

2006 N 10TH ST
MCALLEN, TX 78501

RETAIL PROPERTY FOR LEASE

36 - 5,454 SF



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

LAURA LIZA PAZ, SIOR
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PROPERTY DESCRIPTION

Located at the UpTown Shopping Center at 2006 N. 10th Street in McAllen, Texas, this multi-tenant retail/office property offers an excellent leasing opportunity in one of the city's most established commercial corridors. The property features multiple suite configurations suitable for a variety of users, including retail, professional office, and service-oriented tenants. Positioned along North 10th Street, the site benefits from strong visibility, high traffic exposure, and convenient access to surrounding residential neighborhoods, retail centers, and major thoroughfares. The center operates under a NNN lease structure, with tenants responsible for their pro rata share of taxes, insurance, and CAM. The lease comes with water, electricity, and wifi provided.

PROPERTY HIGHLIGHTS

- High visibility with strong daily traffic counts
- Excellent access to surrounding neighborhoods and major roadways
- Ideal for retail, professional office, or service-oriented businesses

OFFERING SUMMARY

Lease Rate:	\$250 - 1,025 per month (Gross)
Available SF:	36 - 187 SF
Combined Available Space:	5,454 SF

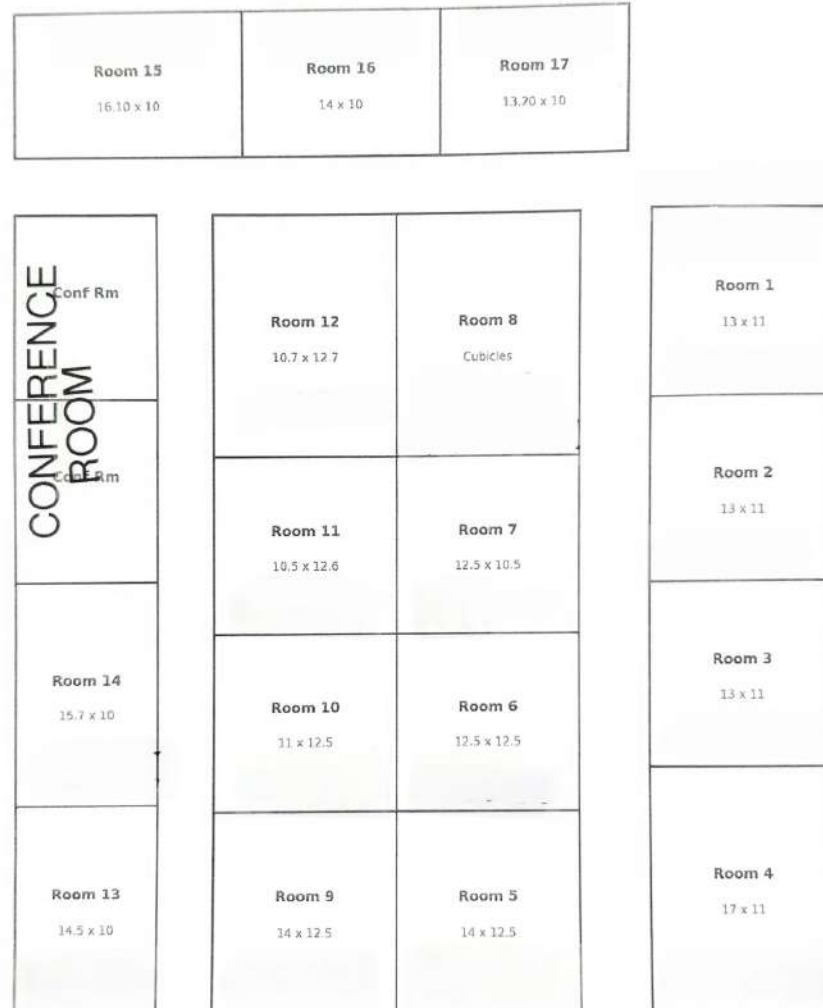
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	432	1,627	5,906
Total Population	1,192	4,164	15,266
Average HH Income	\$71,077	\$70,495	\$73,191

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EXHIBIT "B"

Professional Floor Plan Sketch



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INTERIOR PHOTOS

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LEASE SPACES

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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	36 - 187 SF	Lease Rate:	\$250 - \$1,025 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■ Suite 1	Available	143 SF	Gross	\$785 per month
■ Suite 1 (Furnished)	Available	143 SF	Gross	\$935 per month
■ Suite 2	Available	143 SF	Gross	\$785 per month
■ Suite 3	Available	143 SF	Gross	\$785 per month
■ Suite 4	Available	187 SF	Gross	\$1,025 per month
■ Suite 5	Available	175 SF	Gross	\$960 per month
■ Suite 6	Available	156 SF	Gross	\$860 per month
■ Suite 7	Available	131 SF	Gross	\$760 per month
■ Suite 8 (Cubicle 1)	Available	36 SF	Gross	\$250 per month
■ Suite 8 (Cubicle 2)	Available	36 SF	Gross	\$250 per month
■ Suite 8 (Cubicle 3)	Available	36 SF	Gross	\$250 per month
■ Suite 8 (Cubicle 4)	Available	36 SF	Gross	\$250 per month
■ Suite 8 (Cubicle 5)	Available	36 SF	Gross	\$250 per month

