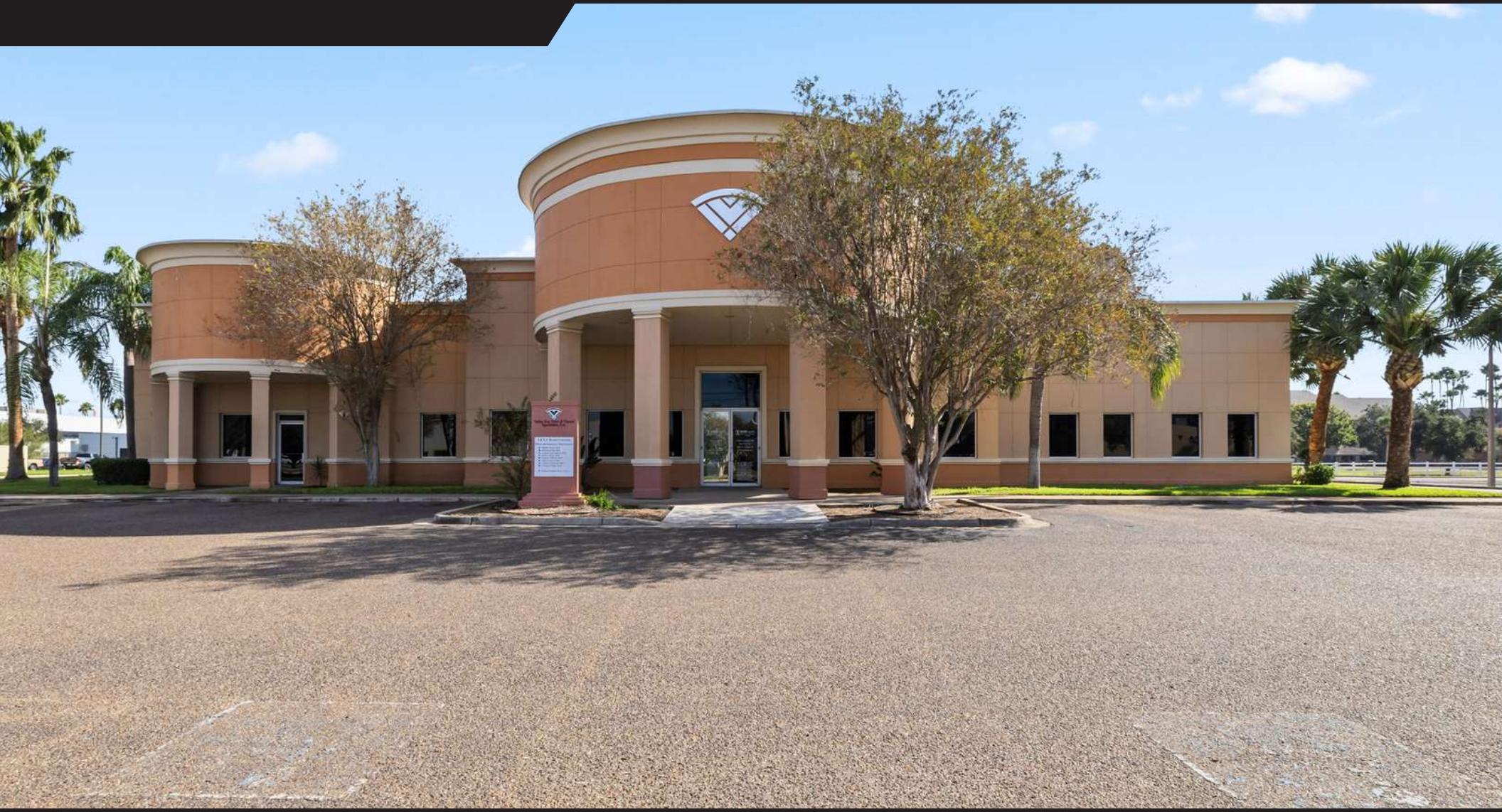


2101 S CYNTHIA ST
MCALLEN, TX 78503

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 | laurap@nairgv.com

EDWARD VILLAREAL, SIOR
Managing Partner | Real Estate Broker
956.731.4433 | edward@nairgv.com

NAI STX
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY SUMMARY

2101 S CYNTHIA ST | MCALLEN, TX 78503

NAI STX
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



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

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.

