

DOWNTOWN MCALLEN OUTDOOR VENUE

FOR SALE

407 S 17th St Mcallen, TX 78501



SALE PRICE

\$525,000

Chantelle Mascorro

(956) 212-5151

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Daniel Galvan, SIOR, CCIM

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY OVERVIEW

407 S. 17TH STREET

McAllen, TX 78501



OFFERING SUMMARY

Sale Price:	\$525,000
Building Size:	8,869 SF
Year Built:	2021
Zoning:	C-3

PROPERTY OVERVIEW

Formerly a popular local bar, this unique property sits on a spacious lot, offering endless potential for a new concept. The expansive outdoor area is perfect for weddings, private events, live music, or open-air dining. Whether you envision a fine dining destination, outdoor event venue, or charming brewpub, this flexible space is ready to bring your vision to life. A rare opportunity to create the next standout venue.

PROPERTY HIGHLIGHTS

- Ideal for weddings, corporate gatherings
- Located in the Downtown area with attractions, hotels, and transportation
- Easy load-in/load-out access for vendors and entertainers
- Adjacent to a large paved lot (dual use as overflow parking or food truck park)

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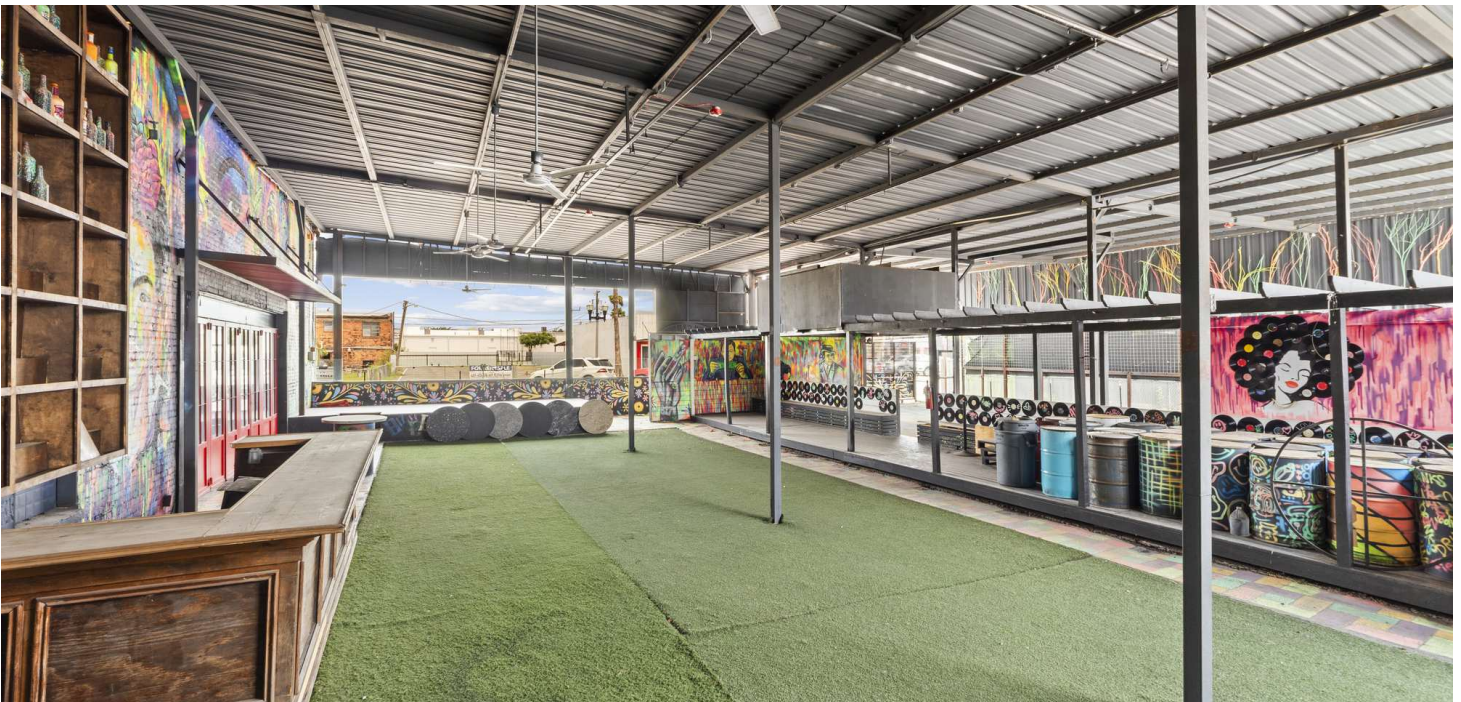


