

## 318 &amp; 320 S. BROADWAY ST.

318 &amp; 320 S. BROADWAY ST., MCALEN, TX 78503

FOR SALE



Sale Price	<b>\$1,450,000</b>
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**OFFERING SUMMARY**

Building Size:	10,791 SF
Lot Size:	0.298 Acres
Price / SF:	\$92.20
Year Built:	1985
PID #:	M1950-00-029-0001-00 & M1950-00-029-0002-00
Zoning:	C
Market:	McAllen
Submarket:	McAllen, Mission, Edinburg
Taxes:	\$12,752 (2023)

**PROPERTY OVERVIEW**

Investment Opportunity! Property fronts on Broadway and features approx. 10,791 sf and has eight (8) retail spaces. Located Downtown on the corner of Broadway and Dallas Ave. The east side of the building includes 314, 316, 318 & 320 S. Broadway and the south side of the building includes 1306, 1308, 1310, 1312 & 1314 Dallas Ave. Building is a brick finish with glass store fronts. Easy access to major roadways with nearby retail, banking and restaurants. Property includes two legal descriptions.

**LOCATION OVERVIEW**

Head South on 10th St. to Business 83, turn right (West) on Business 83 to Broadway St. South on Broadway St., property is on the NWC of Broadway St. and Dallas Ave.

**PROPERTY HIGHLIGHTS**

- Corner Lot
- Glass store front
- Easy access to major roadways

**CHARLES MARINA, CCIM, CRB, GRI**

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**PROPERTY INFORMATION**

Property Type	Retail
Property Subtype	Street Retail
APN #	M1950-00-029-0001-00 & M1950-00-029-0002-00
Lot Frontage	100 ft
Lot Depth	130 ft
Corner Property	Yes
Amenities	Corner Lot Glass Store Front
Waterfront	Yes
Power	Yes

**PARKING & TRANSPORTATION**

Street Parking	Yes
Parking Type	Surface

**LOCATION INFORMATION**

Building Name	318 & 320 S. Broadway St.
Street Address	318 & 320 S. Broadway St.
City, State, Zip	McAllen, TX 78503
County	Hidalgo
Market	McAllen
Sub-market	McAllen, Mission, Edinburg
Cross-Streets	Broadway St. & Dallas Ave
Township	McAllen
Side of the Street	South
Road Type	Paved
Market Type	Medium
Nearest Highway	US Expressway 83 (Interstate 2)
Nearest Airport	McAllen Miller Airport (MFE)

**BUILDING INFORMATION**

Tenancy	Multiple
Year Built	1985
Construction Status	Existing
Condition	Average
Roof	Flat
Free Standing	Yes
Number of Buildings	2

