



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE
VALLEY



4413 US-83 BUS,
McAllen, TX 78501

McAllen Flex Property
Income Producing Multi-Use Building

SUMMARY

The Property

Property Address: 4413 Bus Highway 83, McAllen, TX, 78501

Summary: 8,000 square foot mixed-use property on 1 acre

Price: \$875,000

Zoning: C-4

Utilities: Water/Sewer/Electricity

Site Description

This excellent and versatile multi-use building sits on Business Highway 83 and has three income producing suites. The property comprises a 8,000 square foot building on one acre of land and has ample parking and a rear storage yard. With an excellent location, visibility, and a large footprint, this property is perfect for the end user and investor.

Traffic Counts

20,188 Vehicles Per Day on Business Highway 83

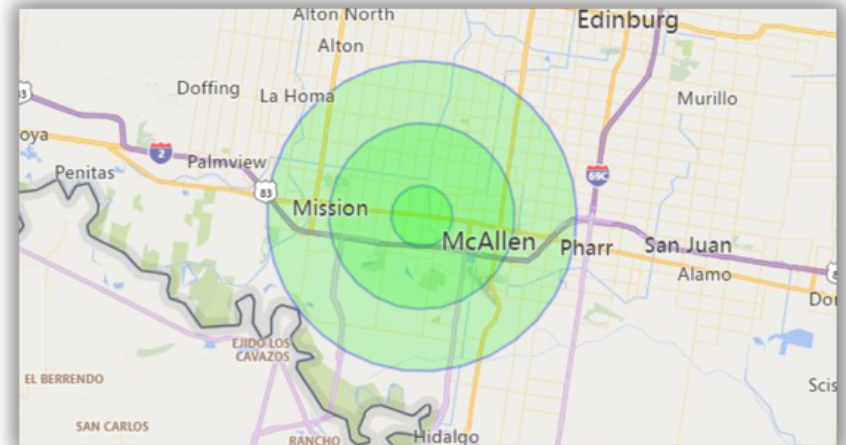
7,048 Vehicles Per Day on S Bensten Road

Property Highlights

- Great Visibility
- High Traffic counts
- Signalized Intersection
- Close Proximity to IH2
- 23 Min drive time to McAllen-Hidalgo International Bridge

Local Demographics

	1 MILE	3 MILE	5 MILE
2023 Total Population	8,202	90,565	210,334
2023 Households	2,792	30,964	71,050
2023 Daytime Population	27,808	139,286	270,504



