

Medical Spaces  
110 E Savannah, McAllen TX 78501



Presented By:  
Cesar Cepeda CCIM  
Investment Sales

956.821.3765  
[cesar@cesarcepeda.com](mailto:cesar@cesarcepeda.com)  
[www.cesarcepeda.com](http://www.cesarcepeda.com)  
Lic # 614135

exp commercial <sup>1</sup>  
5111 N 10<sup>th</sup> St PMB 336  
McAllen, TX 78504



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## PROPERTY SUMMARY

Savannah Medicals suites are located within a medical condo buildings complex, surrounded by medical clinics and hospitals.

Right across the street the Rio Grande Regional Hospital ( 320 beds).

Rio Grande Regional Hospital in McAllen, Texas, has served the Rio Grande Valley for 40 years. Since its opening in 1982, we have been committed to providing high-quality,, compassionate healthcare you can trust. As an HCA hospital, Rio Grande Regional has the support of the nation's leading provider of healthcare services.

Rio Grande Regional Hospital has 310 beds and a team of more than 500 physicians representing over 35 specialties. Our proven track record of serving the medical needs of the Valley communities has led Rio Grande Regional Hospital to be recognized for patient safety and clinical excellence, time and time again.

Adjacent to McAllen Heart Hospital ( 60 beds) subsidiary of Universal Health Systems. The hospital provides comprehensive inpatient and outpatient cardiac care, a 24-hour Emergency Center, General and Weight Loss Surgery programs. It serves McAllen and the surrounding communities in The Rio Grande Valley.

Savannah Medical Suites are located at 0.25 miles from South Texas Health System McAllen hospital ( 441 beds) . Opened its doors in 1919, level 1 trauma center