OFFERING SUMMARY

Available SF:	1,798 - 30,811 SF
Lot Size:	2.599 Acres
Building Size:	30,811 SF
Parking Spaces:	160
Zoning:	C-1- Office Building Office
Taxes:	\$82,458

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

NAI STX
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



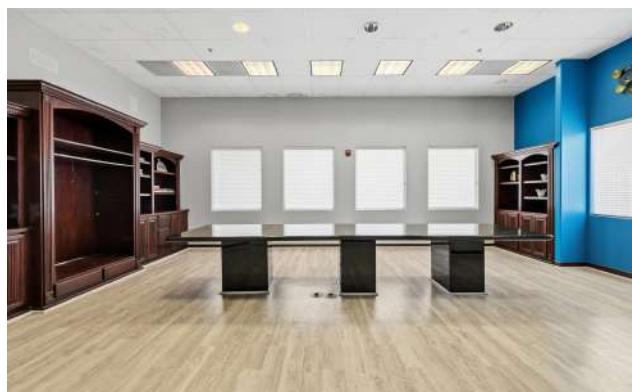
FOR SALE / LEASE | OFFICE BUILDING

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

NAI STX
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



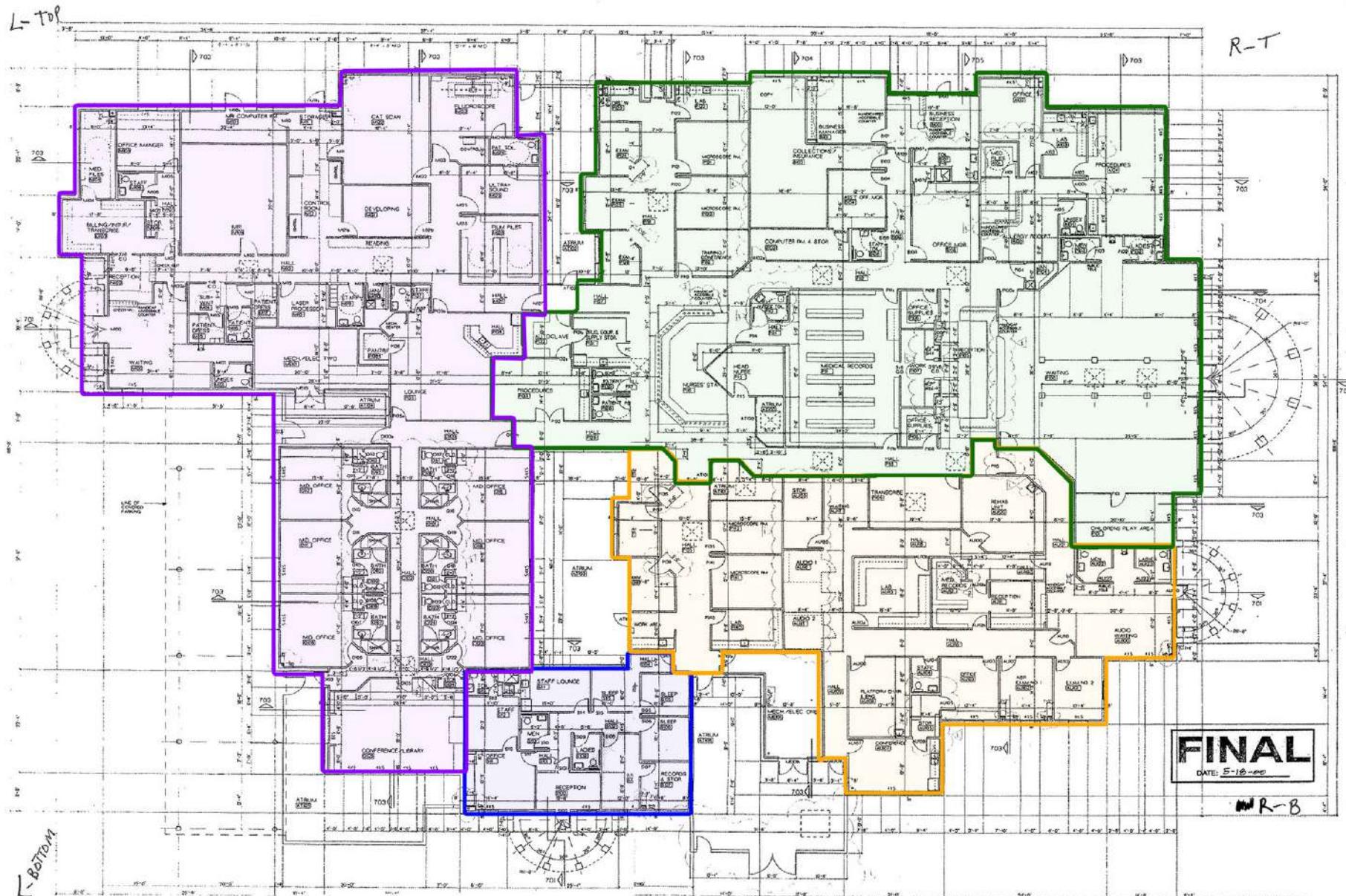
FOR SALE / LEASE | OFFICE BUILDING

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.