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ADDITIONAL PHOTOS

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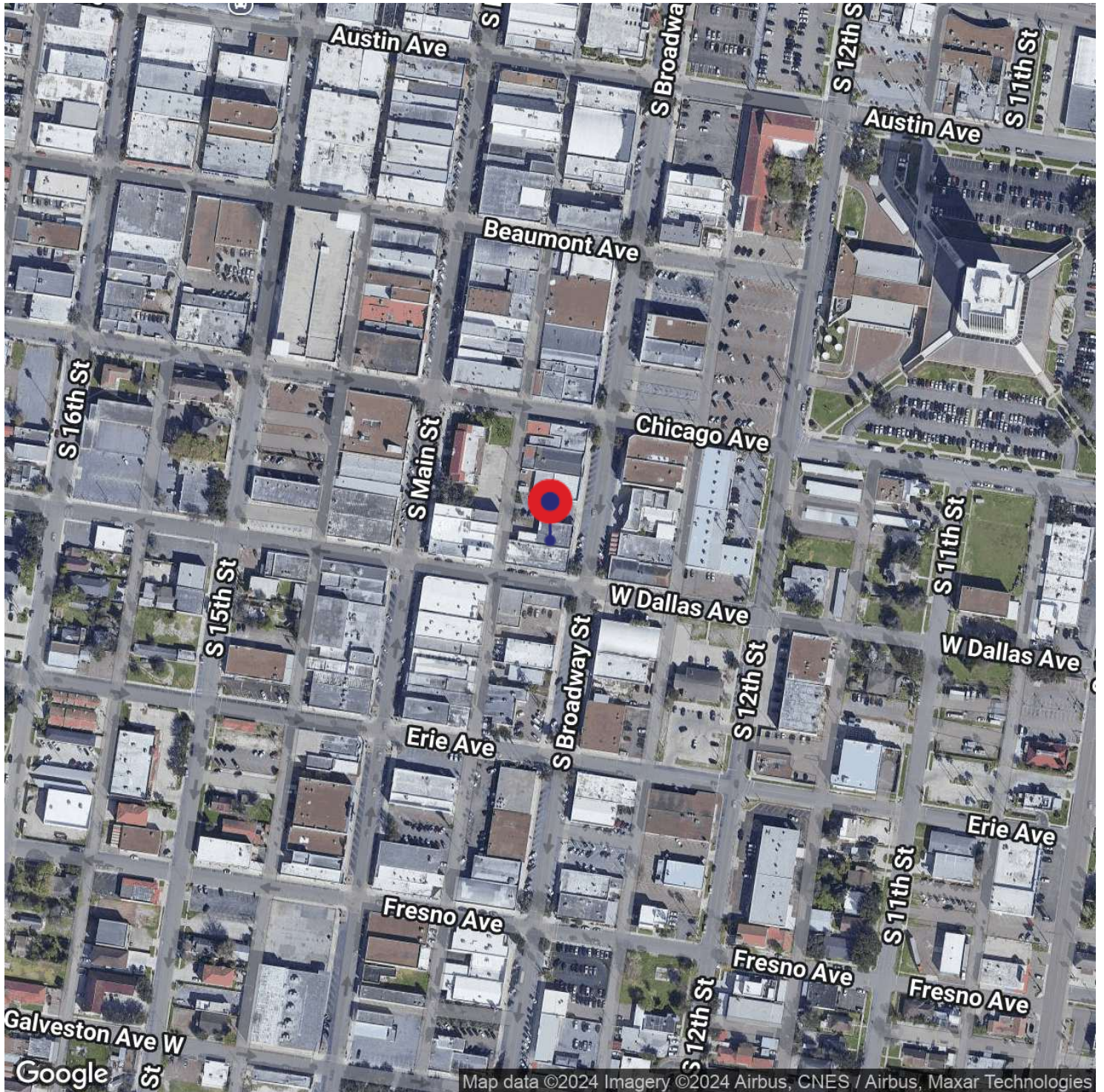
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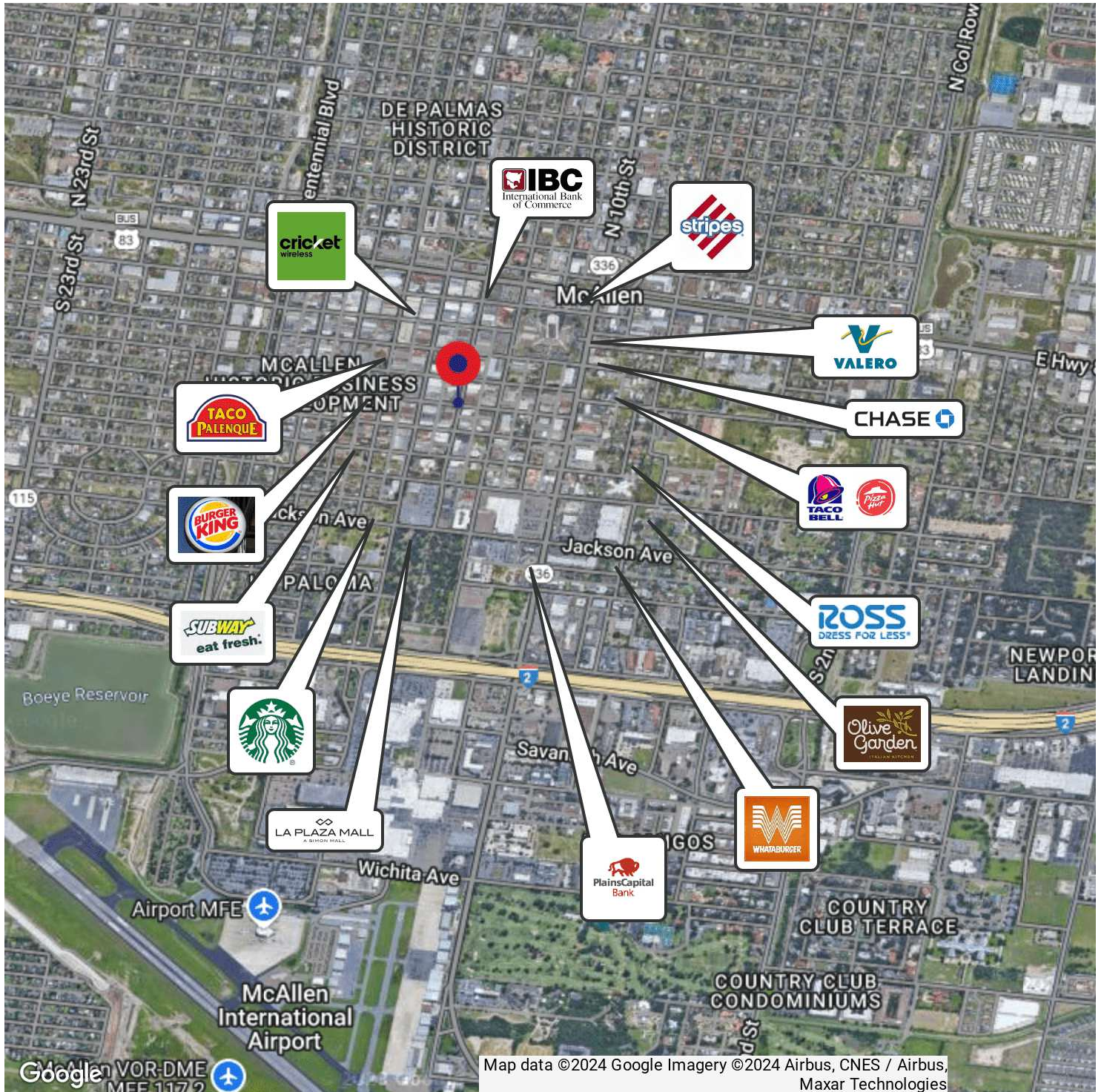
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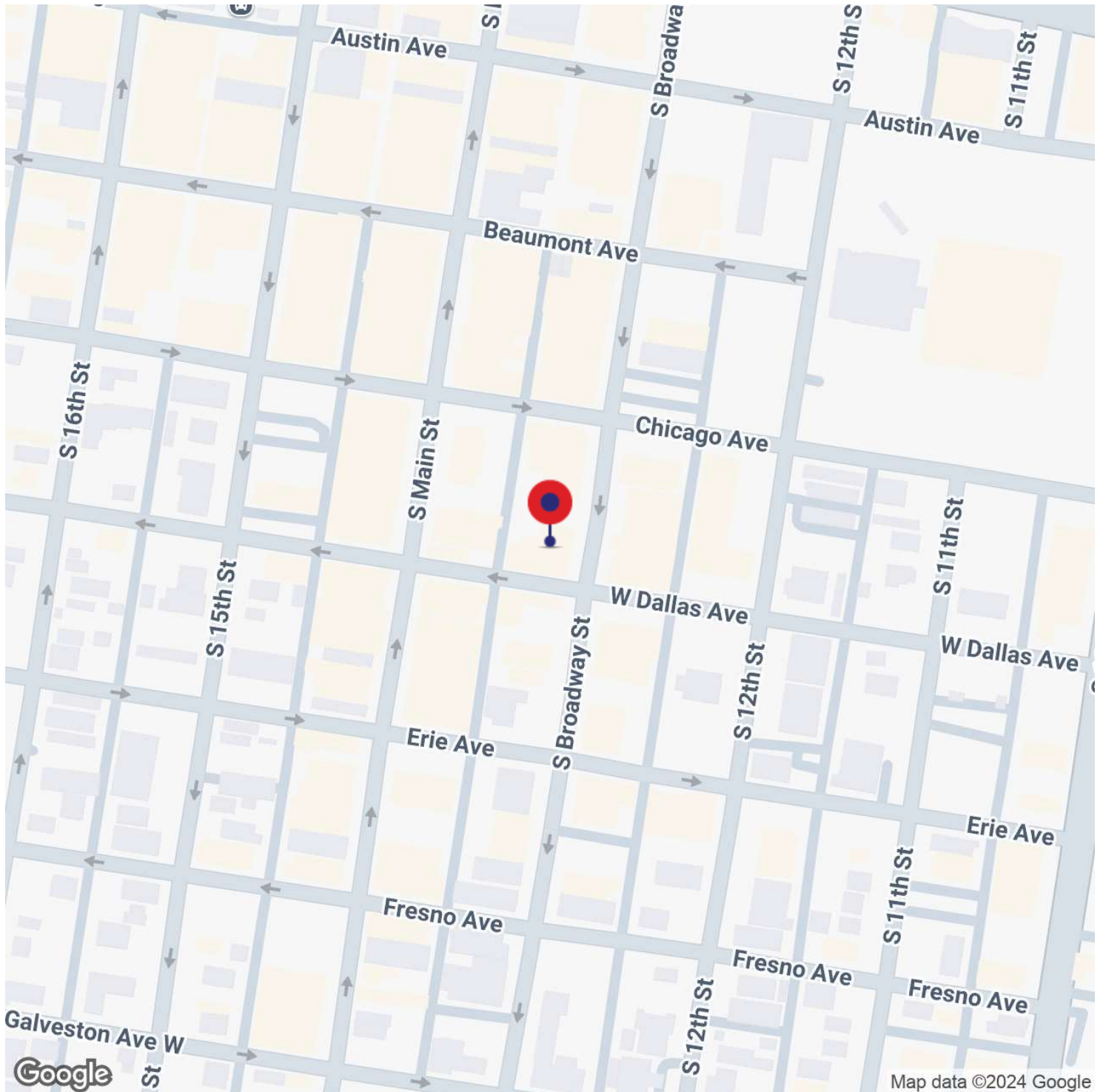
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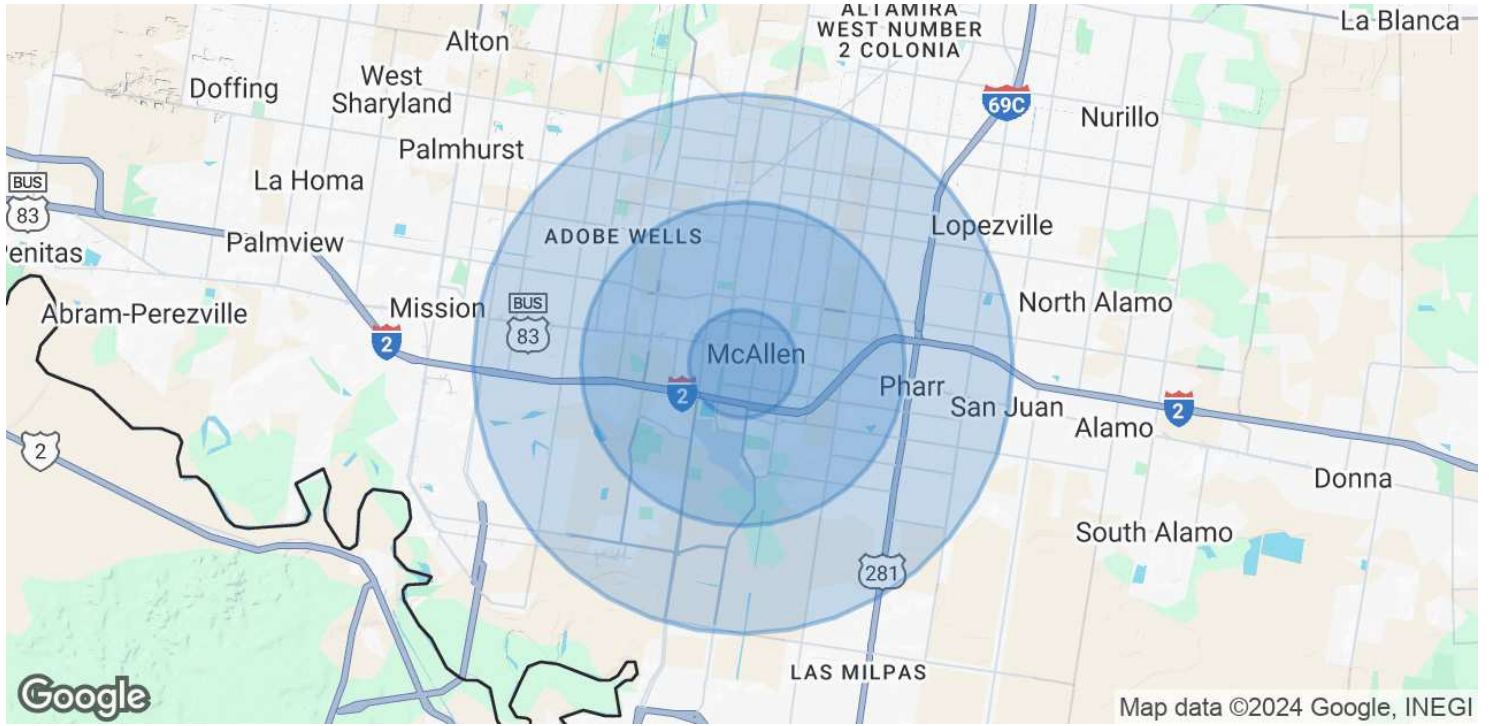
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	11,951	88,954	222,924
Average age	39.3	34.5	33.8
Average age (Male)	33.4	31.1	31.3
Average age (Female)	44.9	38.5	36.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	5,007	34,940	82,243
# of persons per HH	2.4	2.5	2.7
Average HH income	\$36,291	\$46,971	\$58,218
Average house value	\$94,268	\$112,854	\$128,769

\* Demographic data derived from 2020 ACS - US Census

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DISCLAIMER

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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.

<b>First American Realty Company</b>	<b>444231</b>	<b>cmarina@firstamericanrealty.com</b>	<b>(956)682-3000</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Charles Marina, CCIM, CRB, GRI</b>	<b>229272</b>	<b>cmarina@firstamericanrealty.com</b>	<b>(956)682-3000</b>
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Licensed Supervisor of Sales Agent/ Associate	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  
TXR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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IABS 1-0 Date

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