

For Sale

Multi-Tenant Office Building

5,000 SF | \$700,000



Multi-Tenant Office Building Investment

516-518 S Broadway St
McAllen, Texas 78501

Property Highlights

- 5,000 SF building
- Zoned C3 for versatile multi tenant options
- Proximity to McAllen City Hall, & Consulates of Mexico, El Salvador, Honduras, & Guatemala
- Convenient access to the International Airport

Property Description

This 5,000 SF building was originally comprised of separate lease spaces. Now imagined as a multi-tenant office building leased as Executive Suites offers an investor a flexible and cost-effective return on investment.

By sharing the space with other tenants, the Owner can split operating expenses such as utilities, maintenance, and property management. Multi-tenant properties often feature shared amenities like conference rooms, break rooms, and restrooms, enhancing convenience and promoting networking.

OFFERING SUMMARY

Sale Price	\$700,000
Building Size	5,000 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	10,924	\$46,306
3 Miles	92,120	\$65,825
5 Miles	231,742	\$78,681

For more information

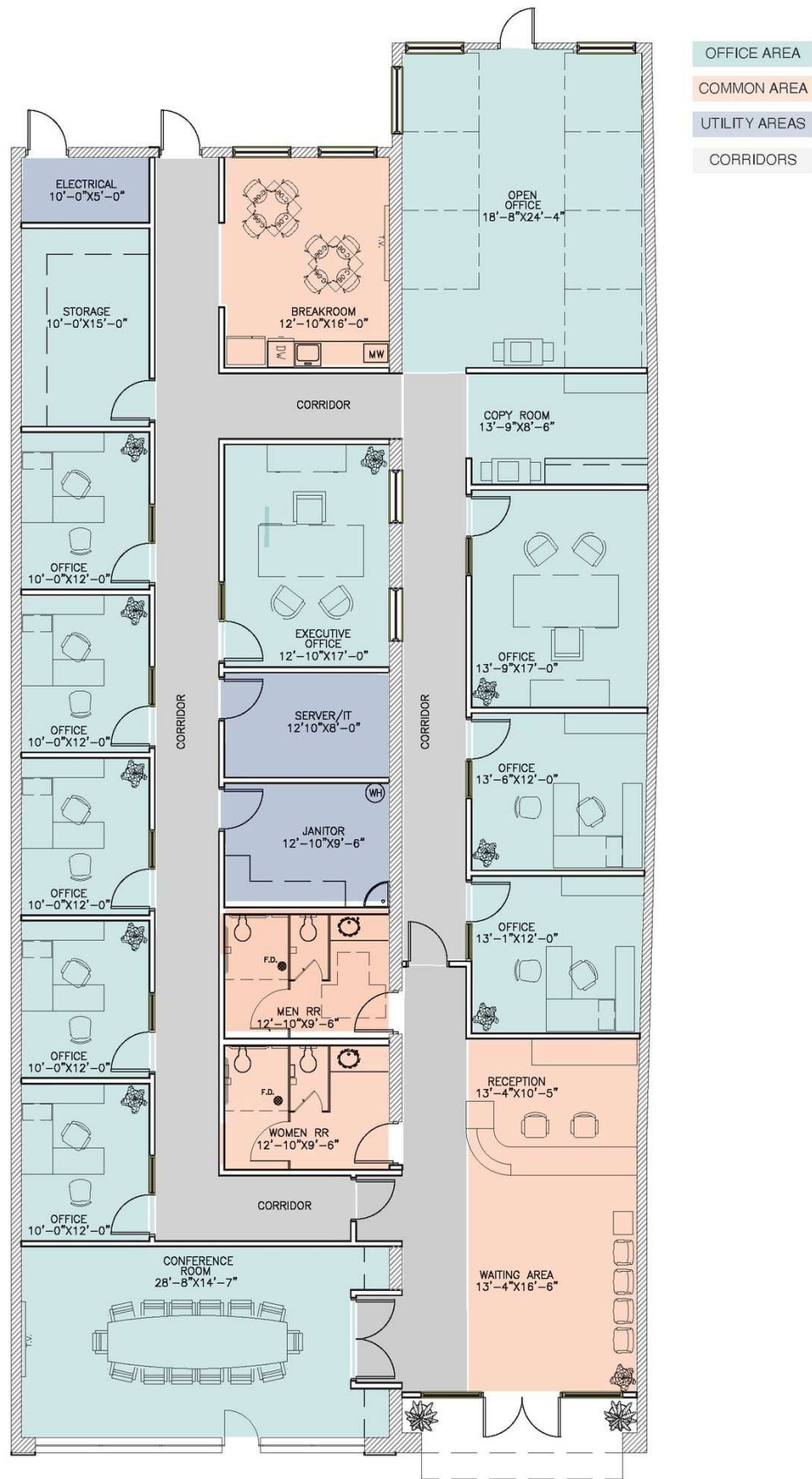
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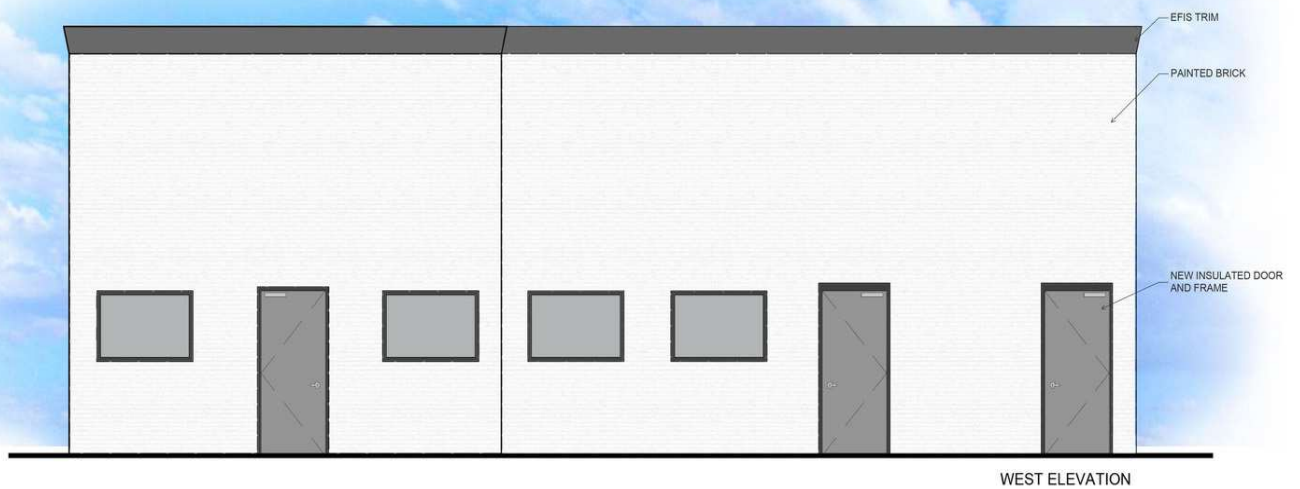
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Conceptual Multi-Tenant Space Plan



