

For more property information and site tours, please contact:

LAURA LIZA PAZ

Partner | Co-Managing Broker 956.227.8000 | laurap@nairgv.com

NAI RIO GRANDE VALLEY

956.994.8900 | 800 W Dallas Ave, McAllen, TX 78501 www.nairgv.com



TAJ CENTER | 4108 N 10th St, McAllen, TX 78504



Property Description

Taj center is a mixed-use strip center in McAllen TX. It is located in McAllen's main thoroughfare, north of Nolana and on the east side of 10th St.

Taj Center is a multi-tenant strip center positioned for a wide variety of retail uses. An ideal location for restaurants, retail, office, or event centers.

Property Specifications

Property Type	Strip Center		
Sub-type	Retail		
Class	А		
Building Size	±39,916 SF		
Number of Stories	1		
Year Built	1996		
Parking Spaces	101		
Lot Size	±121,326 SF		
Suite 700 Size	2,827 SF		
Suite 800 Size	3,023 SF		

Site Specifications

Cross Streets	Nolana and 10th St
Zoning	C-3 General Business
Location	Northeast corner
Submarket	Rio Grande Valley
County	Hidalgo

Traffic Count

Nolana

10th St

32,515*

23,026*

Lease Information

Lease Rate:	\$16.20 psf/yr
Lease Type	\$4.80 NNN/yr
Lease Term	3-5 year minimum

Space Information

Total Space Available	±5,850 SF
Minimum Divisible	±2,827 SF
Max Contiguous	±5,850 SF
Price	\$16.20 psf/yr
NNN	\$4.80 NNN/yr

Basic Demographics

2022	2 mile	5 mile	10 mile
Total Population	57,096	257,983	621,062
Total Households	19,506	80,059	178,591
Avg. HH Income	\$76,820	\$71,989	\$63,432

(*) Data acquired from the Texas Department of Transportation 2022



TAJ CENTER | 4108 N 10th St, McAllen, TX 78504

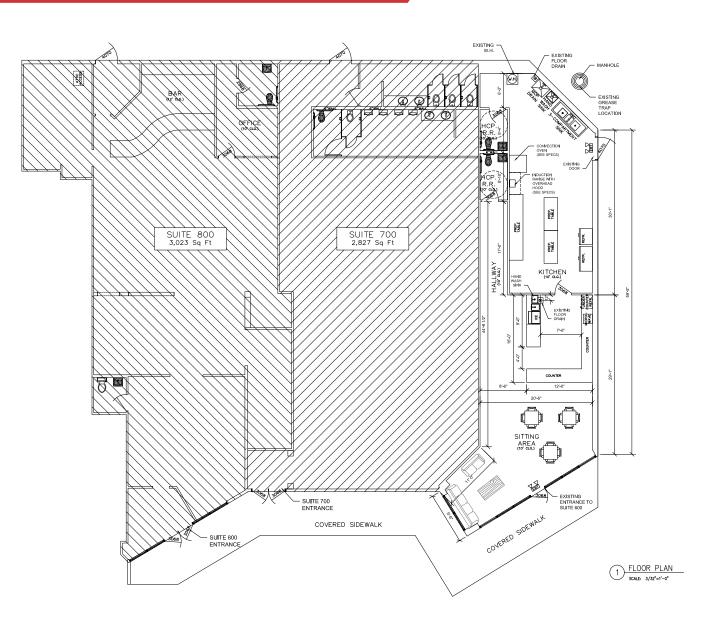


AS BUILT FLOOR PLAN

SUITE 700 2,827 SF **SUITE 800** 3,023 SF

OPTIONAL FLOOR PLAN

SUITE 700 & 800 5,850 SF TOTAL





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.

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.

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.

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.

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.

NAI Rio Grande Valley	9008410	mikeb@nairgv.com	956-994-8900
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael J. Blum	426545	mikeb@nairgv.com	956-994-8900
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Laura Liza Paz	437175	laurap@nairgv.com	956-994-8900
Sales Agent/Associate's Name	License No.	Email	Phone
Buver/Ten	ant/Seller/Landlord	Initials Date	_

FOR INFORMATION & SITE TOURS CONTACT:



LAURA LIZA PAZ
NAI Rio Grande Valley
Partner | Co-Managing Broker
956.227.8000
laurap@nairqv.com

NAI RIO GRANDE VALLEY

800 W Dallas Ave, McAllen, TX 78501 956.994.8900 www.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 Rio Grande Valley, 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 Rio Grande Valley has not made any investigation, and make 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 Rio Grande Valley have not verified, and will not verify, any of the information contained herein, nor have the aforementioned Broker conducted any investigation regarding these matters and make 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.