FLOOR PLANS

2101 S CYNTHIA ST | MCALLEN, TX 78503

MAISTX
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



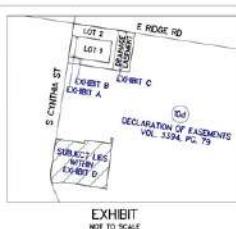
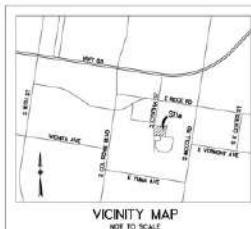
FOR SALE / LEASE | OFFICE BUILDING

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

NAISTX
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



VICINITY MAP
NOT TO SCALE

SURVEYORS NOTE

- The nearest intersection is as shown herein.
- There was no observable evidence of cemeteries found at the time of this survey.
- There was no evidence of current street grading work, building construction and/or conditions in or on the property. There was no evidence of recent street or sidewalk construction or repair. There was no observable evidence of changes in right-of-way lines.
- There was no observable evidence of site being used as a solid waste dump, dump or sanitary landfill.
- The property has access to South Cynthia Street, which is a public right-of-way.
- The property is designated as Hidalgo account number 700501.
- The property described is the property as it appears on the official site of April 01, 2008 and all covenants, covenants and restrictions referenced in said file, including any easements, covenants and restrictions from a physical inspection of the lot or otherwise known to me have been stated herein or otherwise known on the lot or otherwise known on the subject property.
- The property address observed at the time of survey was 2101 South Cynthia Street.
- There was no observed evidence of shared party walls located on the subject property.
- The wetlands were not delineated/mapped by the appropriate authority/agency performing the wetlands survey. Surveyor not provided with any record concerning the wetlands.
- Professional liability insurance policy obtained by the surveyor in the minimum amount of \$1,000,000 to be in effect throughout the contract term.
- All field measurements matched recorded dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.
- There were no gaps or gores on the subject property of the type of survey.
- There are 188 regular parking spaces and 12 handicapped parking spaces on the property.
- The Books of Bearings as shown herein is based on the plot dated July 15, 2008 recorded in Document # 2008-554484 of the Plat Records, Hidalgo County, Texas.
- Recalled orthophotography and photogrammetric mapping may have been used to show the approximate location of certain features (excluding boundaries) where applicable. Surveyor is not responsible for any errors in the recalled features to an appropriate and acceptable accuracy relative to a nearby boundary.

ZONING

DATE	20/25/2017	ZONED	000292
PERMITTED USE	N/A	ASZED	Medical Facility
MIN. LOT AREA	N/A		210x215.50 FT.
MIN. FRONTAGE	N/A		210 FT.
MAX. LOT COVERAGE	N/A		50.0%
MIN. SIDEWALK	N/A		45.3'-49.4'
MIN. SIDEWALK REAR	N/A		70.4'
MIN. SIDEWALK FRONT	N/A		20.0'
PARKING REGULAR	N/A		150
PARKING HANICAPPED	N/A		12
PARKING TOTAL	N/A		162

Zoning information was not provided at the time of survey.
Project No: N/A
District: N/A

