

# Cross Property Agent Full

 Listing



C / MLS #: 471460 (Active)

List Price: \$2,800,000

6324 S 23rd Street, McAllen, TX 78503



**Zoning:** C  
**Present Use:** Office, Other, Professional Service, Restaurant, Retail  
**Office SqFt:** 0  
**Warehouse SqFt:** 0  
**Retail SqFt:** 11,896  
**Other Bldg SqFt:** 4,582  
**Est SqFt:** 0  
**# Stories:** 1.00  
**TaxGEO ID:** O7550-00-000-000A-00  
**Base Taxes:** \$38,867  
**County:** Hidalgo

**Unit/Suite #:**  
**Subdivision:** Ortegon  
**POA/HOA:** No **Mandatory:**  
**Lot Dimensions:** IRREGULAR  
**Lot SqFt:** 107,145  
**Acreage:** 2.46  
**Parking Spcs:** 35.00  
**Carpport Spcs:** 0.00  
**Parking:** Blacktop, Paved  
**Year Built:** 1983

Recent: **05/19/2025 : New Listing**

**Showing Instructions:** 24 Hour Notice, LA Must Accompany, No Sign, Restricted Days/Hours, Tenant Occupied  
**Directions:** LOCATED AT THE NORTHWEST CORNER OF 23RD STREET AND MILITARY HIGHWAY  
**Legal Description:** J.G. ORTEGON LOT A

<b>Unit #:</b> 1	<b>Entire Floor:</b> Yes	<b>SqFt Ttl:</b> 11,896	<b>Rent/SqFt:</b>	<b>Trans Type:</b> Direct	<b>Date Avail:</b>
<b>Floor #:</b> 1	<b>Divisible:</b> No	<b>SqFt Min:</b> 11,896	<b>SqFt Flr Cont:</b> 11,896	<b>Occupancy:</b> Occupied	<b>Lease Exp:</b>
<b>Space Type:</b> Mixed Use, Office, Retail			<b>Rent Services:</b> WATER & TRASH		

**Presently Leased:** Yes **Lease Amount/Period:** 210,000

<b>Roof Type:</b> Flat	<b>Utilities:</b>
<b>Exterior Siding:</b> Stucco	<b>Energy Features:</b> Other
<b>Floors:</b> Other, Tile	<b>HVAC System:</b> Central, Electric, Natural Gas, Other
<b>Location:</b> Free Standing	<b>Water Heater:</b> Electric, Other
<b>Grounds:</b> Other	<b>Site Features:</b> 1-5 Loading Docks, Inside Storage, Outside Storage, Restrooms-Private, Restrooms-Public
<b>Access:</b> City Street, FM Road, Interstate Highway	<b>Amenities:</b> Other, Pole Sign, Roof Sign, Separate Electric Meters, Separate Water Meters

**Remarks:** Prime Rental Opportunity in South McAllen- Situated on a highly visible hard corner in the rapidly expanding industrial hub of South McAllen, this well-established plaza offers an exceptional rental history. Just minutes from the McAllen/Reynosa Bridge, the property spans approximately 2.4+/- acres and features a 12,000+/- sq. ft. building with additional storage space utilized by tenants. With a strong history of consistent rent rolls, the plaza is home to a diverse mix of successful businesses, including a convenience store, restaurant, check cashing office, bar, and more. This property presents a unique investment opportunity in a high-demand location with proven tenant retention. OTHER FEATURES: Natural Gas, 2000gal Grease Trap (services 3 suites), bathroom areas are considered common areas C-store and check cash company), Owner has rent rolls on file will be delivered upon offer/LOI

**Agent Remarks:** DO NOT BOTHER TENANTS AND LISTING AGENT MUST ACCOMPANY ALL SHOWINGS AS PER OWNER

**Escrow (Use \$ or %):** 50,000

<b>REO:</b> No	<b>Relocation:</b>	<b>Short Sale:</b>
<b>Agreement Type:</b> Exclusive Right to Sell		<b>Possession:</b> Negotiable, Subject to Tenant Rights
<b>Proposed Terms:</b> Cash, Conventional		
<b>Owner Name:</b> JJJ INVESTMENT GROUP LP	<b>Owner Name 2:</b>	
<b>Original LP:</b> \$2,800,000	<b>List Date:</b> 05/19/2025	<b>Expiration Date:</b> 04/30/2026
<b>Internet:</b> Yes	<b>Display Addr:</b> Yes	<b>DOM:</b> 7
<b>Broker License #:</b> 544897		<b>Allow AVM:</b> Yes
<b>LP/OLP:</b> 1.00	<b>LP/SqFt:</b>	<b>Allow Comments:</b> Yes
		<b>Broker:</b> Ramon I. Pecina

<b>Listing Office:</b> <a href="#">Zapphire Real Estate Group</a>	<b>Listing Agent:</b> <a href="#">Ramon I. Pecina</a>
<b>Address:</b> 1017 Sycamore Avenue, McAllen, TX 78501	<b>Agent Email:</b> <a href="mailto:rpecina2011@gmail.com">rpecina2011@gmail.com</a>
<b>Main:</b> (956) 600-7494	<b>Contact #:</b> (956) 844-3870
<b>Fax:</b> (956) 379-6719	<b>License #:</b> 0544897

Listing information provided by Greater McAllen Association of REALTORS MLS. Information is deemed to be reliable but is not guaranteed.

 Photos



Aerial View



Aerial View



Aerial View



Aerial View



Aerial View