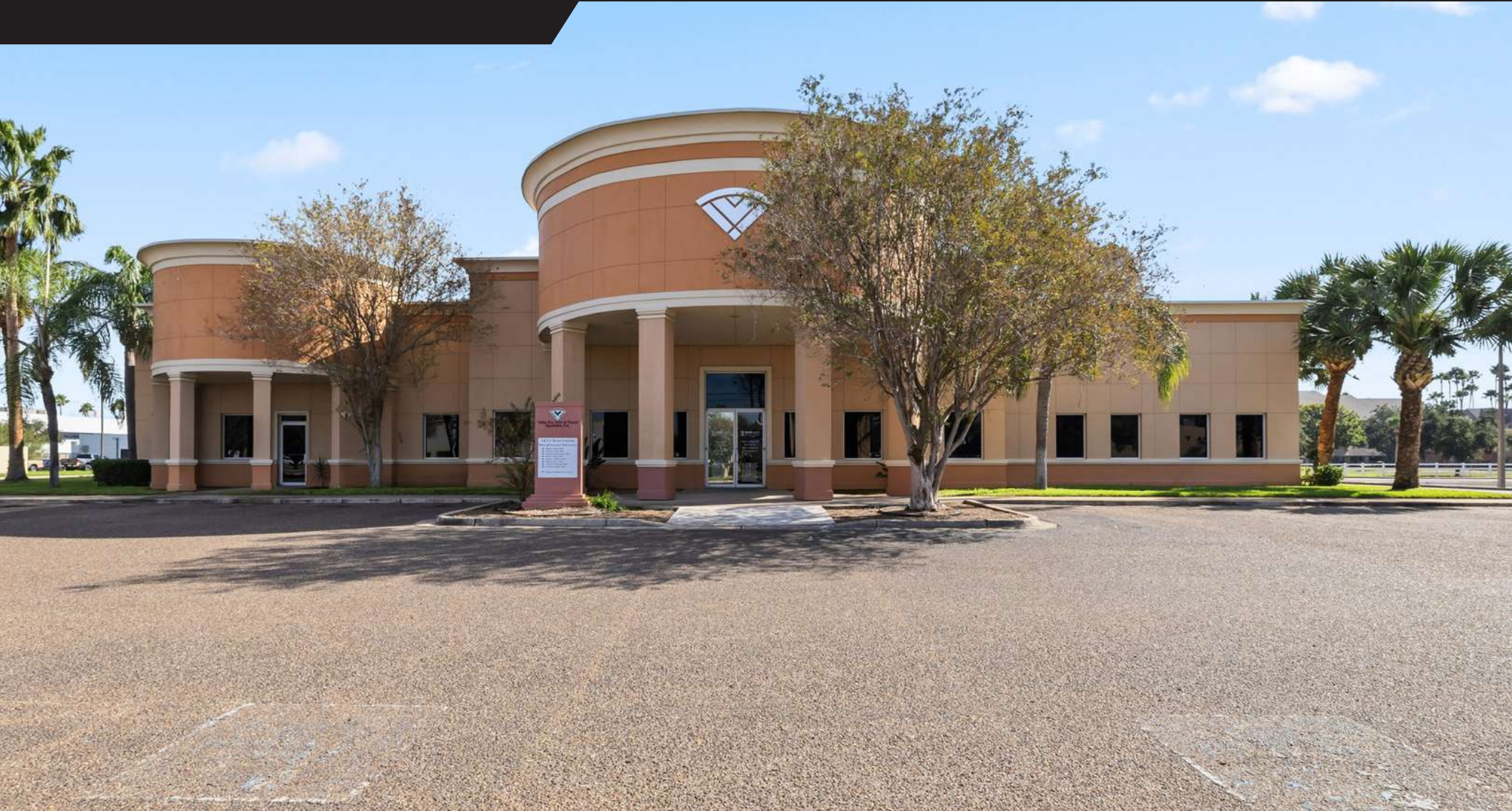


2101 S CYNTHIA ST
MCALLEN, TX 78503

OFFICE BUILDING FOR SALE / LEASE
30,811SF



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

LAURA LIZA PAZ, SIOR
Senior Partner | Managing Broker
956.227.8000 | lauralizap@stx-cre.com

EDWARD VILLAREAL, SIOR
Managing Partner | Real Estate Broker
956.994.8900 | edwardv@stx-cre.com



NAI STX | 800 W DALLAS AVE, MCALLEN, TX 78501 | 956.994.8900 | STX-CRE.COM

PROPERTY SUMMARY

2101 S CYNTHIA ST | MCALLEN, TX 78503



PROPERTY DESCRIPTION

FOR SALE OR LEASE – FREESTANDING MEDICAL BUILDING. 30,811 SF .Excellent opportunity to lease or purchase a 30,811 SF freestanding medical building on S. Cynthia Street between Ridge Road and Yuma Avenue. Spaces available from 1,798 SF to 30,811 SF.

