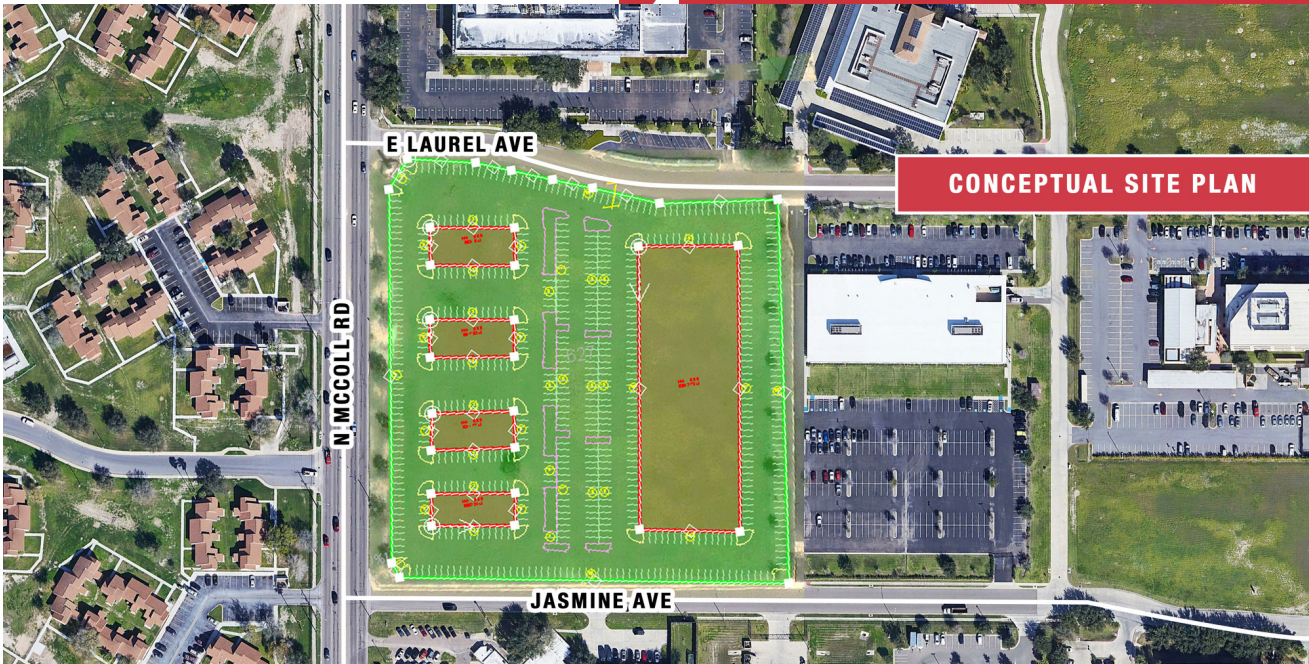


For Sale

Prime Development Site

7.22 Acres | \$435,087 / AC



1100 N McColl Rd

McAllen, Texas 78501

Property Highlights

- 7.22 AC site in 495 Commerce Center, is encircled by the new UT Health Cancer & Surgery Center and UTRGV-McAllen ISD Collegiate Academy underline the area's dedication to advancing healthcare and education. The site is near the major health care providers including DHR, Driscoll Hospital, United Health Services, and Rio Grande Regional.
- In the neighborhood are the regional offices of the FBI, DEA, GSA, NSA, VA Clinic, and US Post Office.
- The site is 1.5 miles of I-69C and I-2, the site ensures seamless connectivity across the region, facilitating ease of commutation for employees, clients, and partners.

Property Description

This dynamic parcel of land presents an unrivaled canvas for visionary developers, investors, and businesses seeking a strategic foothold in one of the most vibrant and promising growth corridors within the 5th fastest-growing MSA in Texas.