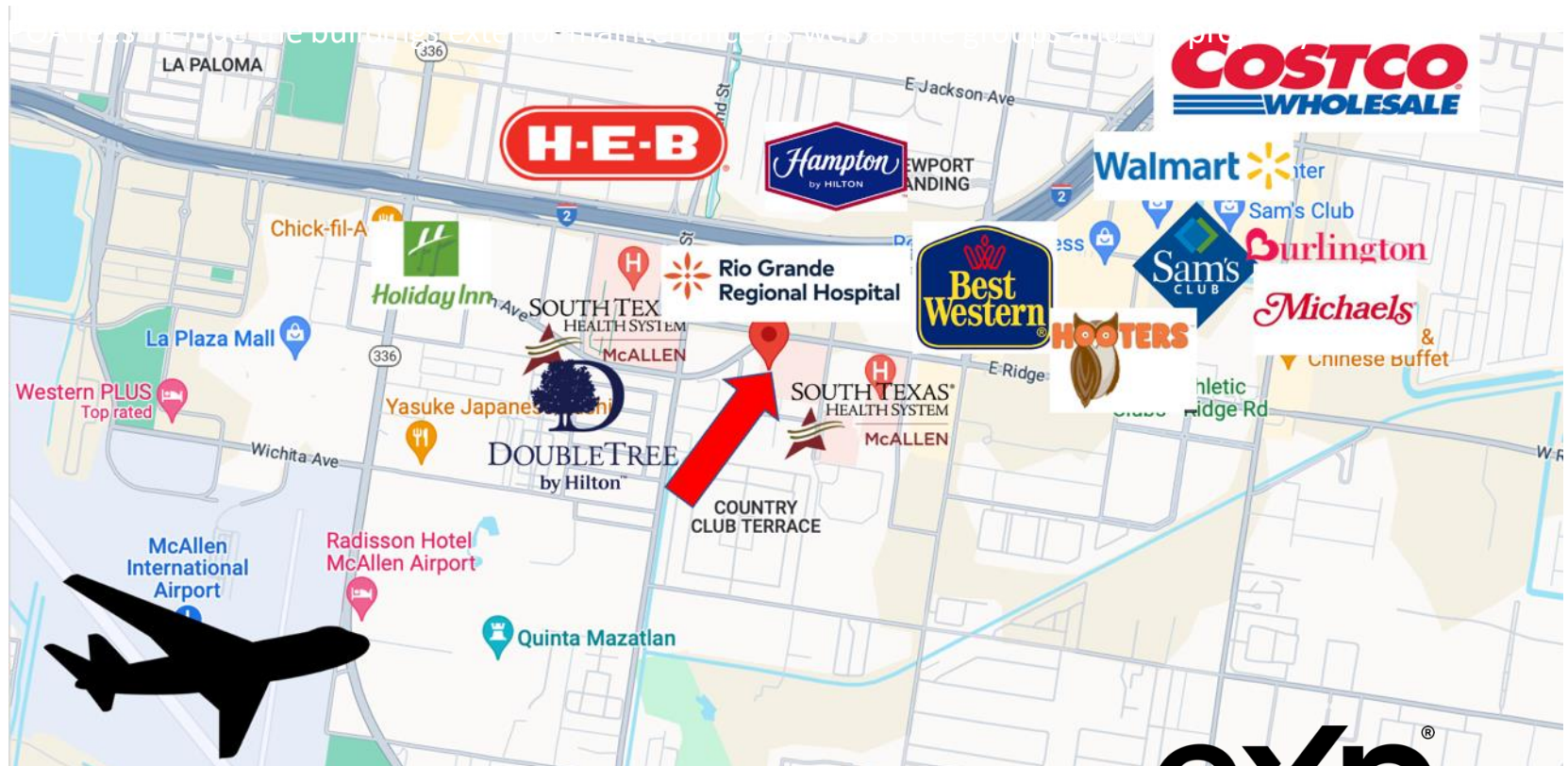


## INVESTMENT HIGHLIGHTS

The medical suites are located in a medical condos plaza. Adjacent to the four major hospitals in McAllen, TX. Surrounded by retail, lodging, shopping malls due to the proximity with Mexico which attracts thousands of shoppers , many of them seeking medical consultations with US physicians and treatments.

The suites are adjacent to each other, first floor of one of the four buildings in the complex, with ample parking for patients at the front and rear parking for staff.

Those suites can be purchased together or individually.





