

## NORTH CONWAY PROFESSIONAL PLAZA

2408 N. CONWAY AVE., MISSION, TX 78574

FOR LEASE



N. Conway Ave.

**OFFERING SUMMARY**

Lease Rate: \$1.25 psf/month (+ NNN)

Available SF: Suite 2408 = 2,715 SF

Building Size: 12,780 SF

Lot Size: 0.842 Acres

Year Built: 1998

Zoning: C-3

Market: Mission

Submarket: McAllen, Mission, Edinburg

**PROPERTY OVERVIEW**

North Conway Plaza is well situated on Conway Ave., just North of Griffin Parkway (Hwy. 495). Ste. 2408 is approx. 2,715 sf with multiple offices, reception area, and restrooms. Near-by retail, offices, medical, fast food, and rooftops. Great for any professional or medical user. Minimum three year lease term. Sign placement available on both the building facia and pole sign.

**LOCATION OVERVIEW**

North Conway Plaza is well situated on Conway Ave. and just North of Griffin Parkway (Hwy 495) to serve any professional user.

**PROPERTY HIGHLIGHTS**

- Near retail, offices, medical, and restaurants in this fast-developing area
- Well-situated on Conway Ave. just North of Griffin Parkway (Hwy. 495)
- Sign placement available on both the building facia and pole sign
- Suitable for any Professional Use
- Former Medical Office
- Easy Access to Hwy 495
- Plenty of Parking
- Great Visibility

**CHARLES MARINA, CCIM, CRB, GRI**

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Lease Rate	<b>\$1.25 SF/MONTH + NNN</b>
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## PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	C-3
Lot Size	0.842 Acres
APN #	B2638-00-000-0003-00
Corner Property	No
MLS #	437897
Power	Yes

## LOCATION INFORMATION

Building Name	North Conway Professional Plaza
Street Address	2408 N. Conway Ave.
City, State, Zip	Mission, TX 78574
County	Hidalgo
Market	Mission
Sub-market	McAllen, Mission, Edinburg
Cross-Streets	FM 495 (Griffin Parkway) & N. Conway Ave.
Signal Intersection	No
Road Type	Paved
Nearest Highway	Hwy 107
Nearest Airport	McAllen Miller Airport (MFE)

## PARKING &amp; TRANSPORTATION

Street Parking	No
Parking Type	Surface

## UTILITIES &amp; AMENITIES

Handicap Access	Yes
Central HVAC	Yes
Broadband	Cable
Restrooms	Private
Landscaping	Sidewalks

## BUILDING INFORMATION

Building Size	12,780 SF
Building Class	B
Tenancy	Multiple
Number of Floors	1
Year Built	1998
Gross Leasable Area	2,715 SF
Construction Status	Existing
Condition	Good
Roof	Tile
Free Standing	No
Number of Buildings	1

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**PROPERTY DESCRIPTION**

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SPACES	LEASE RATE	SPACE SIZE
Office Space 2408	\$1.25 SF/month	2,715 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,148	21,043	43,117
Total Population	10,123	72,925	152,544
Average HH Income	\$52,667	\$51,508	\$52,257

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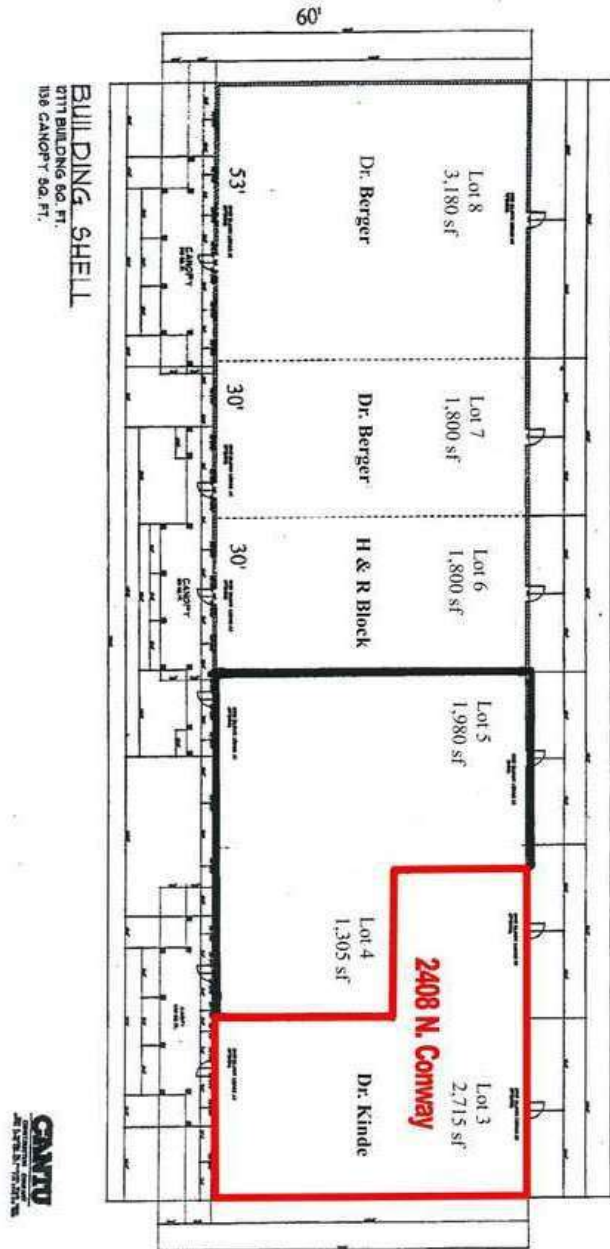