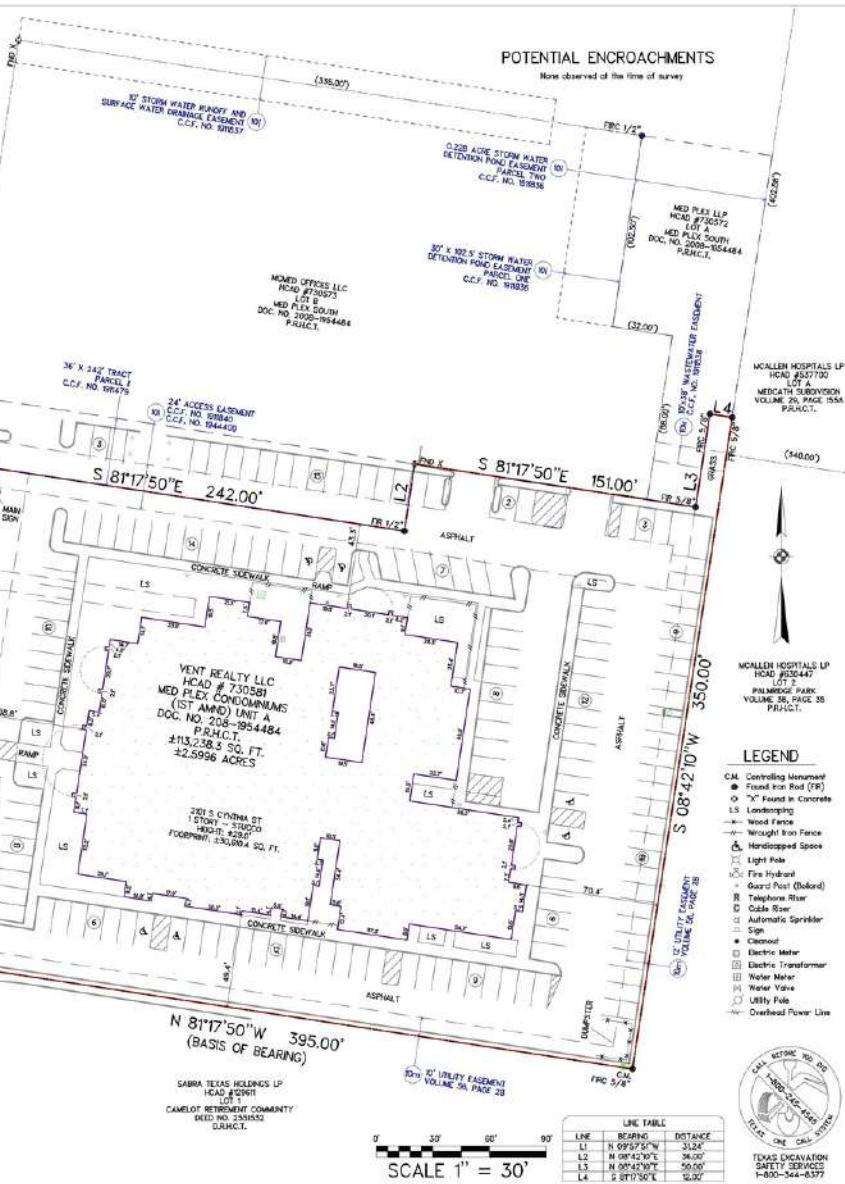
FLOOD NOTE

By graphic plotting only, this property is in ZONE D of the Flood Insurance Rate Map, Community Number 04803340000, which bear an effective date of November 16, 1982 and IS NOT in a Special Flood Hazard area. On rare occasions, greater flooding can and will occur and flood heights may be increased in future years. For more information, this flood statement is not creditable on the part of the surveyor.

UTILITY STATEMENT

The underground utilities shown have been plotted from field survey information and are not guaranteed. The surveyor does not guarantee the underground utilities shown above ground in the event the other services are abandoned. The surveyor further does not warrant that the underground utilities shown are the only utilities in the area. The surveyor has尽所能 to locate as accurately as possible from information available. The surveyor has not physically located prior to construction.

As of May 29, 2018, there were no markings or tops located at the time of survey.
Ticket No: 5082069
Request Date: May 04, 2018
Work Date: May 08, 2018



ALTA/NSPS Land Title Survey

for
Project #18-225-Site #1001
2101 S Cynthia Street
McAllen, TX 78503
County of Hidalgo

Surveyor Certification

To: CM McAllen, LLC; First American Title Insurance Company; and CResurveys, LTD.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2006 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, and the surveyor is a registered professional surveyor in the State of Texas.