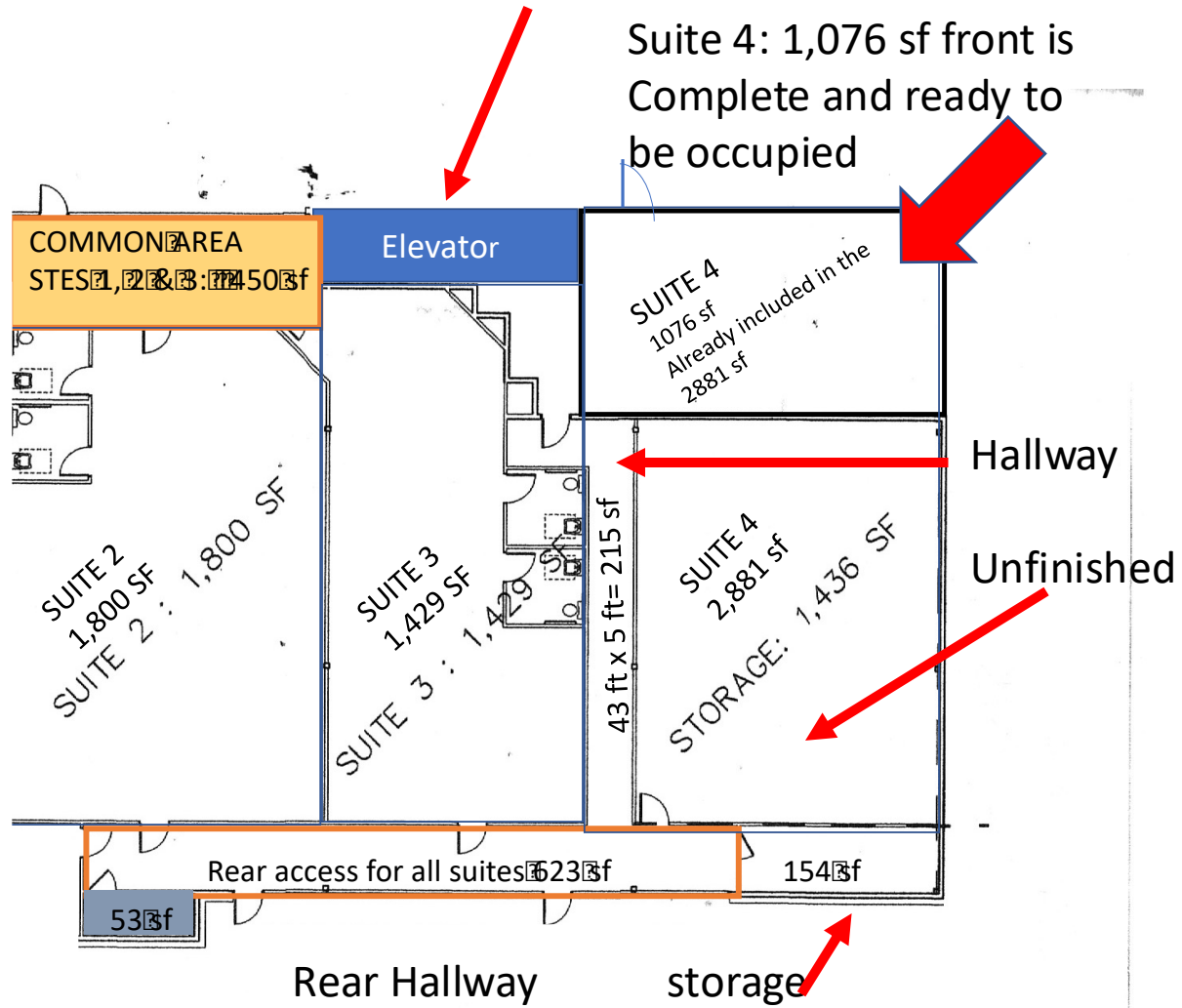
# UNIT FLOORPLANS

Elevator is located  
Outside the suites in front of suite 3

Suite 4: 1,076 sf front is  
Complete and ready to  
be occupied

Total Area 7,236 sf

Suite 2: 1,853 sf  
Suite 3: 1,429 sf  
Suite 4 and  
storage: 2,881 sf  
Common area  
Front 450 sf  
Common area  
rear 623 sf



## SUITE 2:

Suite 2 shared the front entrance with suite 3 ( suite 1 which is not part of this listing has its own entrance adjacent to the entrance for suites 2 & 3 ).

Size : 1,800 sf ( plus a 53 sf storage )

Current condition :

Concrete floor

Sheetrock walls

One complete bathroom

HVAC condenser unit in place

Partial plumbing and electric systems

No suspended ceilings

No partitions

Front door for suites 2 & 3



Shared entrance for  
suites 2 & 3



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## SUITE 3:

Suite 3 shared the front entrance with suite 2 ( suite 1 which is not part of this listing has its own entrance adjacent to the entrance for suites 2 & 3 ).

Size : 1,429 sf

Current condition :

Concrete floor

Sheetrock walls

One complete bathroom

HVAC condenser unit in place

Partial plumbing and electric systems

Suspended ceilings

No partitions

Rear exit access for suites 1,2,3 & 4



HVAC condenser



Shared entrance for  
suites 2 & 3



## SUITE 4:

Suite 4 has its own front entrance and share the rear exit/access with suites 1,2 & 3 as well

Size : 2,881 sf

Current condition :

About 1,200 sf in the front of the building, it is completely finished, HVAC, electrical and plumbing. The rear of the building and storage

Have concrete floor

Sheetrock walls

NO suspended ceiling

NO partitions

Rear exit access for suites 1,2,3 & 4



HVAC condenser



Shared entrance for  
suites 2 & 3





## INVESTMENT HIGHLIGHTS

Price:

Reduced from 740,000

**To \$ 558,000**

Sale “ as is “

No seller’s financing available

Offers must include proof of funds or lender’s qualification approval.

Condo fees are \$ 0.50/sf/per QUARTER, includes common area maintenance and property insurance



## DEMOGRAPHICS

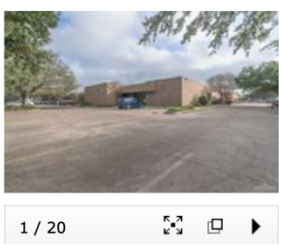
	Spending Potential Index	Avr amount spent	Total
Health Care	75	\$ 5,555.72	\$ 16,511,603.00
Medical Care	75	\$ 1,811.00	\$ 5,383,545.00
Physician Services	75	\$ 206.66	\$ 614,180.00
Dental Services	78	\$ 353.94	\$ 1,051,900.00
Eyecare Services	72	\$ 63.28	\$ 188,078.00
Lab Tests, X-rays	70	\$ 54.74	\$ 162,682.00
Hospital Room and Hospital Services	69	\$ 173.61	\$ 515,957.00
Convalescent or Nursing Home Care	91	\$ 29.57	\$ 87,896.00
Other Medical Services (1)	79	\$ 138.94	\$ 412,938.00
Nonprescription Drugs	72	\$ 122.56	\$ 364,239.00
Prescription Drugs	72	\$ 266.68	\$ 792,559.00
Nonprescription Vitamins	76	\$ 105.03	\$ 312,143.00
Medicare Prescription Drug Premium	76	\$ 102.67	\$ 305,129.00
Eyeglasses and Contact Lenses	77	\$ 86.06	\$ 255,768.00
Hearing Aids	81	\$ 32.70	\$ 97,170.00
Medical Equipment for General Use	79	\$ 7.67	\$ 22,806.00
Other Medical Supplies/Equipment (2)	78	\$ 67.33	\$ 200,100.00