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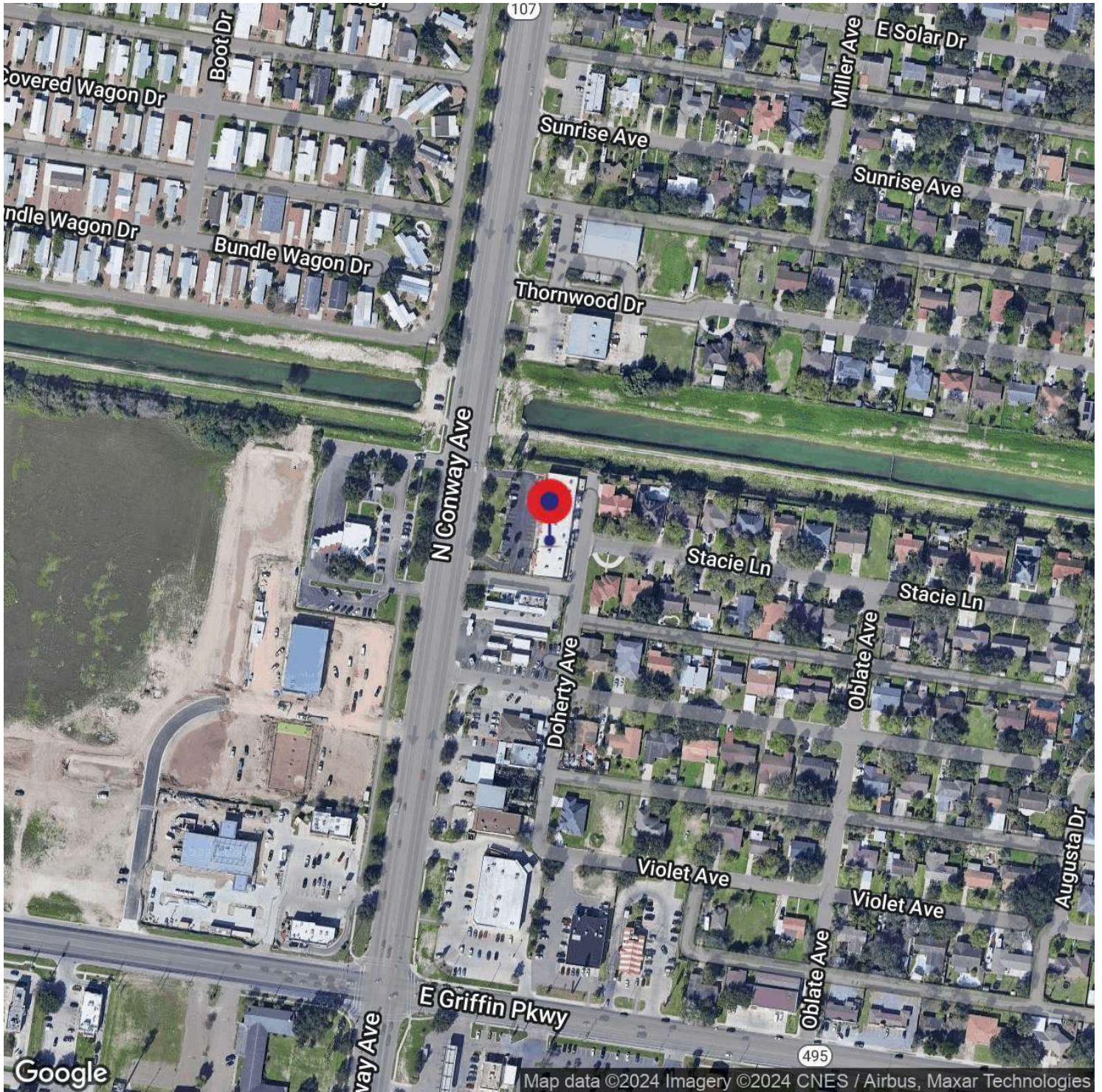
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DISCLAIMER

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# Information About Brokerage Services

11-2-2015

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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

<u>First American Realty Co</u>	<u>444231</u>	<u></u>	<u>(956) 682-3000</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Charles Marina</u>	<u>229272</u>	<u>cmarina@firstamrlty.com</u>	<u>(956) 682-3000</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Charles Marina</u>	<u>229272</u>	<u>cmarina@firstamrlty.com</u>	<u>(956) 495-3000</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TAR 2501

IABS 1-0

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New Forms

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