

100% OCCUPIED | MONTH-TO-MONTH | VALUE ADD

1008 EAST PECAN BOULEVARD, MCALLEN, TX 78501



RETAIL PROPERTY FOR SALE

Presented By:

RANDY SUMMERS

VP/Associate Broker/Sales Manager

956.969.8648

rsummers@davisequity.com

DAVIS
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101

Weslaco, TX 78596

602 BOERNE STAGE AIRFIELD

Boerne, TX 78006

davisequity.com

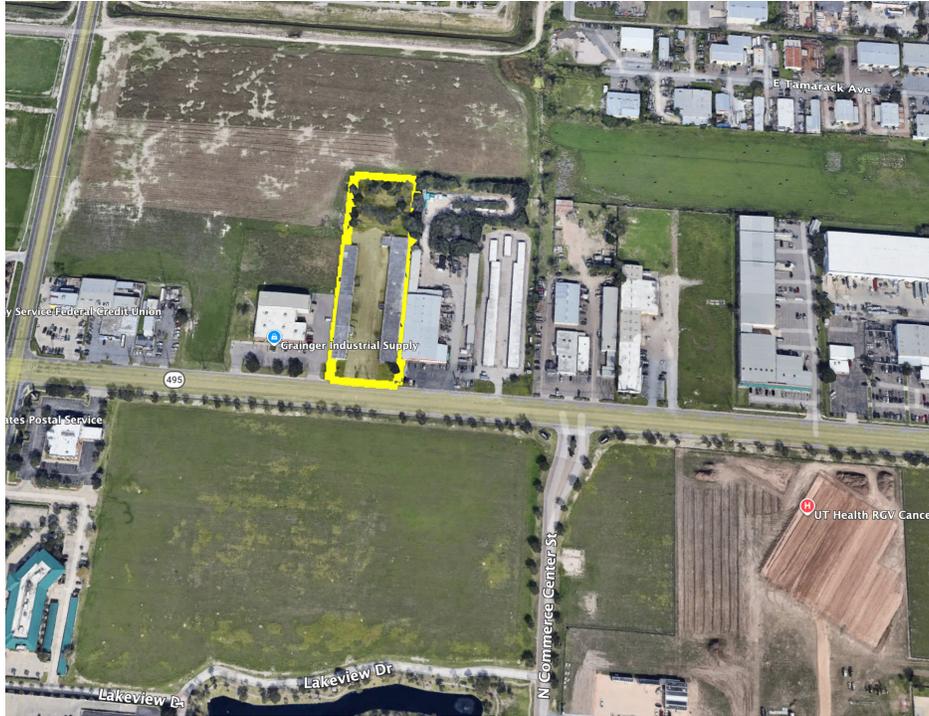
PROPOSAL • MARCH 24, 2026

FOR SALE • 100% OCCUPIED | MONTH-TO-MONTH | VALUE ADD

DAVIS
EQUITY REALTY

1008 East Pecan Boulevard, McAllen, TX 78501

2300 W. PIKE BLVD. SUITE 101
Weslaco, TX 78596
602 BOERNE STAGE AIRFIELD
Boerne, TX 78006
davisequity.com



PROPERTY OVERVIEW

Strategically positioned along one of McAllen's primary commercial corridors, this **3.03-acre income-producing property** offers a rare opportunity to acquire a **fully leased, value-add asset** with strong frontage and long-term upside.

The site features **two ±10,000 SF buildings** totaling **±20,000 SF of leasable space**, currently **100% occupied** by established tenants on **month-to-month leases**, providing immediate flexibility for repositioning or rental rate increases.

Rare opportunity to acquire a **fully leased income-producing asset** in the heart of McAllen's commercial corridor.

Presented By:
RANDY SUMMERS

VP/Associate Broker/Sales Manager
956.969.8648
rsummers@davisequity.com

FOR SALE • 100% OCCUPIED | MONTH-TO-MONTH | VALUE ADD

1008 East Pecan Boulevard, McAllen, TX 78501

DAVIS
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101
Weslaco, TX 78596
602 BOERNE STAGE AIRFIELD
Boerne, TX 78006
davisequity.com

With **all tenants on month-to-month leases**, investors have immediate ability to:

- - Increase rents to market
- - Re-tenant or reposition
- - Redevelop long-term

This property offers both **stable cash flow today** and **strategic upside tomorrow**.

Strong surrounding infrastructure supports long-term tenancy and value.

LOCATION HIGHLIGHTS

- Located **just east of McColl Road**
- Direct access to **FM 495 (Pecan Blvd)**
- Minutes from **I-2 & I-69C**
- High traffic, high visibility corridor

SURROUNDING TENANTS

- UTRGV Cancer Center
- U.S. Post Office
- Rio Grande Plumbing
- Security First Credit Union

IDEAL FOR

- Value-Add Investors
- Owner/Users (future occupancy)
- Developers
- 1031 Exchange Buyers

Presented By:

