4217 PECAN BOULEVARD
MCALLEN, TX 78501

RETAIL PROPERTY FOR LEASE
1,943 - 2,167 SF

FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

LAURA LIZA PAZ, SIOR
Senior Partner | Managing Broker
956.227.8000 | laurap@nairgv.com

NAI STX
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY DESCRIPTION

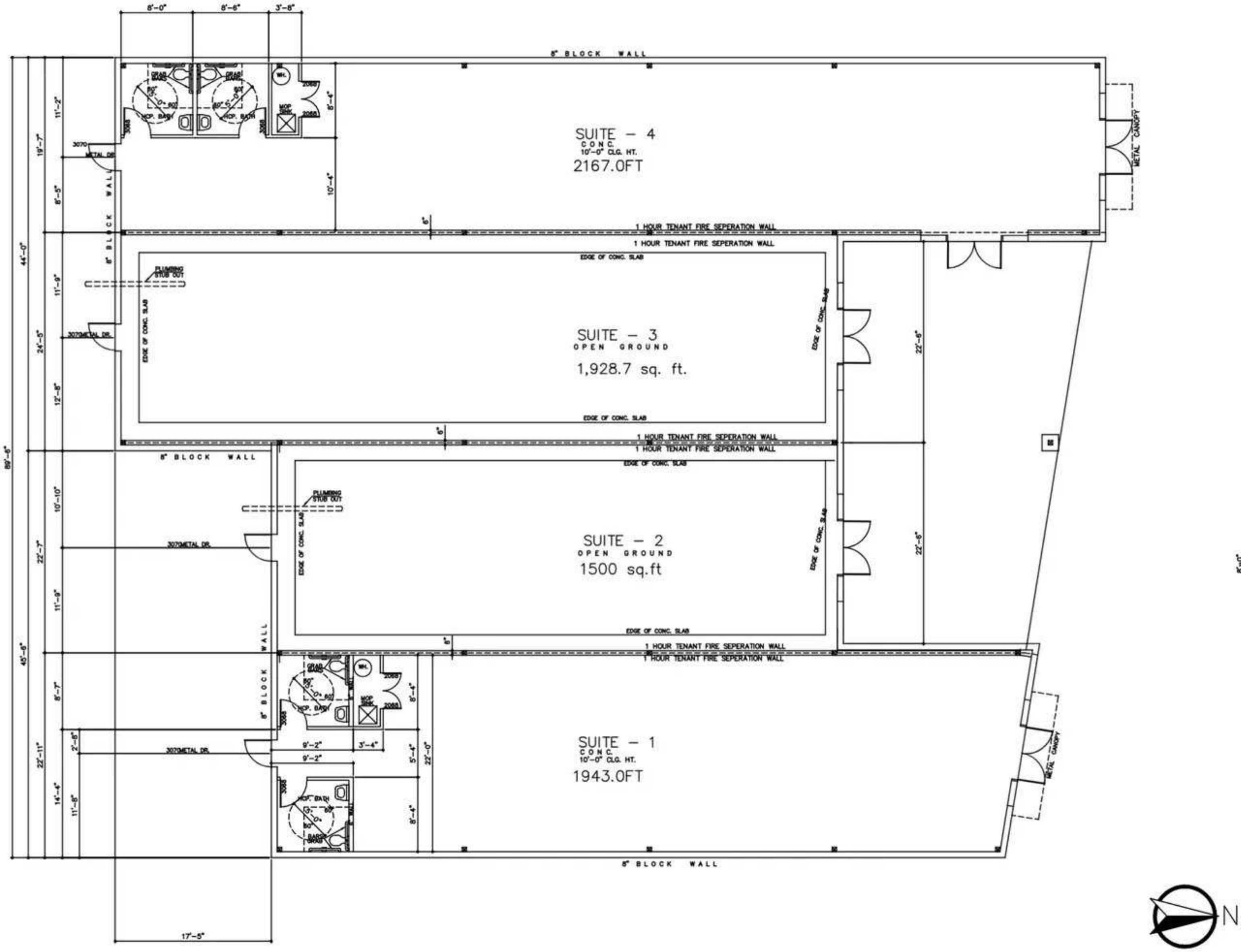
Now pre-leasing at 4217 Pecan Blvd. in McAllen, this new plaza offers four versatile suites ideal for retail, office, or professional use. Located between Bentsen Road and Ware Rd. The property is surrounded by major retailers and service providers, including H-E-B, Wingstop, Dollar Tree, and South Texas College. With strong visibility, ample parking, and proximity to key commercial and residential areas, this site is perfectly positioned for businesses seeking a central, high-exposure location. (Separate water & electric meters)

