



## 1400 E JASMINE AVE

MCALLEN, TX 78501

**SUITE 140 & 160 FOR LEASE**

*For more property information and site tours, please contact:*

**LAURA LIZA PAZ, SIOR** Senior Partner | Managing Broker  
956.227.8000 | [laurap@stx-cre.com](mailto:laurap@stx-cre.com)

**NAI STX** 800 W Dallas Ave, McAllen, TX 78501  
956.994.8900 | [www.stx-cre.com](http://www.stx-cre.com)

# 1400 E JASMINE AVE, MCALLEN, TX 78501

## PROPERTY FEATURES



Need a Flexible Office Space? Discover 1400 E. Jasmine. Only one suite left — ±2,925 SF flex/office space— don't miss out! Whether you're in healthcare, construction supply, or another industry, our flex office space at 1400 E. Jasmine offers the versatility your business demands. Customize your workspace to suit your exact needs with adaptable layouts designed to grow with you.

### Property Specifications

<b>Property Type</b>	Flex/Office Space
<b>Sub-type</b>	Office and Warehouse
<b>Class</b>	A
<b>Total Building Size</b>	±15,580 SF
<b>SF available</b>	±2,925 SF (Suite 140 & 160)
<b>No. of Stories</b>	1
<b>Year Built</b>	2023
<b>Parking Spaces</b>	±58
<b>Lot Size</b>	±50,922 SF/ ±1.17 AC
<b>Rent Services (NNN)</b>	Water, trash, insurance

### Site Specifications

<b>Cross Streets</b>	Jackson Rd and Hackberry Ave
<b>Zoning</b>	C-4 Commercial Industrial
<b>Location</b>	Northeast
<b>Submarket</b>	Rio Grande Valley
<b>County</b>	Hidalgo