RANDY SUMMERS

VP/Associate Broker/Sales Manager

956.969.8648

rsummers@davisequity.com

FOR SALE • 100% OCCUPIED | MONTH-TO-MONTH | VALUE ADD

DAVIS
EQUITY REALTY

1008 East Pecan Boulevard, McAllen, TX 78501

2300 W. PIKE BLVD. SUITE 101
Weslaco, TX 78596
602 BOERNE STAGE AIRFIELD
Boerne, TX 78006
davisequity.com

Retailer Map



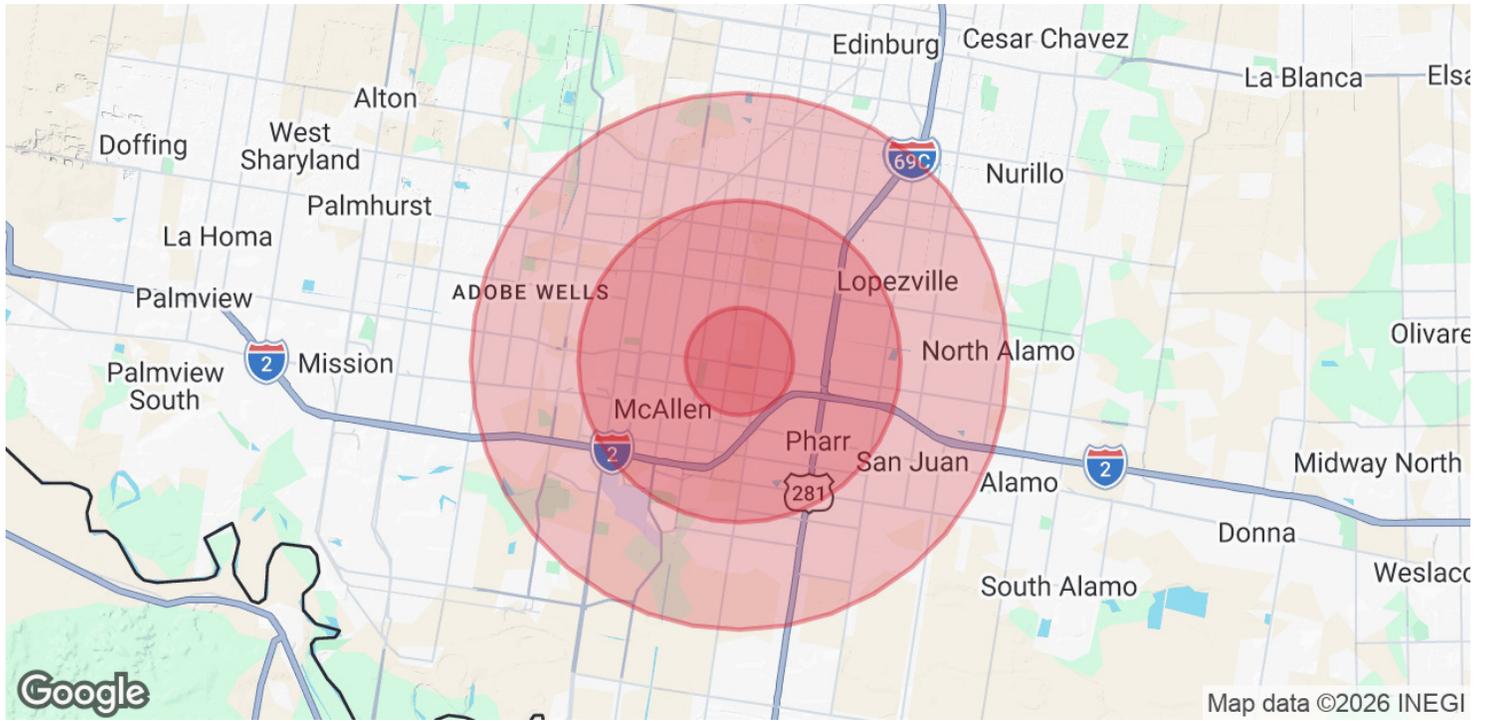
Presented By:
RANDY SUMMERS

VP/Associate Broker/Sales Manager
956.969.8648
rsummers@davisequity.com

1008 East Pecan Boulevard, McAllen, TX 78501

2300 W. PIKE BLVD. SUITE 101
Weslaco, TX 78596
602 BOERNE STAGE AIRFIELD
Boerne, TX 78006
davis-equity.com

Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,608	105,515	245,368
Average Age	29.8	34.8	33.7
Average Age (Male)	28.5	33.1	32.0
Average Age (Female)	29.1	37.0	35.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,747	37,536	80,757
# of Persons per HH	3.1	2.8	3.0
Average HH Income	\$61,442	\$75,656	\$80,189
Average House Value	\$81,328	\$164,305	\$168,443

2023 American Community Survey (ACS)

Presented By:
RANDY SUMMERS

VP/Associate Broker/Sales Manager
956.969.8648
rsummers@davis-equity.com

FOR SALE • 100% OCCUPIED | MONTH-TO-MONTH | VALUE ADD

1008 East Pecan Boulevard, McAllen, TX 78501

Company Disclosure Statement

DAVIS
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101
Weslaco, TX 78596
602 BOERNE STAGE AIRFIELD
Boerne, TX 78006
davisequity.com

TEXT HEADLINE

This information contained in the following Investment Summary is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Davis Equity Realty and should not be made available to any other person or entity without the written consent of Broker. This Investment Summary 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. Broker 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 in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has 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.

Presented By:

RANDY SUMMERS

VP/Associate Broker/Sales Manager

956.969.8648

rsummers@davisequity.com