Date: July 21, 2008
Surveyor: David M. Henderson
Registration No.: 14499
State: TX
Address: 1000 N. Main Street, Suite 100
Rosharon, TX 77088
Phone: (330) 777-0502
Email: info@cresurveys.com
Drawn By: FO

Surveyor Performed By:
Bennett Group of Texas, Inc.
899 N. Main Street, Suite 100
Rosharon, TX 77088
License No: 1020700
Email: info@cresurveys.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

NAI STX
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



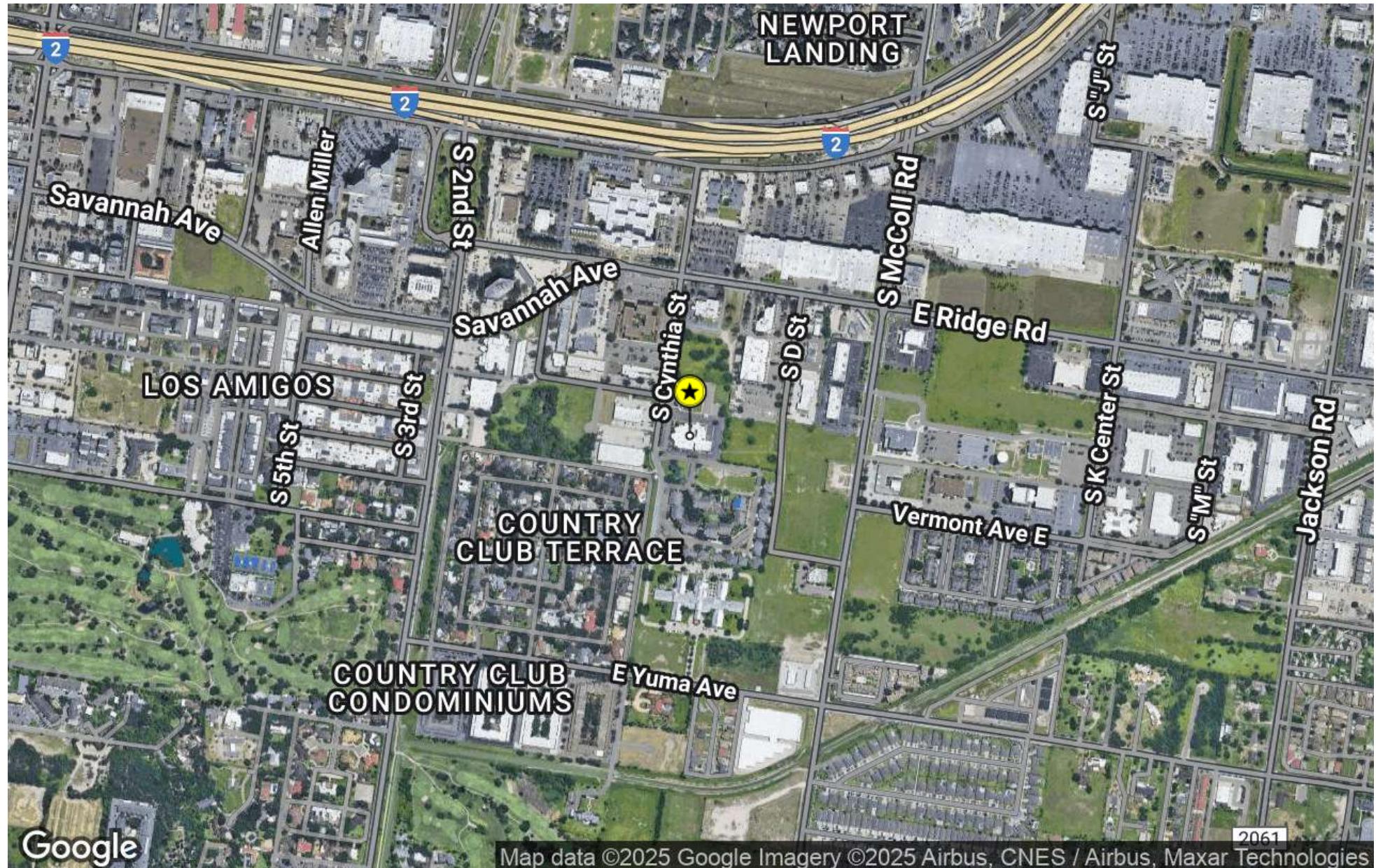
FOR SALE / LEASE | OFFICE BUILDING

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

NAI STX
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Google

Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

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

laurap@nairgv.com

956.227.8000

EDWARD VILLAREAL, SIOR
NAI STX

Managing Partner | Real Estate Broker

edward@nairgv.com

956.731.4433



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.

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. **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:
 - 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.

NAI STX	9008410	laurap@nairgv.com	956.994.8900
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Laura Liza Paz, SIOR	437175	laurap@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, SIOR	TX #437175	laurap@nairgv.com	956.227.8000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date