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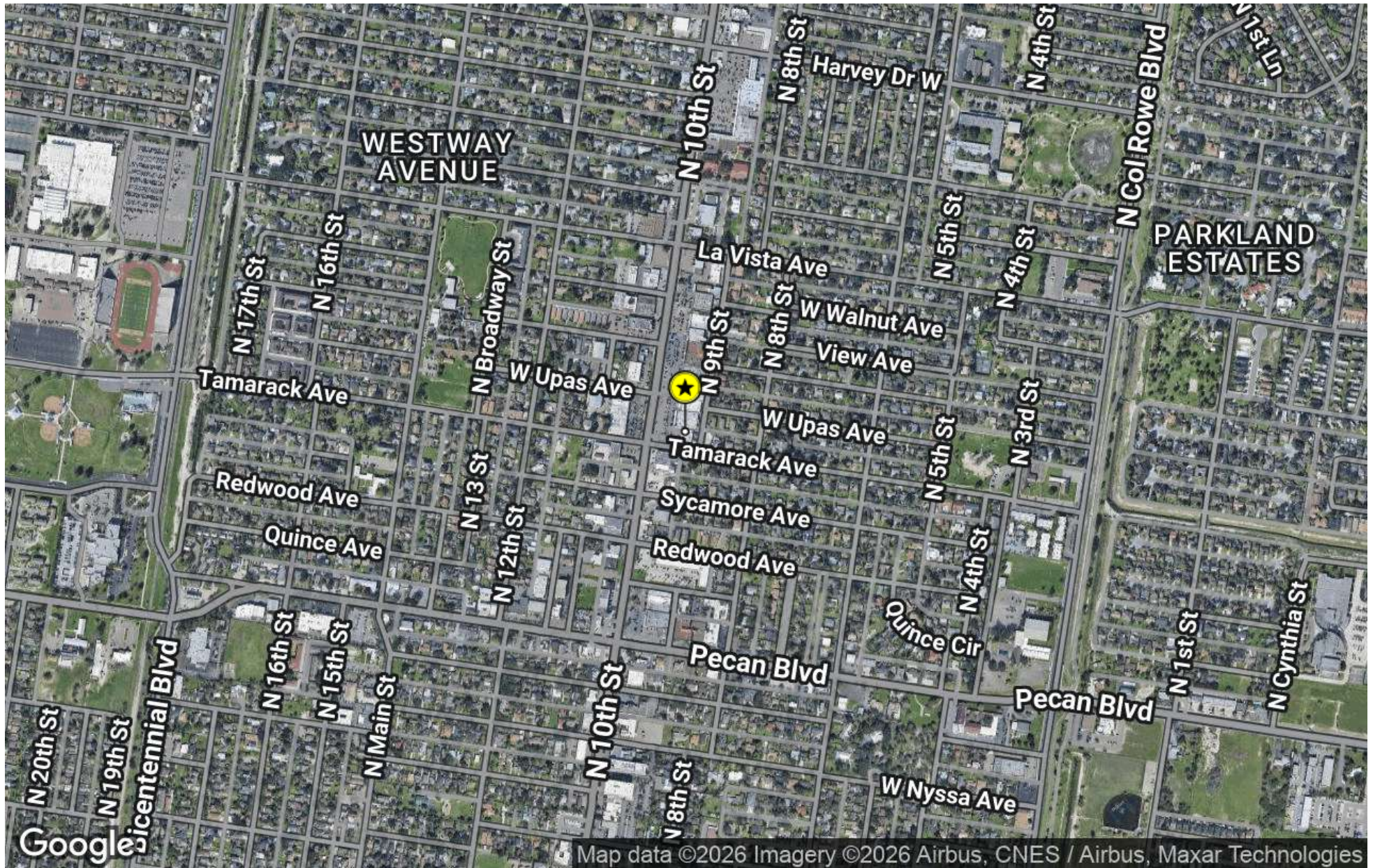
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■ Suite 9	Available	175 SF	Gross	\$960 per month
■ Suite 10	Available	137 SF	Gross	\$770 per month
■ Suite 11	Available	132 SF	Gross	\$760 per month
■ Suite 12	Available	135 SF	Gross	\$765 per month
■ Suite 13	Available	145 SF	Gross	\$795 per month
■ Suite 14	Available	157 SF	Gross	\$865 per month
■ Suite 15	Available	161 SF	Gross	\$985 per month
■ Suite 16	Available	140 SF	Gross	\$925 per month
■ Suite 17	Available	132 SF	Gross	\$900 per month

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AERIAL MAP

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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.



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.

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.

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.

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