### Lease Information

<b>Lease Type</b>	NNN
<b>Lease Term</b>	3 years minimum

(\*) Data acquired from the Texas Department of Transportation 2020

### Traffic Count

<b>Jackson Rd</b>	20,367* VPD
<b>Hackberry</b>	11,216* VPD

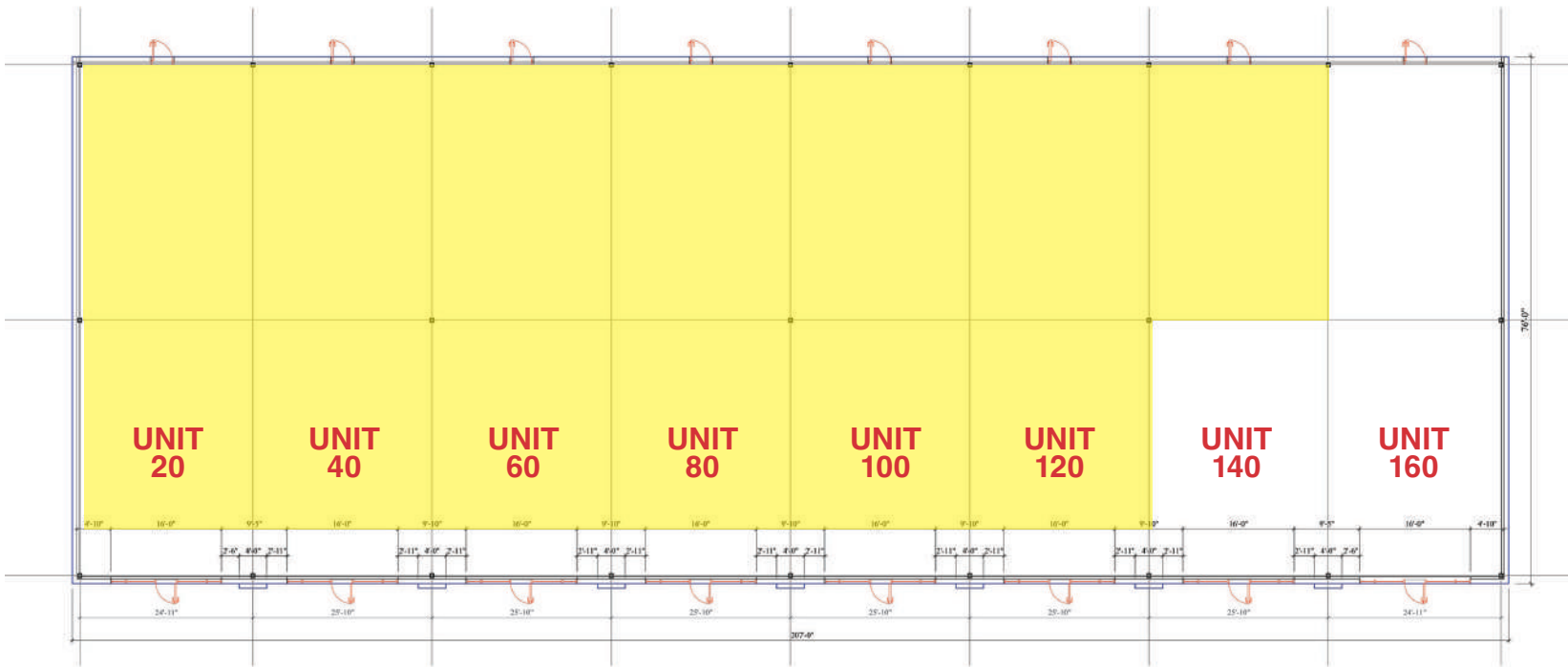
### Space Information

<b>Ceiling Height</b>	16 FT
<b>Price</b>	\$1.40 psf + \$0.35 NNN
<b>Estimated Monthly Total:</b>	\$5,118.75 \$4,095 (base rent) + \$1,023.75 (NNN)

### Basic Demographics

2022	3 mile	5 mile	10 mile
<b>Total Population</b>	108,484	253,625	600,558
<b>Total Households</b>	35,425	77,311	173,963
<b>Avg. HH Income</b>	\$60,430	\$66,653	\$63,584

**LEASED**



NOTE: THESE PLANS ARE AT A PRELIMINARY STAGE AND ARE NOT COMPLETE. THESE DRAWINGS ARE NOT CONSTRUCTION DRAWINGS. THEREFORE IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DONE USING THESE PLANS. STRUCTURAL ENGINEER DESIGN IS REQUIRED FOR CONSTRUCTION.

NOTES:  
1. CONTRACTOR/CUSTOMER/OWNER IS RESPONSIBLE CONTRACTOR FOR THIS PROJECT. DESIGNER IS NOT RESPONSIBLE FOR ANY CONTRACTING AND/OR CONSTRUCTION.

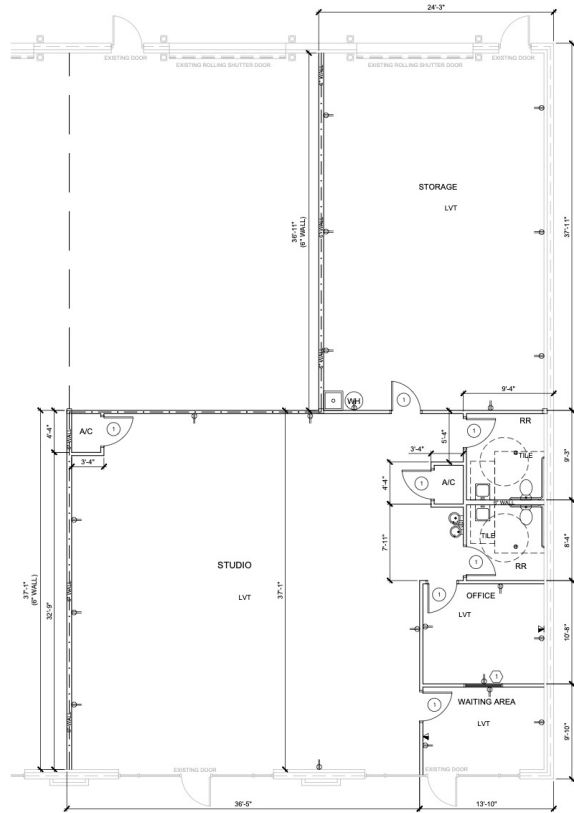


Scale:

FLOOR PLAN

1/8" = 1'-0"

