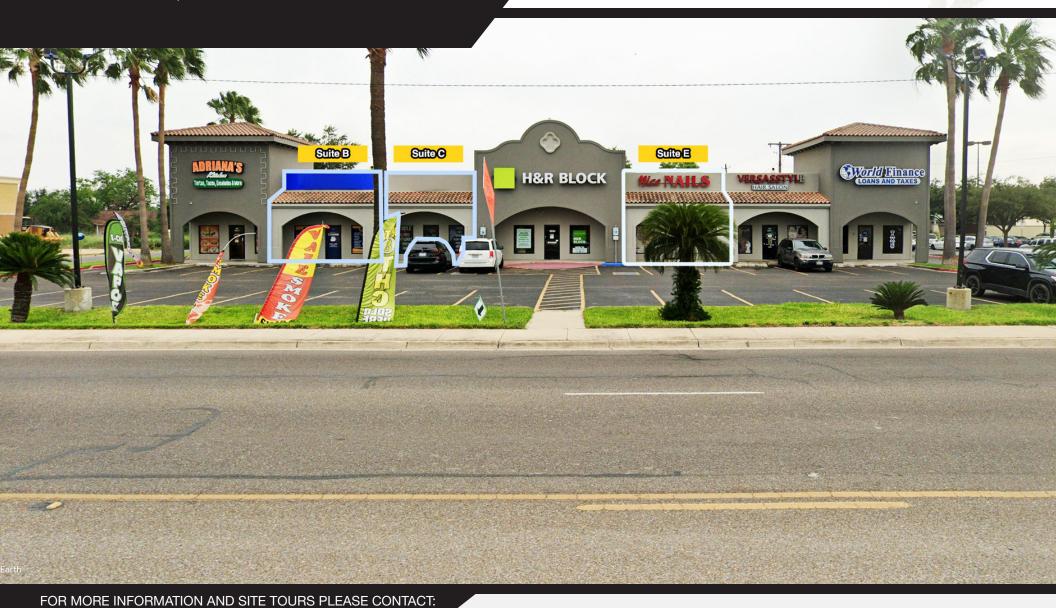
2401 PECAN BOULEVARD

MCALLEN, TX 78501

RETAIL SPACE FOR LEASE

3 SUITES AVAILABLE



LAURA LIZA PAZ, SIOR

Senior Partner | Managing Broker 956.227.8000 | laurap@nairgv.com



PROPERTY SUMMARY

2401 PECAN BOULEVARD | MCALLEN, TX 78501





PROPERTY DESCRIPTION

Three prime leasing opportunities, strategically located along Pecan Boulevard just west of 23rd Street. Suites B, C, & E are now available. Each suite is 1,200 SF and offers an ideal space for retail or office use. Ste. E is currently being used as a nail salon. The strip center boasts a total of seven units and approximately 37 parking spaces. Moreover, a prominent pole sign is available to showcase your business, ensuring maximum exposure in this highly sought-after area.