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INTERIOR PHOTOS

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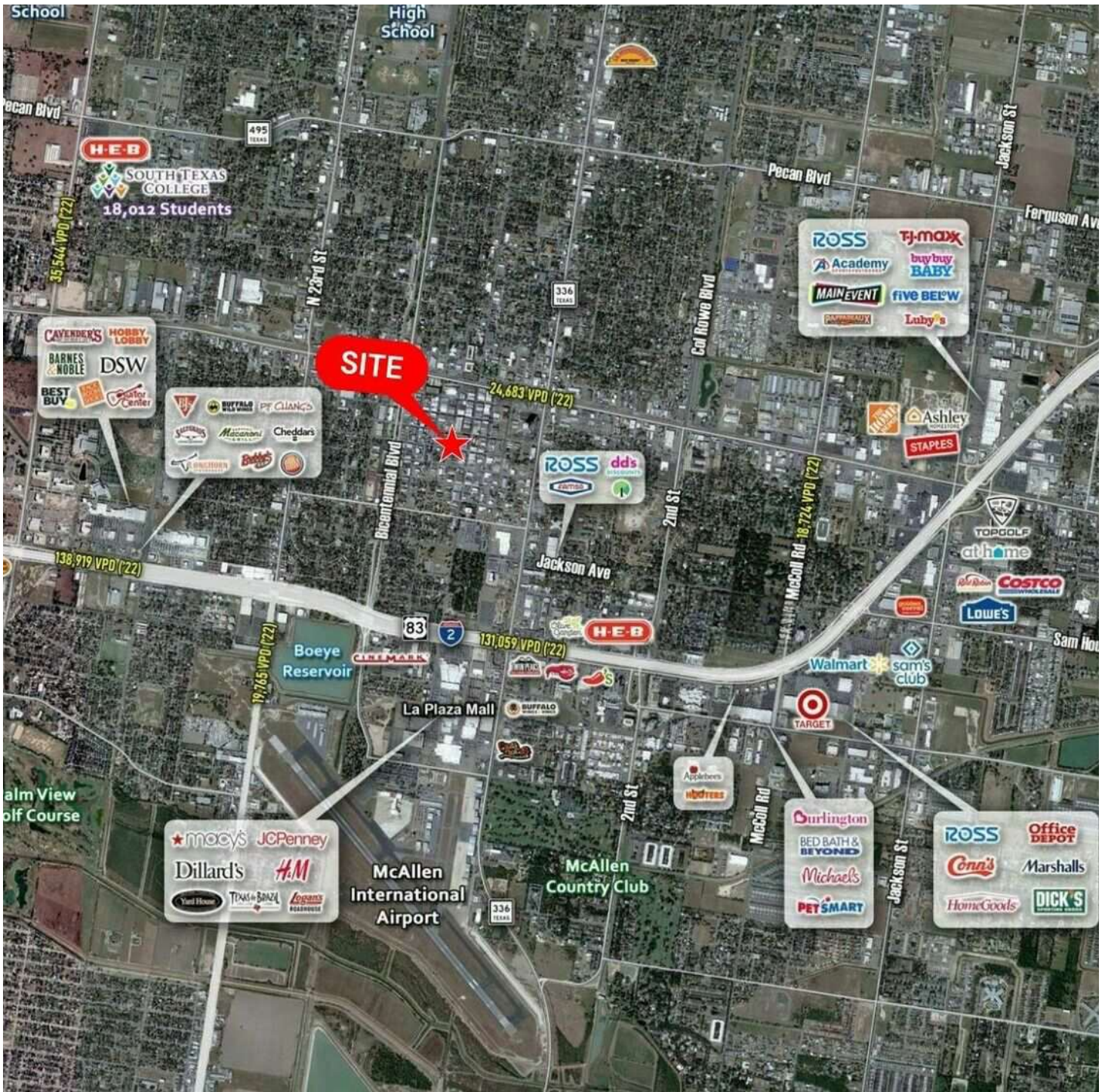