# AREA RENTS

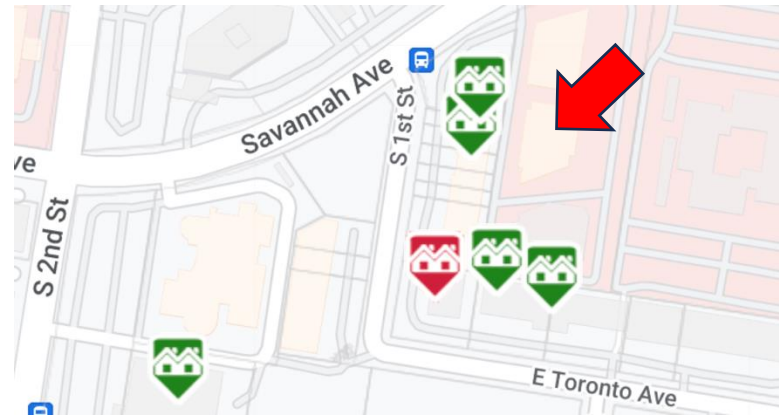
**K / MLS #: 396513 (Leased)**      **List Price: \$3,775**      **1913 S 1st Street #200, McAllen, TX 78503**

**Sold Price:** \$3,650      **Closing Date:** 11/02/2023      **Financing:** Cash

**SP/SqFt:** 1.84



<b>Zoning:</b>	C	<b>Annual \$/SqFt:</b>	\$22.80
<b>Present Use:</b>	Medical/Dental, Professional Service	<b>Base Rent Amt:</b>	1.90
<b>Office SqFt:</b>	1,986	<b>CAM Charges:</b>	0.00
<b>Warehouse SqFt:</b>	0	<b>Annual Insurance:</b>	\$0
<b>Retail SqFt:</b>	1,986	<b>Base Taxes:</b>	\$5,789
<b>Other Bldg SqFt:</b>	0	<b>Available Date:</b>	2023-01-06
<b>Est SqFt:</b>	1,986	<b>Parking Spcs:</b>	9.00
<b>Lot Dimensions:</b>	IRREGULAR	<b>Carpport Spcs:</b>	2.00
<b>Lot SqFt:</b>	7,719	<b>Parking:</b>	Blacktop, Off Street Parking, Paved
<b>Acreage:</b>	0.18	<b>Year Built:</b>	1986



**K / MLS #: 376832 (Active)**      **List Price: \$2**      **2101 S 2nd Street, McAllen, TX 78503**



<b>Zoning:</b>	Other, Professional Service	<b>Annual \$/SqFt:</b>	\$18.00
<b>Present Use:</b>	Other, Professional Service	<b>Base Rent Amt:</b>	1.50
<b>Office SqFt:</b>	18,000	<b>CAM Charges:</b>	
<b>Warehouse SqFt:</b>	0	<b>Annual Insurance:</b>	\$0
<b>Retail SqFt:</b>	0	<b>Base Taxes:</b>	\$51,731
<b>Other Bldg SqFt:</b>	0	<b>Available Date:</b>	2022-02-18
<b>Est SqFt:</b>	18,000	<b>Parking Spcs:</b>	20.00
<b>Lot Dimensions:</b>	irregular	<b>Carpport Spcs:</b>	0.00
<b>Lot SqFt:</b>	31,431	<b>Parking:</b>	Paved
<b>Acreage:</b>	0.72	<b>Year Built:</b>	1992
		<b>County:</b>	Hidalgo

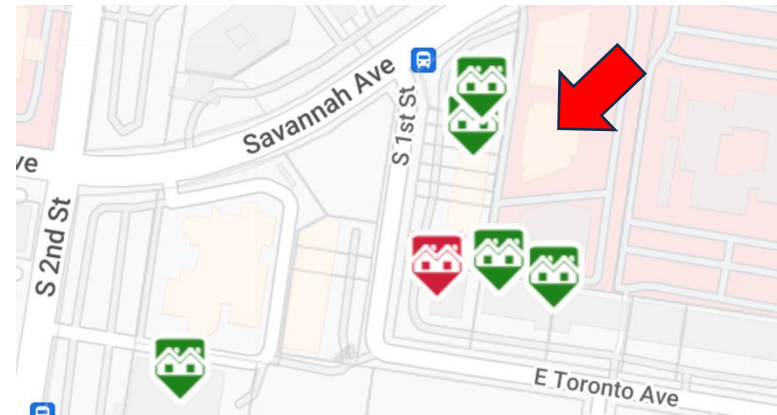
**K / MLS #: 376828 (Active)**      **List Price: \$2**      **1901 S First Street, McAllen, TX 78503**



