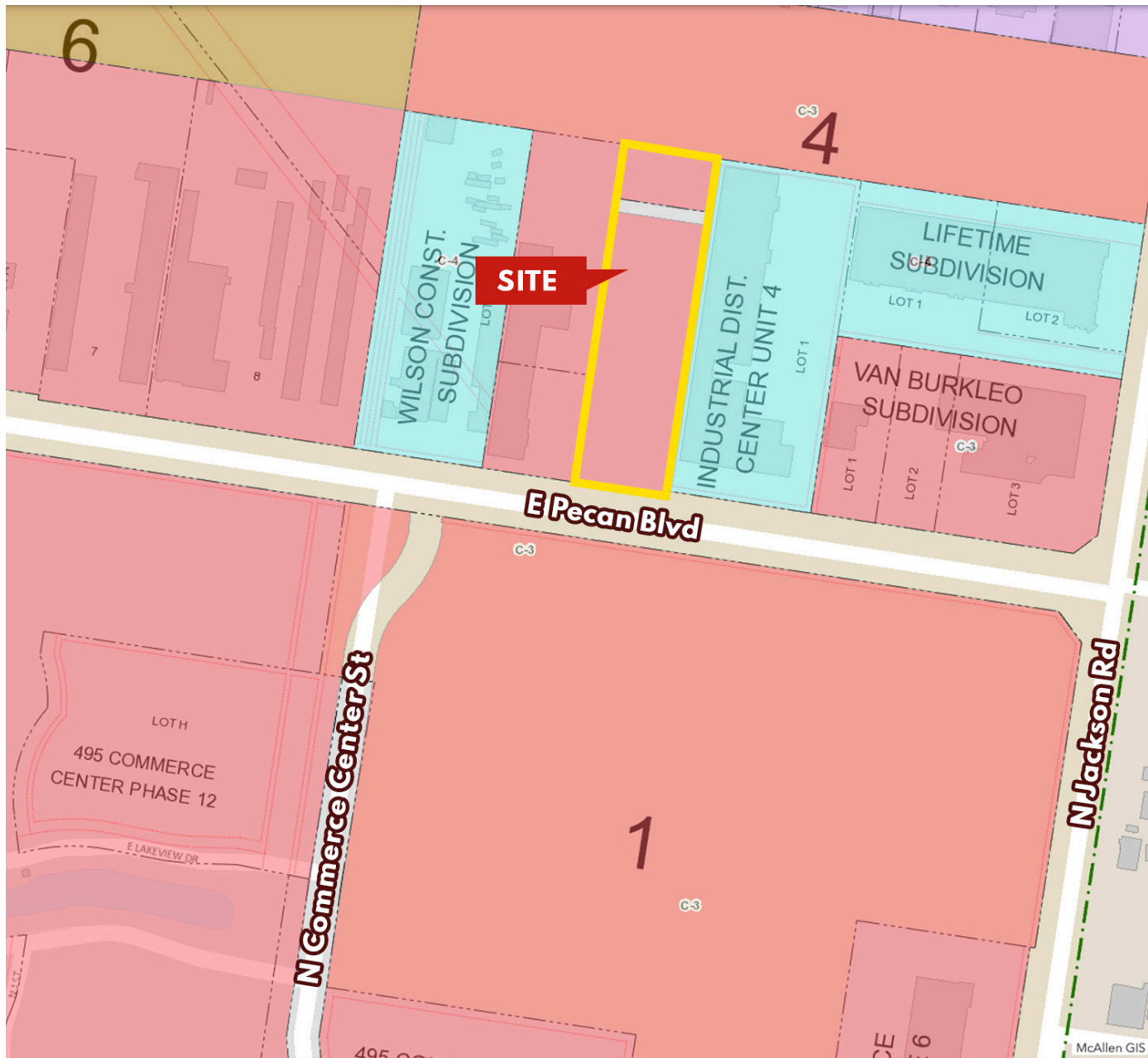
2025	3 mile	5 mile	10 mile
TOTAL POPULATION	109,380	250,152	611,621
TOTAL HOUSEHOLDS	39,665	83,846	192,016
AVG. HH INCOME	\$69,091	\$76,956	\$73,105

SURVEY MAP

EXHIBIT A - PAGE 2



ZONING MAP



Legend

Jurisdiction Boundary

Boundaries

City Corporate Limits



Extra Territorial Jurisdiction



Development Zoning

Special Districts



Zoning

- A-O - Agricultural and Open Space
- C-1 - Office Building
- C-2 - Neighborhood Commercial
- C-3 - General Business
- C-3L - Light Commercial
- C-4 - Commercial Industrial
- I-1 - Light Industrial
- I-2 - Heavy Industrial
- R-1 - Single Family Residential
- R-2 - Duplex-Fourplex Residential
- R-3A - Apartments
- R-3C - Condominiums
- R-3T - Townhouses
- R-4 - Mobile Home

Subdivision

Special Districts



McAllen GIS C

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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 STX	437175	info@stx-cre.com	(956)994-8900
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Laura Liza Paz, SIOR	437175	lauralizap@stx-cre.com	(956)994-8900
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Laura Liza Paz, SIOR	437175	lauralizap@stx-cre.com	(956)994-8900
Name of Sales Agent/Associate	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 1-2

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Ella's Files

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