PROPERTY HIGHLIGHTS

- Great Visibility along Pecan Blvd.
- Just minutes from STC, HEB, and Expressway 83
- Surrounded by national retailers and local businesses (H-E-B, Wingstop, Dollar Tree)
- Minutes from South Texas College and major healthcare centers

OFFERING SUMMARY

Lease Rate:	$2.10 SF/month - $25.20 SF/year
NNN:	$0.40 SF/month - $4.80 SF/year
Suite 100	1943 SF
Suite 140	1928 SF
Suite 160	2167 SF
Building Size:	7,538 SF
Parking Spaces:	42



FLOOR PLAN LAYOUT


YOGA
XYZ DENTAL
VALLEY CLINIC
4217
MED

AERIAL MAP

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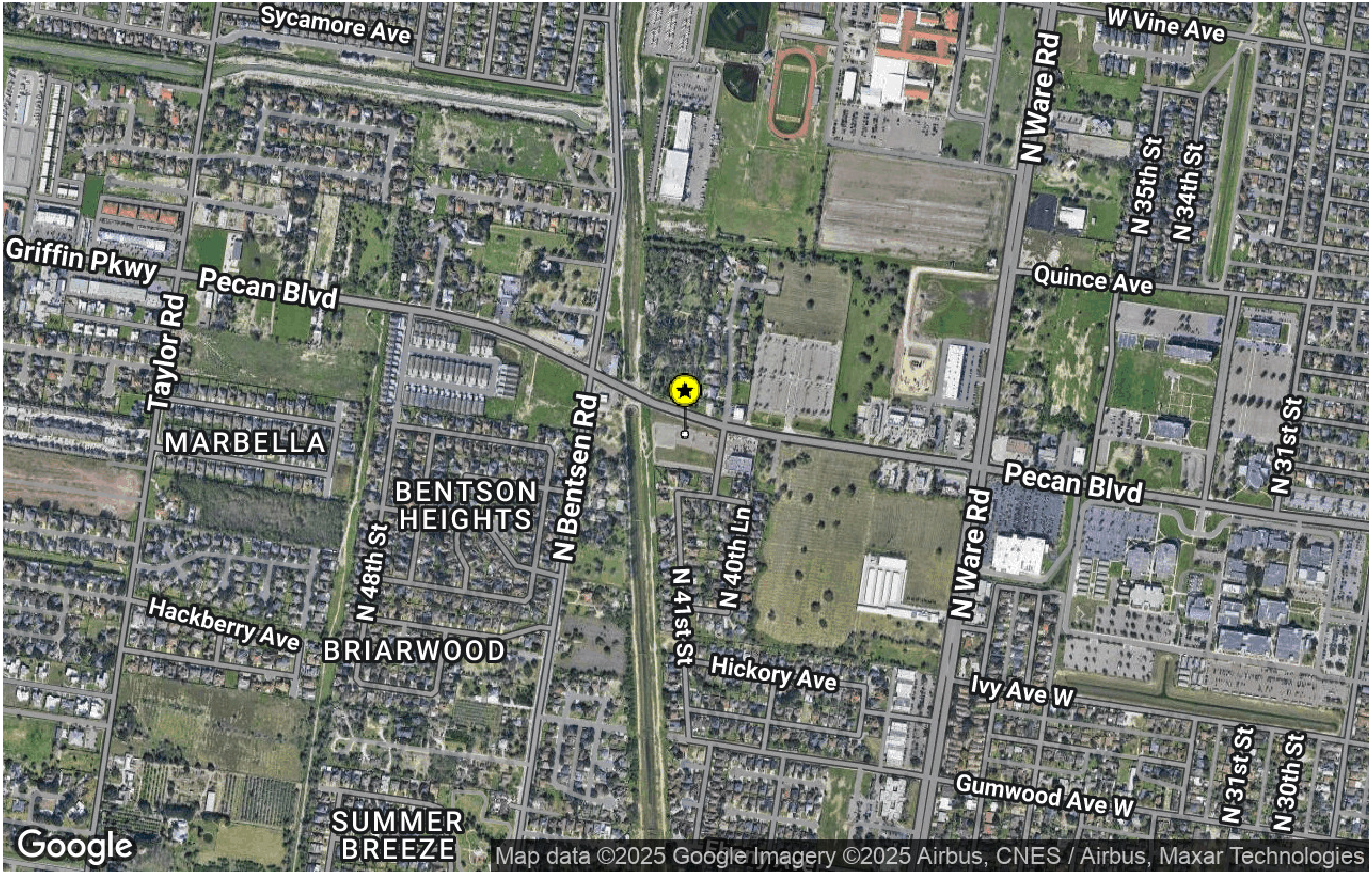

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TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Laura Liza Paz, SIOR	**TX #437175**	**laurap@nairgv.com**	**956.227.8000**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date