Numerous multi-tenant office spaces with restrooms, board room, reception area & break room.

NEW FRONT ELEVATION

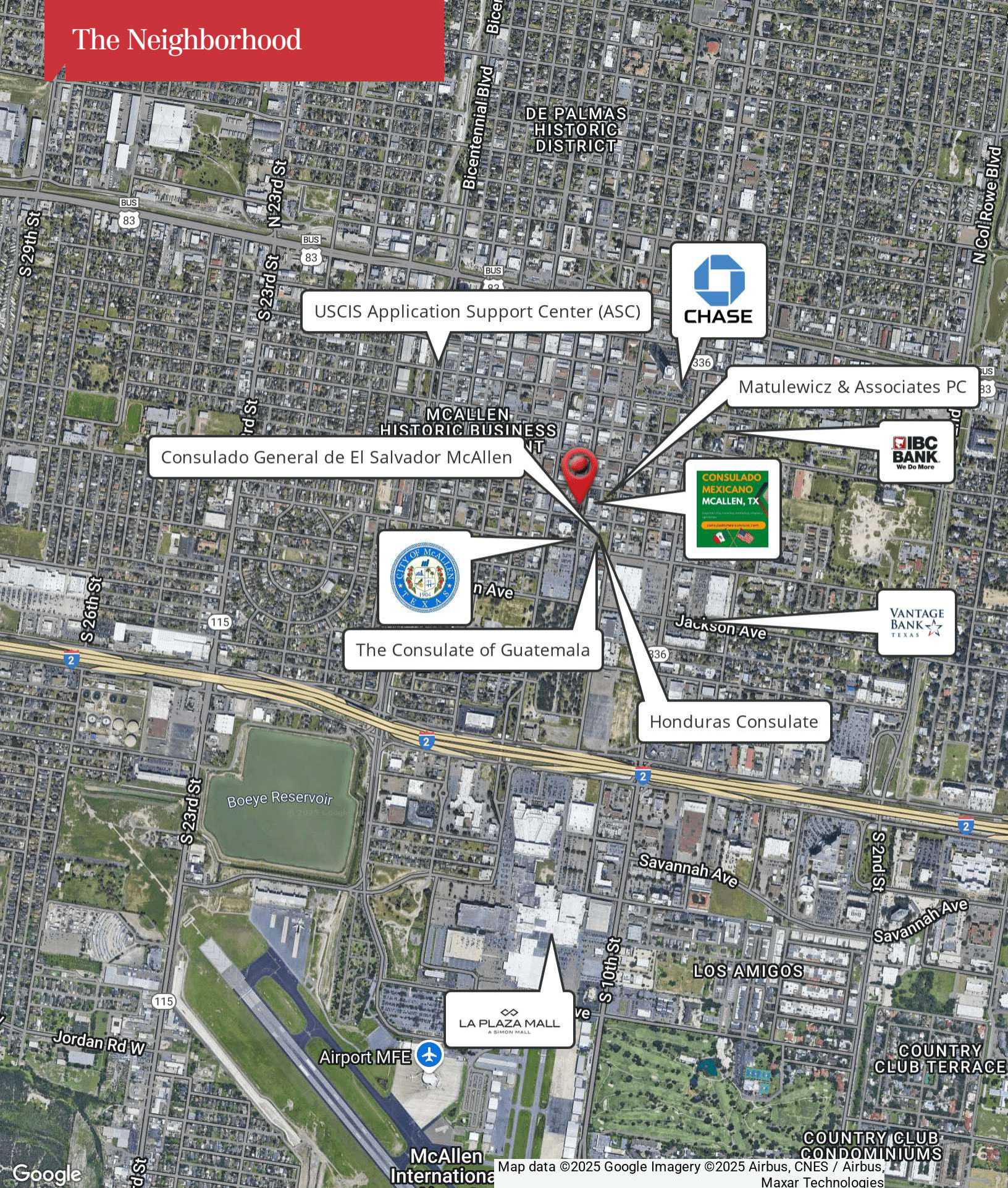


Proximity to City Parking Lot In Yellow

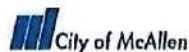


Location 32 Car City parking lot across Broadway from the Coffman Building. City Permits available 956 681-3525

The Neighborhood



Parking Decal Policies & Procedures



Downtown Services Parking Decal Procedures

1.	Limit of one (1) personal parking decal per applicant. No exceptions will be made.
2.	The initial personal decal is provided at no charge. To replace a decal for any reason, a \$5.00 fee will be assessed.
3.	A copy of applicant's valid TX driver's license, and current vehicle insurance must be submitted with application.
4.	A copy of applicant's vehicle insurance policy must be submitted. Applicant must be named on vehicle insurance policy.
5.	Insurance / driver's license must be kept current.
6.	If insurance / driver's license is allowed to expire and renewal is not submitted within 3 days, decal will be revoked.
7.	There will be a \$5.00 re-instatement fee if decal is revoked due to expired insurance / driver's license.
8.	There will be a \$5.00 fee for replacing a decal when there is a change of vehicle, license plate (including temporary plates), or if the decal is lost / stolen / destroyed.
9.	There is a \$5.00 fee per business vehicle. Business vehicles must be registered and insured under the business name.
10.	Random employment checks will be conducted on an ongoing basis.
11.	Parking enforcement officers will perform parking decal verification checks on a daily basis.
12.	All unpaid parking citations must be cleared paid prior to the issuance of a parking decal and / or reinstatement.
13.	The parking decal is only authorized for registered vehicle.
14.	Decal parking is valid only during working hours and does not include special event parking, overnight parking, or parking for personal activities. In those instances, decal holder is responsible for any parking fees and / or citations received. Overnight parking will be at the regular parking rate.
15.	Switching or lending parking decal to non-registered vehicles will result in permanent revocation of parking decal.
16.	A parking decal does not guarantee a parking space at any of the designated surface lots and / or the parking garage.
17.	Decal holders parking in unauthorized parking areas will be liable for citations issued.
18.	Vehicle must be parked wholly within the lines of parking space, and parked in lawful direction of traffic flow.
19.	Report lost or stolen decals immediately. A \$5.00 replacement fee applies.
20.	Parking decal must be placed below the rearview mirror with the printed side towards the windshield.
21.	If parking in the garage at 221 South 15th, please obey posted speed limit signs of 5 miles per hour.
22.	Parking in the garage at 221 South 15th for decal holders is limited to the 4th and 5th levels only. Parking is allowed beyond the posted green sign on Level 4. Any decal holder found parking on a different level will pay for the day's parking (\$5.00 / day Max).
23.	A vehicle may be impounded with or without citation and without giving prior notice to its owner under the following circumstances: The vehicle is parked in the public rights-of-way or on other publicly owned or controlled property in violation of any law, ordinance, or regulation, and there are three or more parking citations issued against the vehicle that have not been responded to, either by payment of the penalty or appearance at a hearing.