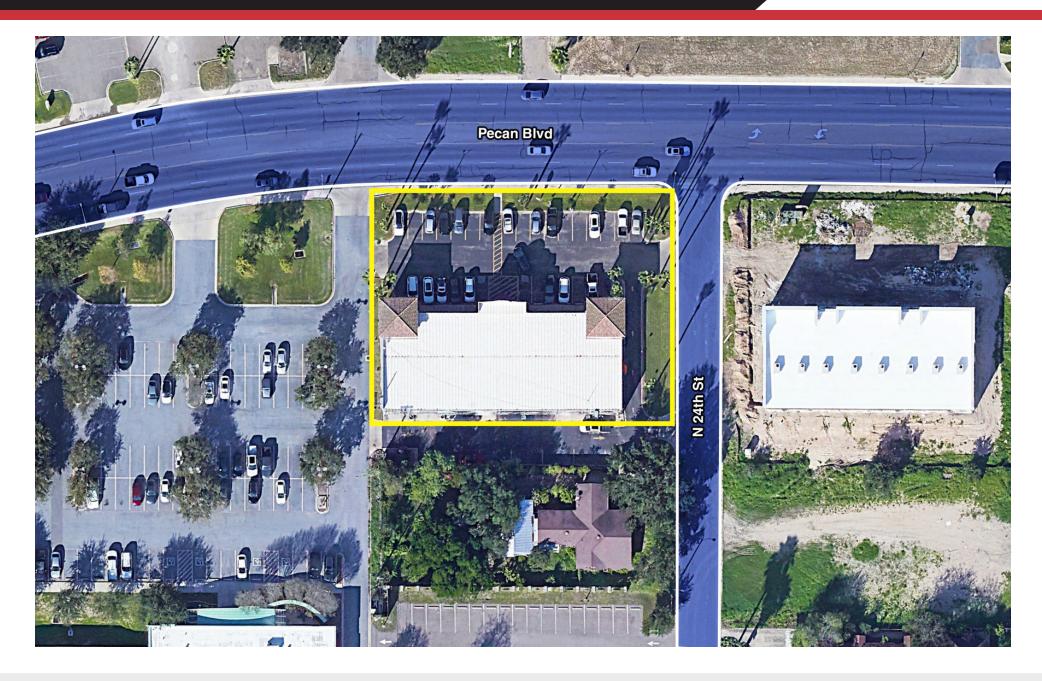
IMPORTANT NOTES

- · Each unit has its own water and electric meter
- Ste. E is available 30 days after execution of the new lease

OFFERING SUMMARY	
Lease Rate:	\$19.68 SF/YR-\$1.64 SF/MO
Triple NNN:	\$4.32 SF/YR -\$0.36 SF/MO (NNN)
Building Size:	9,000 SF
Suite B,C, & E:	1,200 SF each
	37 Spaces Total
Parking Spaces:	31 Spaces: Front
	6 Spaces: Back
Year Built:	2004
Zoning:	C-3: General Business

FOR LEASE | OFFICE BUILDING

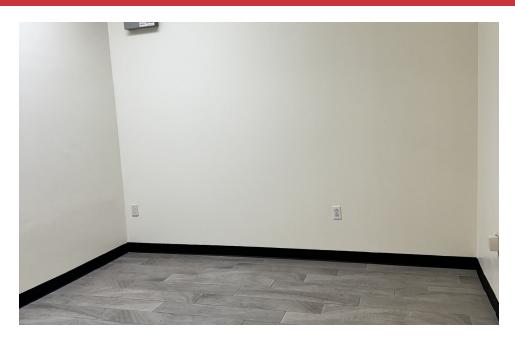




SUITE B: INTERIOR

2401 PECAN BOULEVARD | MCALLEN, TX 78501





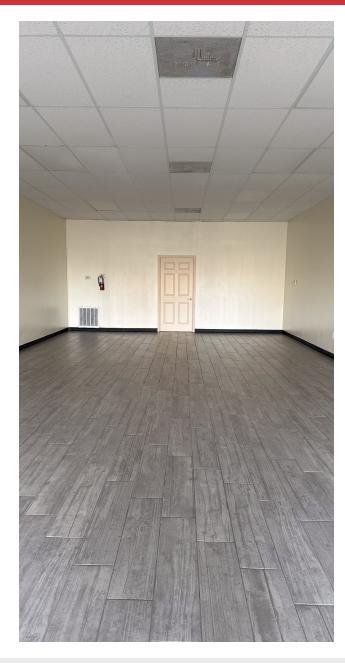






FOR LEASE | OFFICE BUILDING









FOR INFORMATION & SITE TOURS CONTACT:

LAURA LIZA PAZ, SIOR

NAI STX

Senior Partner | Managing Broker laurap@nairgv.com



The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI STX, and should not be made available to any other person or entity without the written consent of the Broker. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. NAI STX has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property.

The information contained herein has been obtained from sources we believe to be reliable; however, NAI STX has not verified, and will not verify, any of the information contained herein, nor has the aforementioned Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.