<b>Zoning:</b>	Office, Professional Service	<b>Annual \$/SqFt:</b>	\$18.00
<b>Present Use:</b>	Office, Professional Service	<b>Base Rent Amt:</b>	1.50
<b>Office SqFt:</b>	2,500	<b>CAM Charges:</b>	
<b>Warehouse SqFt:</b>	0	<b>Annual Insurance:</b>	\$0
<b>Retail SqFt:</b>	0	<b>Base Taxes:</b>	\$7,216
<b>Other Bldg SqFt:</b>	0	<b>Available Date:</b>	2022-02-18
<b>Est SqFt:</b>	2,500	<b>Parking Spcs:</b>	10.00
<b>Lot Dimensions:</b>	irregular	<b>Carpport Spcs:</b>	1.00
<b>Lot SqFt:</b>	7,342	<b>Parking:</b>	Paved
		<b>Year Built:</b>	1986



# AREA RENTS



K / MLS #: 376831 (Active)

List Price: \$2



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**Zoning:**  
**Present Use:** Medical/Dental, Office, Professional Service  
**Office SqFt:** 1,492  
**Warehouse SqFt:** 0  
**Retail SqFt:** 0  
**Other Bldg SqFt:** 0  
**Est SqFt:** 1,492  
**Lot Dimensions:** irregular  
**Lot SqFt:** 4,905  
**Acreage:** 0.11

191 S 1st Street, McAllen, TX 78503

**Annual \$/SqFt:** \$18.00  
**Base Rent Amt:** 1.50  
**CAM Charges:**  
**Annual Insurance:** \$0  
**Base Taxes:** \$4,825  
**Available Date:** 2022-02-18  
**Parking Spcs:** 10.00  
**Carport Spcs:** 1.00  
**Parking:** Paved  
**Year Built:** 1986  
**County:** Hidalgo

K / MLS #: 376827 (Active)

List Price: \$2



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**Zoning:**  
**Present Use:** Other  
**Office SqFt:** 6,000  
**Warehouse SqFt:** 0  
**Retail SqFt:** 0  
**Other Bldg SqFt:** 0  
**Est SqFt:** 6,000  
**Lot Dimensions:** irregular  
**Lot SqFt:** 19,600  
**Acreage:** 0.45

109 E Toronto Avenue, McAllen, TX 78573

**Annual \$/SqFt:** \$18.00  
**Base Rent Amt:** 1.50  
**CAM Charges:**  
**Annual Insurance:** \$0  
**Base Taxes:** \$20,484  
**Available Date:** 2022-02-18  
**Parking Spcs:** 20.00  
**Carport Spcs:** 1.00  
**Parking:** Paved  
**Year Built:** 1986

K / MLS #: 376825 (Active)

List Price: \$2



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**Zoning:**  
**Present Use:** Office, Other, Professional Service  
**Office SqFt:** 2,143  
**Warehouse SqFt:** 0  
**Retail SqFt:** 0  
**Other Bldg SqFt:** 0  
**Est SqFt:** 2,143  
**Lot Dimensions:** irregular  
**Lot SqFt:** 7,892

109 E Toronto Avenue, McAllen, TX 78503

**Annual \$/SqFt:** \$18.00  
**Base Rent Amt:** 18  
**CAM Charges:**  
**Annual Insurance:** \$0  
**Base Taxes:** \$20,377  
**Available Date:** 2022-02-18  
**Parking Spcs:** 20.00  
**Carport Spcs:** 0.00  
**Parking:** Covered, Paved  
**Year Built:** 1986







Cesar Cepeda CCIM  
Advisor, Senior Vice President  
exp commercial

5111 N 10<sup>th</sup> PMB 336  
McAllen, TX 78504

Dir 956.821.3765  
[cesar@cesarcepeda.com](mailto:cesar@cesarcepeda.com)  
[www.cesarcepeda.com](http://www.cesarcepeda.com)

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