The property offers ample parking, strong accessibility, and is surrounded by established medical offices. Its proximity to major hospitals makes it an ideal location for medical practitioners and healthcare groups.

Contact us to schedule a tour.

PROPERTY HIGHLIGHTS

- Free-standing Medical Office building
- Surrounded by hospitals, professional medical offices & and complex buildings.
- Proximity to Interstate 2 & Business Highway 83

OFFERING SUMMARY

Available SF:	1,798 - 30,811 SF
Lot Size:	2.599 Acres
Building Size:	30,811 SF
Parking Spaces:	158
Handicap Spaces:	12
Zoning:	C-1- Office Building Office
Taxes:	\$82,458
Year Built:	2000

FOR SALE / LEASE | OFFICE BUILDING

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI STX makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

ENTRANCES

2101 S CYNTHIA ST | MCALLEN, TX 78503



West Main Entrance



South Entrance



Second South Entrance



Second West Entrance



East Main Entrance



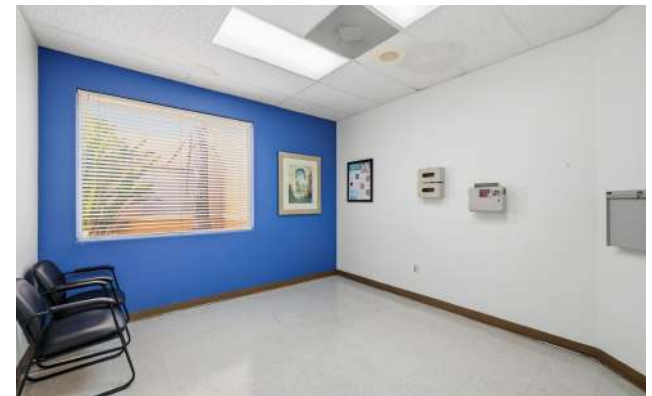
North Main Entrance

FOR SALE / LEASE | OFFICE BUILDING

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI STX makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

INTERIOR PHOTOS

2101 S CYNTHIA ST | MCALLEN, TX 78503



FOR SALE / LEASE | OFFICE BUILDING

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI STX makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