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AERIAL MAP

407 S. 17TH STREET

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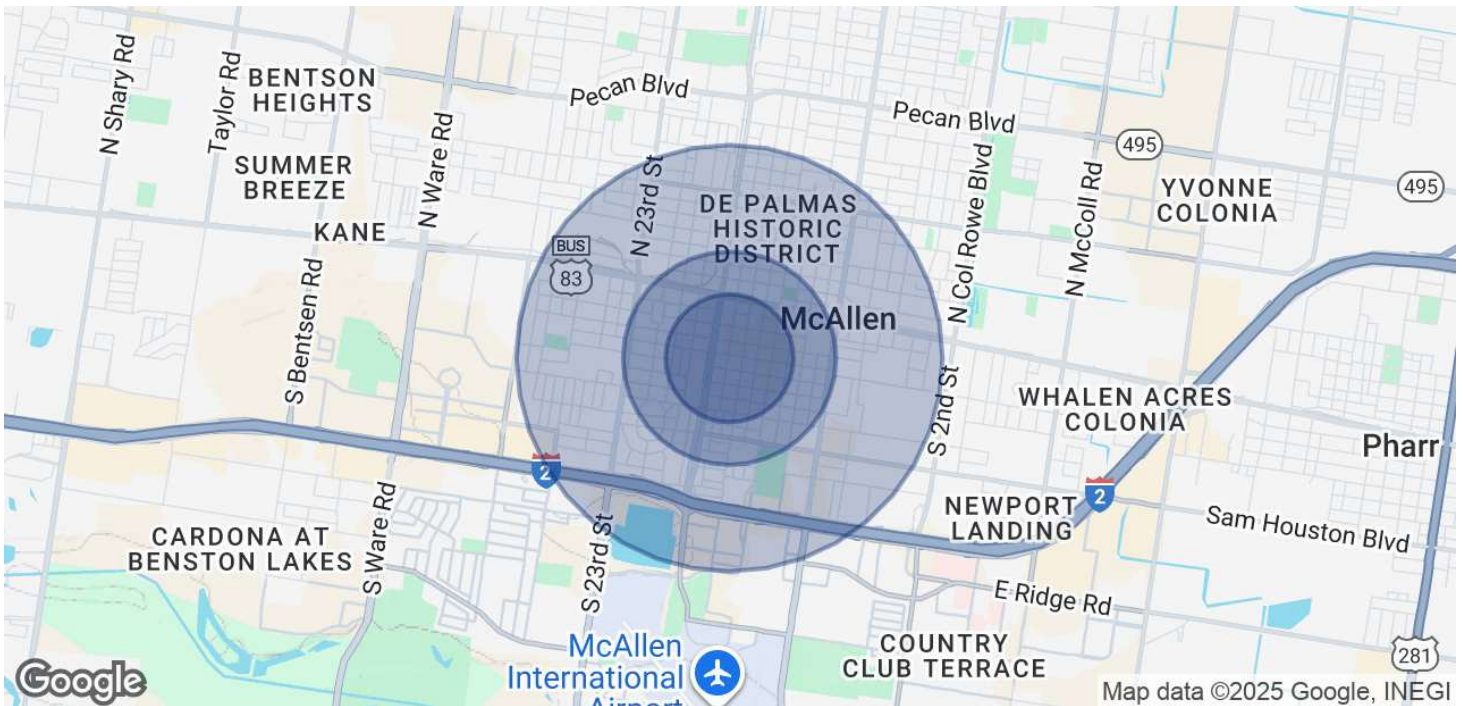


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DEMOGRAPHICS

407 S. 17TH STREET

McAllen, TX 78501



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	518	3,039	13,063
Average Age	41	40	41
Average Age (Male)	39	38	39
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	210	1,149	4,879
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$40,253	\$35,933	\$41,200
Average House Value	\$111,992	\$119,913	\$128,529

Demographics data derived from AlphaMap

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