Torres Drafting  
Services  
1206 S. 17th St  
Dumas, Texas 79537  
Mobile: (956) 854-1162



1 PROPOSED FLOOR PLAN  
SCALE: 3/8" = 1'-0"

**Wall Legend:**

- EXISTING WALLS
- NEW 3.5" METAL STUD WALL, 5/8" GYP BS EACH SIDE, R-13 BATT INSULATION IN CAVITY, FROM FLOOR TO CEILING
- NEW 3.5" METAL STUD WALL, 5/8" GYP BS EACH SIDE, R-13 BATT INSULATION IN CAVITY, FROM FLOOR TO DECK

**DOOR SCHEDULE**

- 2'-0" x 7'-0" SOLID CORE WOOD DOOR, H.M. FRAME

**WINDOW SCHEDULE**

- 4'-0" x 6'-0" INTERIOR WINDOW W/ H.M. FRAME

**Fixture Legend:**

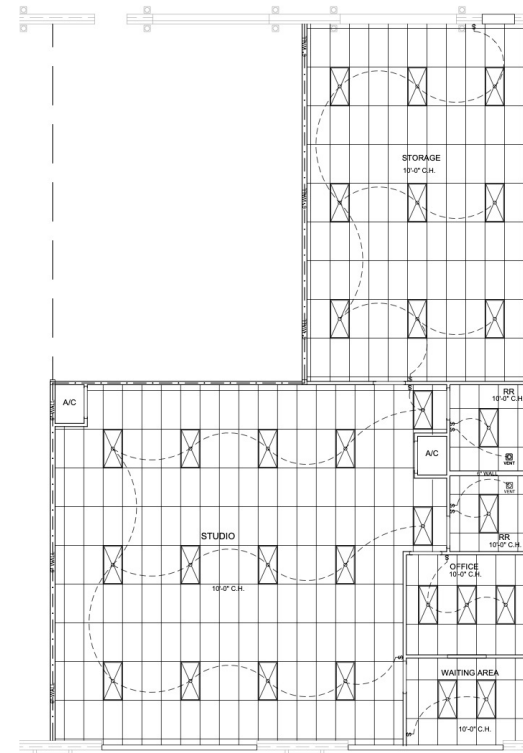
- Duplex Outlet
- Telephone Box

**Light Fixtures**

- 2x4 LED Light
- Exhaust Vent

**Ceiling Legend**

- 2' x 4' Suspended Ceiling Tile



2 REFLECTED CEILING PLAN  
SCALE: 3/8" = 1'-0"

TITLE: PROPOSED FLOOR PLAN & REFLECTED CEILING PLAN

PROJECT: DANCE ACADEMY  
1400 E JASMINE AVE.  
SUITE 160  
MCALLEN TX

DRAWN BY: HT  
DATE: 08.23.23  
SCALE: AS NOTED

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# 1400 E JASMINE AVE, MCALLEN, TX 78501

## EXTERIOR PHOTOS



# 1400 E JASMINE AVE, MCALLEN, TX 78501

## EXTERIOR PHOTOS



**Prime Location:** This property enjoys a strategic location with close proximity to N Jackson Rd and Interstate 2.

**Healthcare Accessibility:** Enjoy the convenience of being near esteemed healthcare institutions such as DHR Hospital.

**Connectivity:** Positioned near HWY 281 and I-2, the site ensures seamless connectivity across the region.

# 1400 E JASMINE AVE, MCALLEN, TX 78501

## INTERIOR PHOTOS



**FOR INFORMATION & SITE TOURS CONTACT:**

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**NAI STX**

Senior Partner // Managing Broker

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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.

11-03-2025



### 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.**

**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.

**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.

<b>NAI STX</b>	<b>437175</b>	<b>info@stx-cre.com</b>	<b>(956)994-8900</b>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<b>Laura Liza Paz, SIOR</b>	<b>437175</b>	<b>lauralizap@stx-cre.com</b>	<b>(956)994-8900</b>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
_____ Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<b>Laura Liza Paz, SIOR</b>	<b>437175</b>	<b>lauralizap@stx-cre.com</b>	<b>(956)994-8900</b>
Name of Sales Agent/Associate	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date