INTERIOR PHOTOS

2101 S CYNTHIA ST | MCALLEN, TX 78503

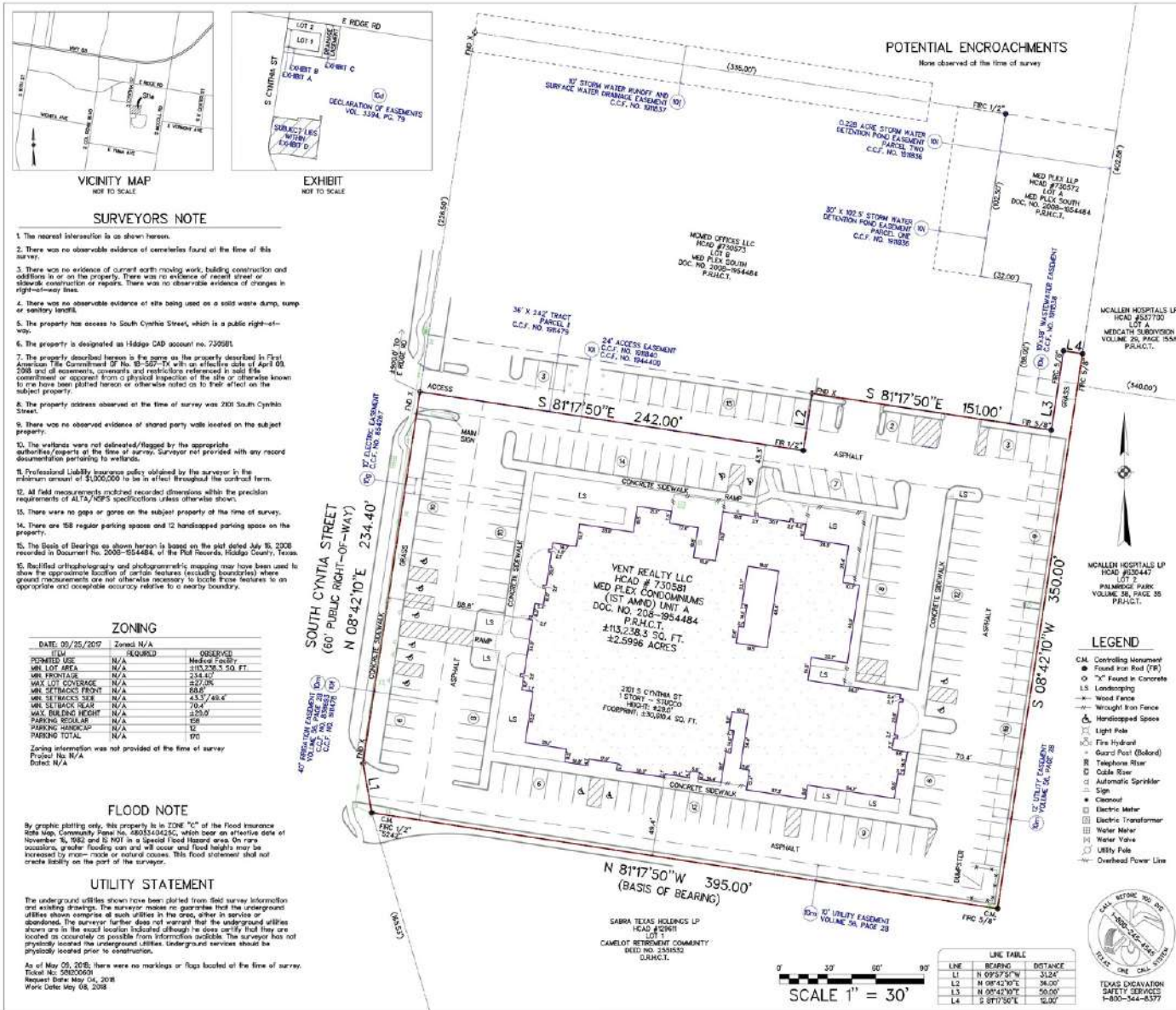


FOR SALE / LEASE | OFFICE BUILDING

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI STX makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

SITE PLANS

2101 S CYNTHIA ST | MCALLEN, TX 78503



LEGAL DESCRIPTION

All of Lot A, The Med Plex Condominium, a Condominium Regime established under Condominium Declaration, dated June 24, 2002, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 15, 2002, under Clerk's File No. 981478, and Amendment by instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 15, 2008, under Clerk's File No. 981478, together with all amendments, covenants, conditions and restrictions, in and to the common elements declared in said Declaration of Condominium to be incorporated in such Map, said condominium regime being situated on a total lot out of lot 201, Med Plex South Subdivision and addition to the City of McAllen, Hidalgo County, Texas, reference to which is here made for all purposes.

The above legal description is the same as described in Title Commitment of No. 80-567-TX, issued by First American Title Insurance Company with an effective date of April 09, 2008.

NOTES CORRESPONDING TO SCHEDULE-B ITEMS

The following was obtained from Title Commitment of No. 80-567-TX, issued by First American Title Insurance Company with an effective date of April 09, 2008.