Revised: 9/17/2024

Location Maps

S Main St

S Broadway St

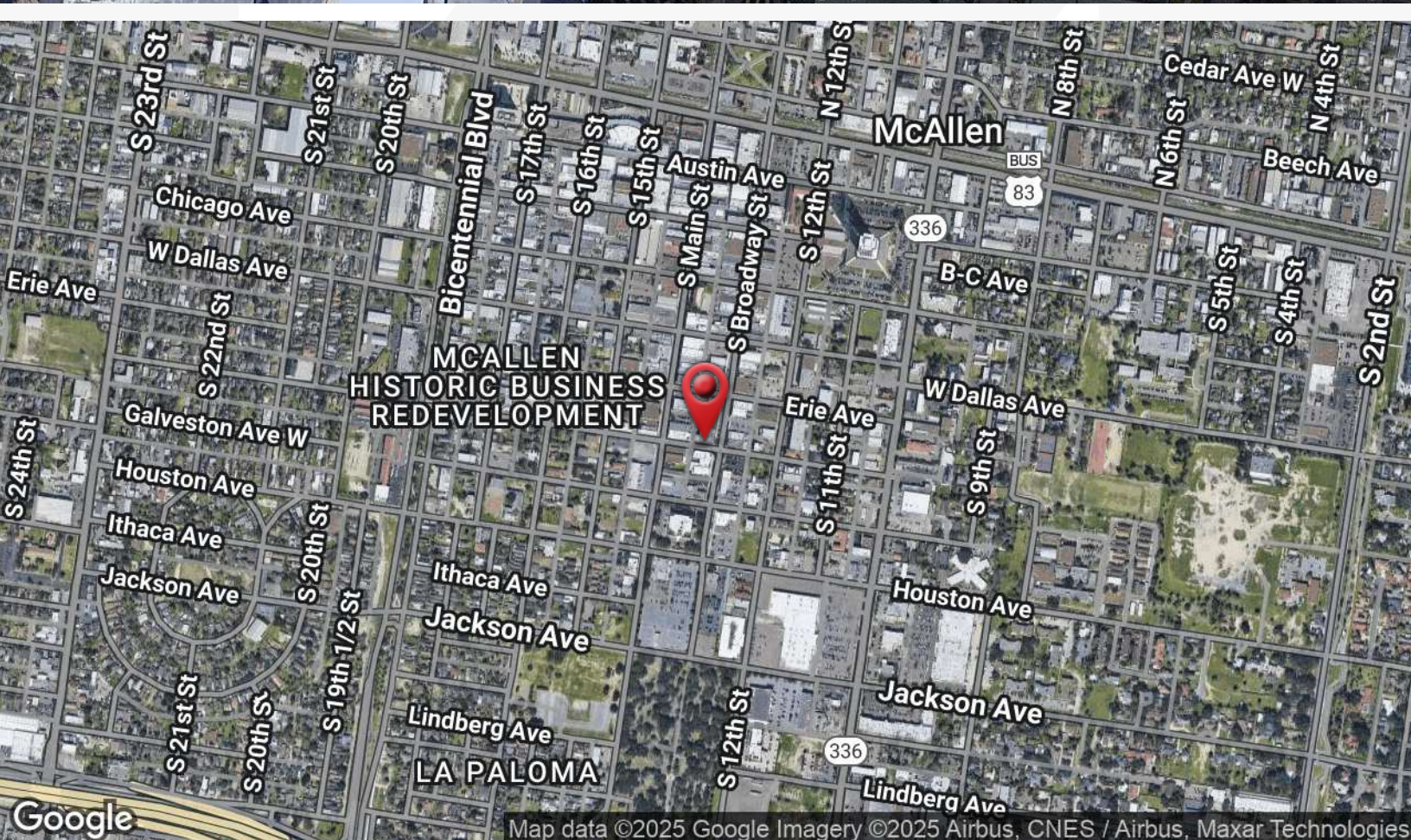
Fresno Ave

Erie Ave

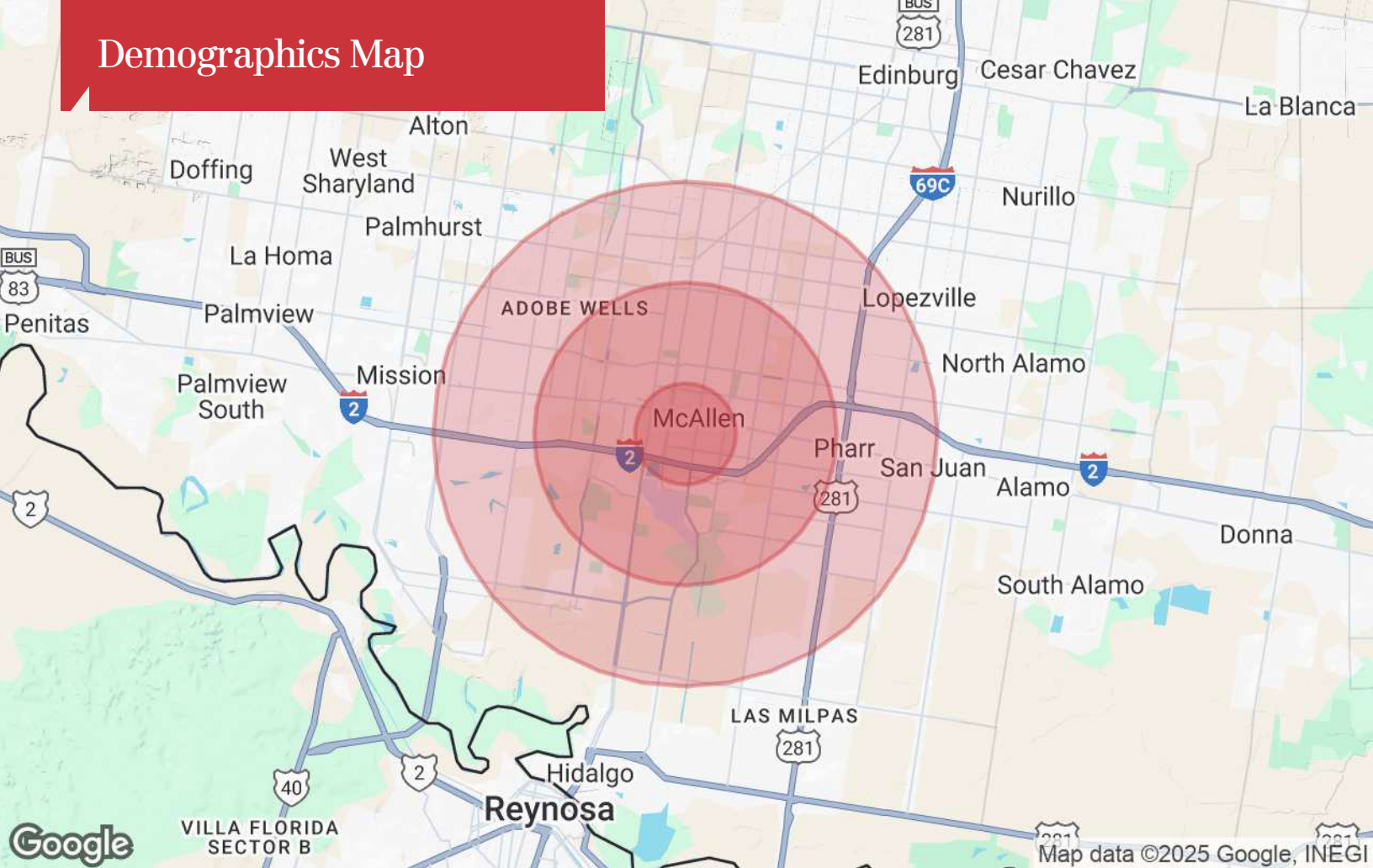
S 12th St

Google

Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	10,924	92,120	231,742
MEDIAN AGE	41	39	38
MEDIAN AGE (MALE)	39	37	36
MEDIAN AGE (FEMALE)	43	40	39

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,182	33,321	79,413
# OF PERSONS PER HH	2.6	2.8	2.9
AVERAGE HH INCOME	\$46,306	\$65,825	\$78,681
AVERAGE HOUSE VALUE	\$156,108	\$186,553	\$201,003

* Demographic data derived from 2020 ACS - US Census



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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael J. Blum	426545	mikeb@nairgv.com	956-994-8900
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Former Coffman Company Buildings

516-518 S Broadway St

McAllen, Texas 78501

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