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DIMU
RESIDENTIAL & COMMERCIAL
CONSTRUCTION
(956)664-9040

Affordable Health
AHIA
Insurance Agency

**GLASS &
MIRRORS
ETC.**



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BUSINESS
83

S Bentsen Road

 **20,188 VPD**

 **7,048 VPD**



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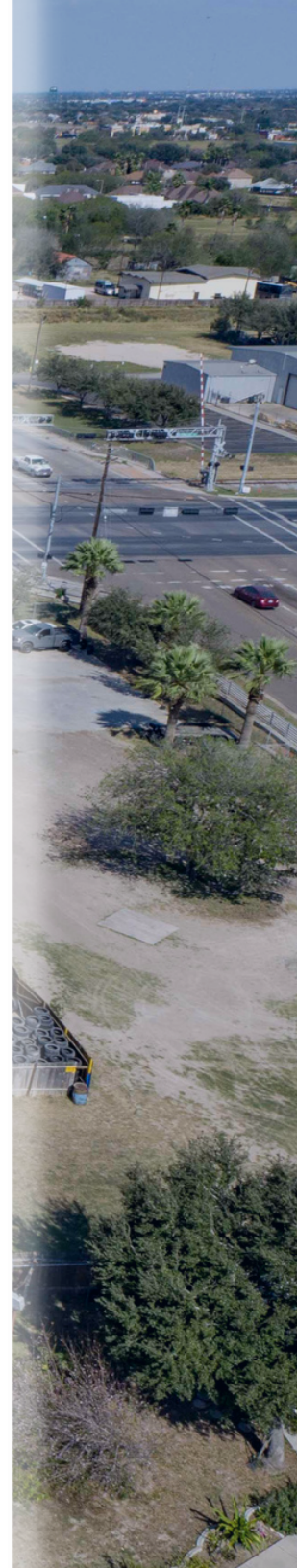
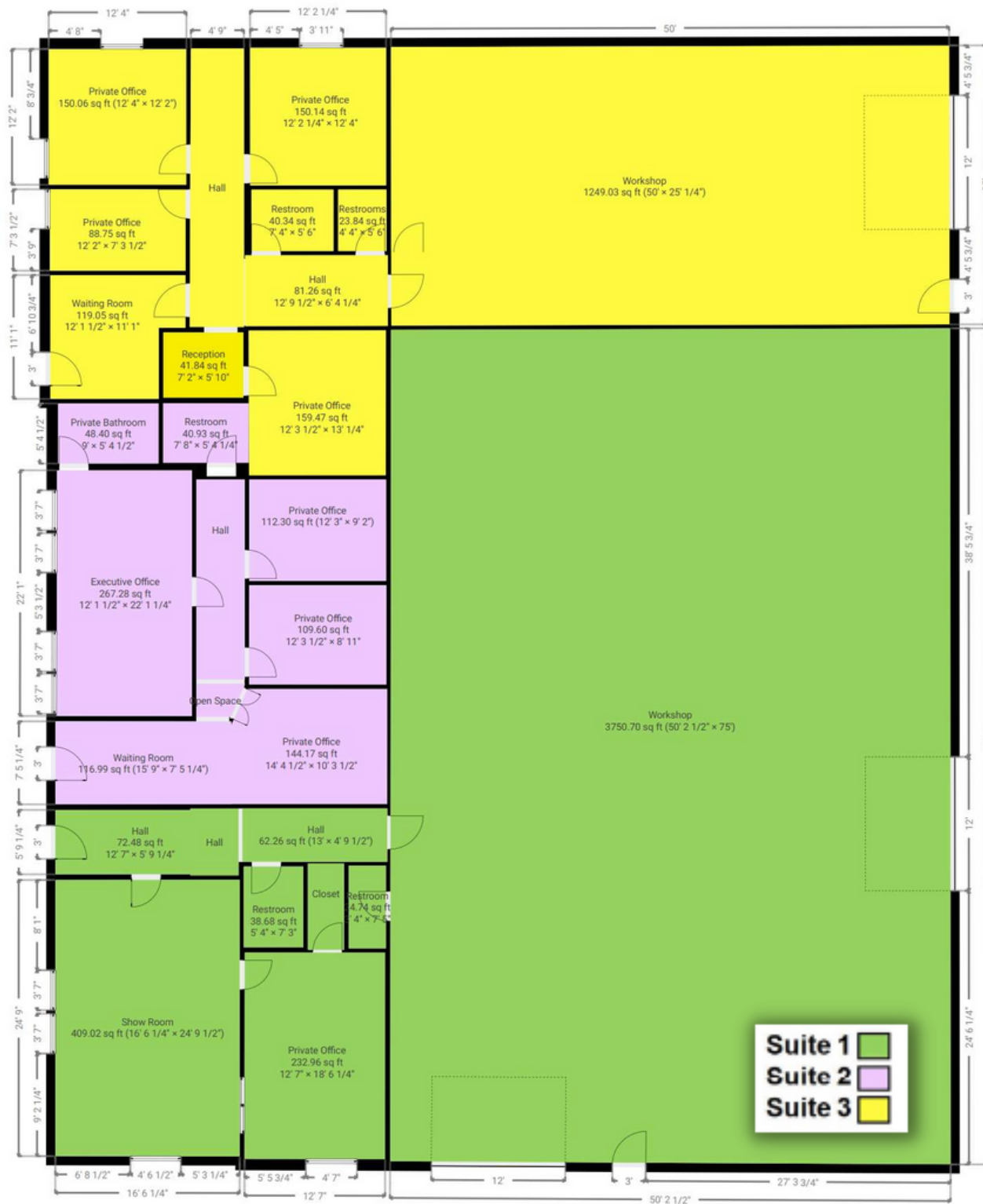
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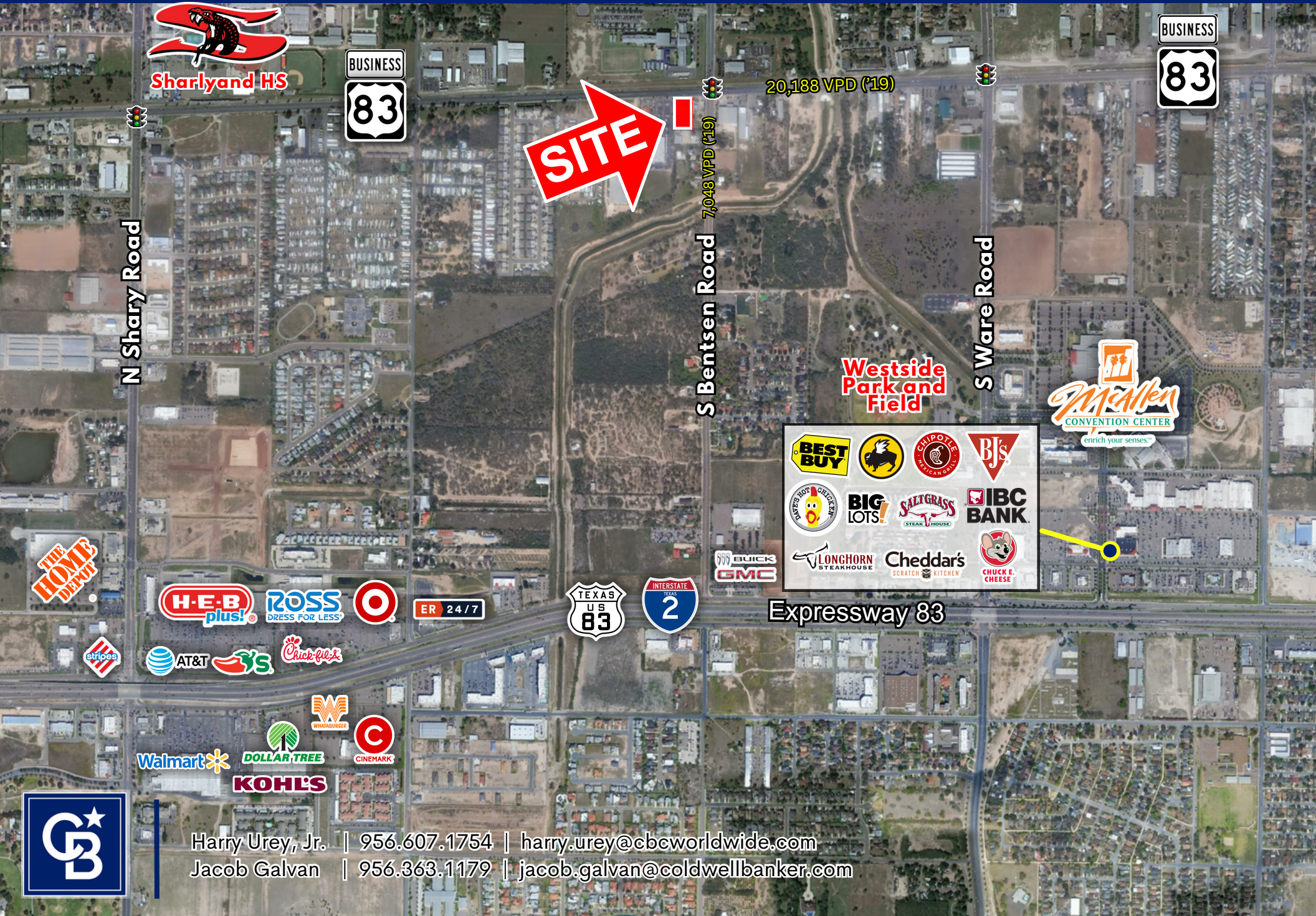
▼ Ground Floor

TOTAL AREA: 8009.52 sq ft • LIVING AREA: 8009.52 sq ft • ROOMS: 30



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SITE

20,188 VPD (#19)

S Bentsen Road 7,048 VPD (#19)

S Ware Road

Westside Park and Field



N Shary Road



ER 24/7



Expressway 83



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**COLDWELL BANKER
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LISTING AGENT

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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.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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