- The following restrictive covenants of record remain below BLANKET IN NATURE.
 - (Dc) Restraints filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 15, 2002, under Clerk's File No. 981478, and amended by instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 15, 2008, under Clerk's File No. 981478, but amending any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or marital or single status and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons. (Amending any covenant or restriction based on race, color, religion, sex, disability, handicap, familial status or marital status.)
- Easements for roadway and aerial right-of-way as reserved in Deed dated March 1, 1971, from Louisiana Rice Grande Canal Co. to John J. Lennon, recorded in Volume 30, Page 25, Deed Records of Hidalgo County, Texas, 800342021, 8003421, 8003421, 8003421.
- Declaration of Easements, granted to Rio Grande Surgery Center Associates, L.P., by MCA Health Services of Texas Inc., by instrument dated November 20, 1992, recorded in Volume 2324 Page 74, Official Records of Hidalgo County, Texas, BLANKET IN NATURE.
- Conveyance of Water Rights by instrument dated January 5, 2000, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on January 14, 2000, under Clerk's File No. 981478, BLANKET IN NATURE.
- Easement reserved in Deed from Hidalgo County, irrigation District No. 2, to Valley Ear News and Thrift Properties, dated January 9, 2001, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on January 13, 2001, under Clerk's File No. 981478, and amended by instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 15, 2008, under Clerk's File No. 981478, 981478, and 981478.
- Easement reserved in Deed from Hidalgo County, irrigation District No. 2, to Valley Ear News and Thrift Properties, dated January 9, 2001, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on January 13, 2001, under Clerk's File No. 981478, and amended by instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 15, 2008, under Clerk's File No. 981478, 981478, and 981478.
- Conveyance of Right of Way granted to Central Power and Light Company by Central Construction dated February 28, 1930, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 804257, 804257, 804257, 804257.
- Conveyance of Right of Way granted to Central Power and Light Company by Valley Ear, Now as Texas Power and Light, dated March 1, 1930, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 805515, 805515, 805515, 805515, 805515, 805515, 805515, 805515.
- Drainage and Storm Water Behavior Post Easement Agreement between The Med Plex, L.P., et al, and The Med Plex Condominium Owners Association, et al, dated July 9, 2008, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 21, 2008, under Clerk's File No. 981478, 981478, 981478, 981478.
- Storm Water, Roof and Surface Water Drainage Easement Agreement between The Med Plex, L.P., et al, and The Med Plex Condominium Owners Association, et al, dated July 9, 2008, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 21, 2008, under Clerk's File No. 981478, 981478, 981478, 981478.
- Water's Easement Agreement between The Med Plex Condominium Owners Association, et al, and Compass Bank, dated July 9, 2008, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 21, 2008, under Clerk's File No. 981478, 981478, 981478, 981478.
- Shared Access Easement Agreement between Compass Bank, and The Med Plex Condominium Owners Association, et al, dated July 9, 2008, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 21, 2008, under Clerk's File No. 981478, 981478, 981478, 981478.
- Association, et al, dated July 9, 2008, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 21, 2008, under Clerk's File No. 981478, 981478, 981478, 981478.
- Easements and easements as shown on the Map recorded in Volume 36, Page 28, Map Records of Hidalgo County, Texas, 804711, 804711.

ALTA/NSPS Land Title Survey

The Med Plex
Project 80-200-2101
2101 S Cynthia Street
McAllen, TX 78503
County of Hidalgo

Surveyor Certificate
To: CMR McAllen, LLC; First American Title Insurance Company; and CREsurveys, LTD.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, hereby established and adopted by ALTA and NSPS, and include Items 1, A, A-1, A-2, A-3, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

The field work was completed on May 08, 2018.
The date of this map or plat is May 08, 2018.

PRELIMINARY
THIS SURVEY IS FOR REVIEW PURPOSES ONLY,
NOT TO BE RECORDED FOR ANY PURPOSE.

David M. Henderson
Registered Professional Land Surveyor No. 4499
Exp. No. 184935
Date of Last Renewal: 05/22/18
Ref. No. 2389001
Drawn By: FG

Survey Performed By:
Electronic Group of Texas, Inc.
899 Presidential Drive, Suite 10
Richardson, TX 75080
License No. 1802700
crensurvey@gmail.com

Sheet 1 of 1

PLEASE DIRECT ALL INQUIRIES FOR THIS SURVEY TO:
CRESURVEYS
PHONE: (330) 777-0502
EMAIL: INFO@CRESURVEYS.COM
24 N. High Street, Suite 103, Akron, OH 44308

FOR SALE / LEASE | OFFICE BUILDING

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI STX makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

NEIGHBORING BUSINESSES

2101 S CYNTHIA ST | MCALLEN, TX 78503

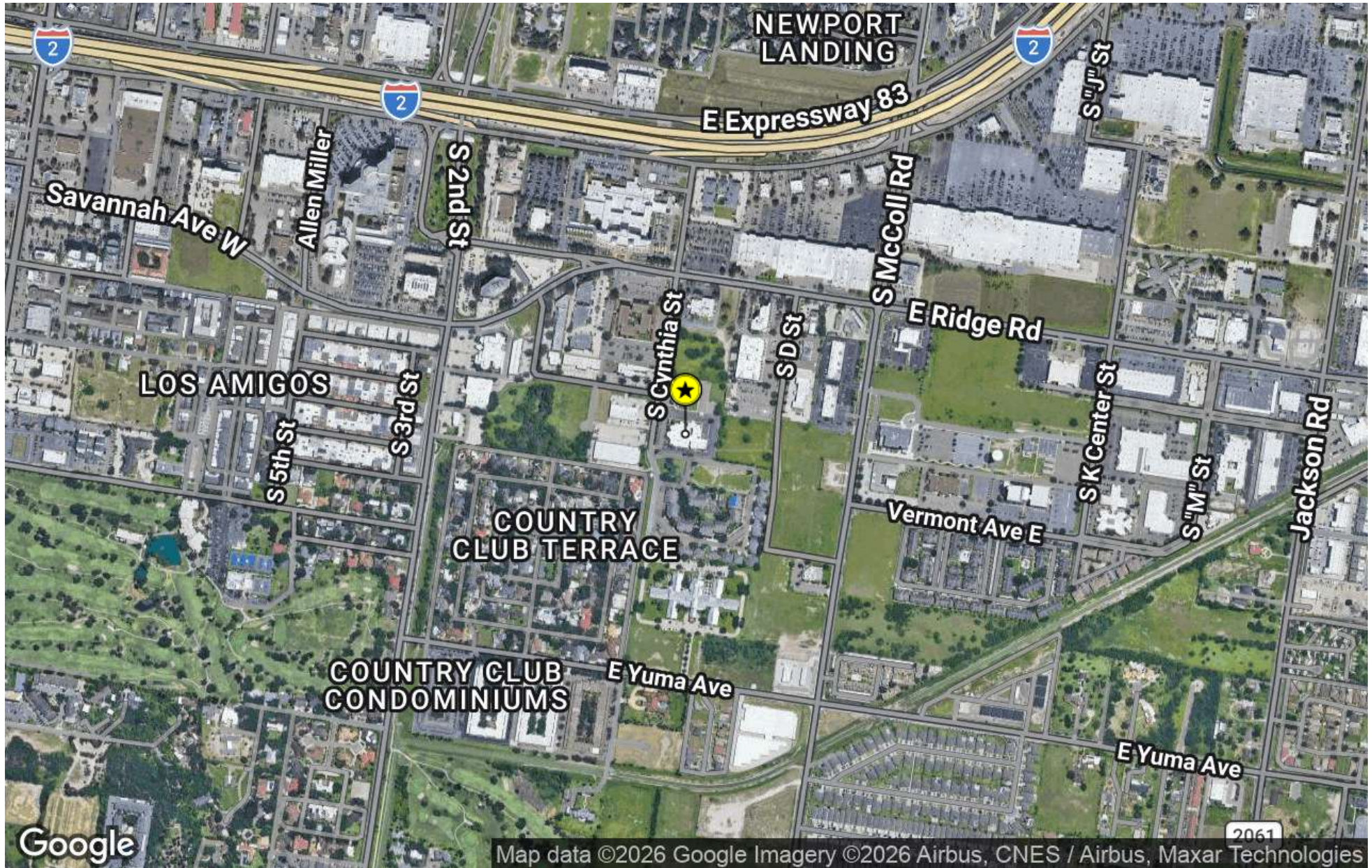


FOR SALE / LEASE | OFFICE BUILDING

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI STX makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

AERIAL MAP

2101 S CYNTHIA ST | MCALLEN, TX 78503



FOR SALE / LEASE | OFFICE BUILDING

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI STX makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

FOR INFORMATION & SITE TOURS CONTACT:

LAURA LIZA PAZ, SIOR
NAI STX

Senior Partner | Managing Broker

lauralizap@stx-cre.com

956.227.8000

EDWARD VILLAREAL, SIOR
NAI STX

Managing Partner | Real Estate Broker

edwardv@stx-cre.com

956.994.8900



The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI STX, 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 STX has not made any investigation, and makes 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 STX has not verified, and will not verify, any of the information contained herein, nor has the aforementioned Broker conducted any investigation regarding these matters and makes 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.



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.

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.

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 STX	9008410	lauralizapaz@stx-cre.com	956.994.8900
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Laura Liza Paz, SIOR	437175	lauralizapaz@stx-cre.com	956.994.8900
Designated Broker of The Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Laura Liza Paz, SIOR	TX #437175	lauralizap@stx-cre.com	956.227.8000
Sales Agent / Associate's Name	License No.	Email	Phone