OFFERING SUMMARY

Sale Price	\$3,154,384
Lot Size	7.22 Acres

VIEW PROPERTY VIDEO

For more information

Mike Blum

O: 956 731 4401
mikeb@nairgv.com

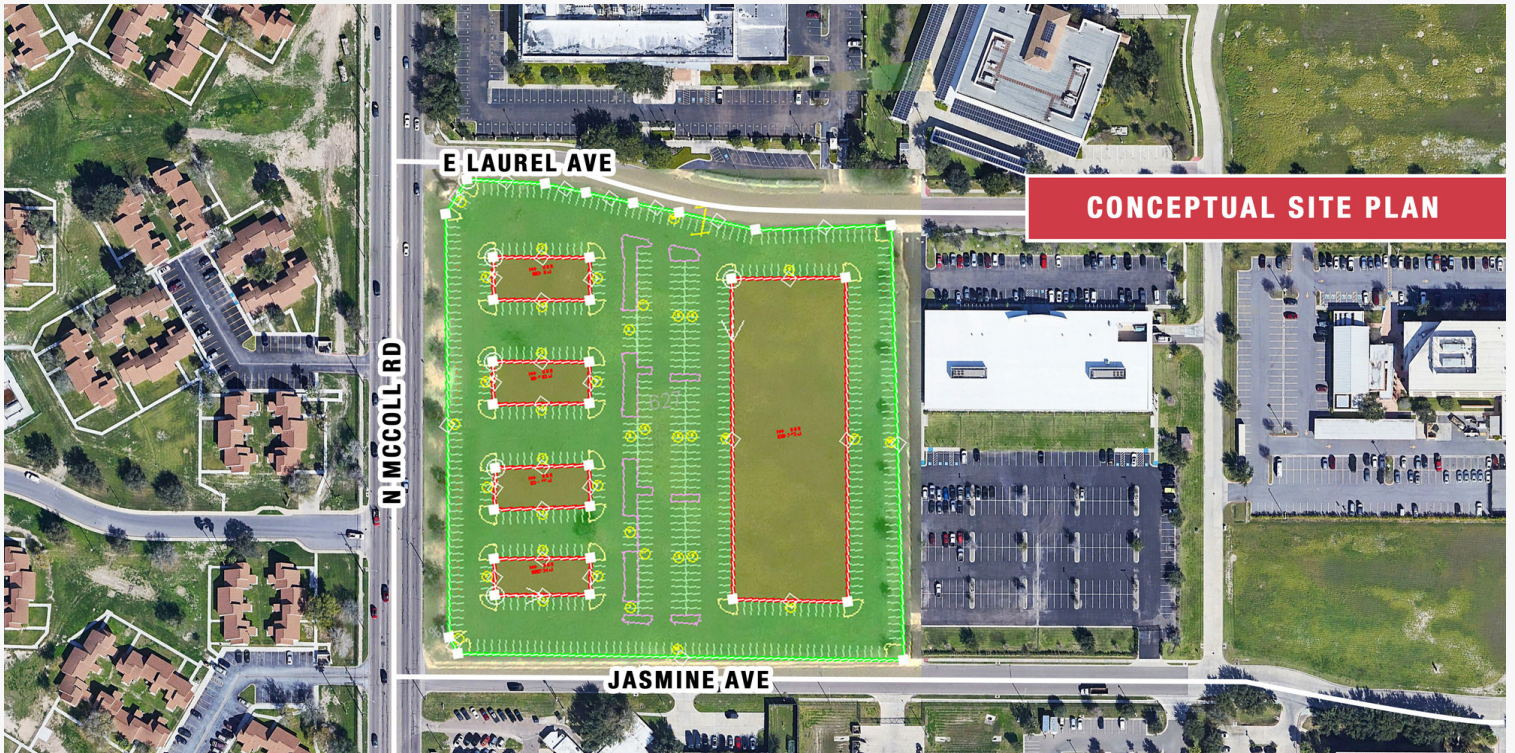
Laura Liza Paz

O: 956 227 8000
laurap@nairgv.com

Eric Cortez

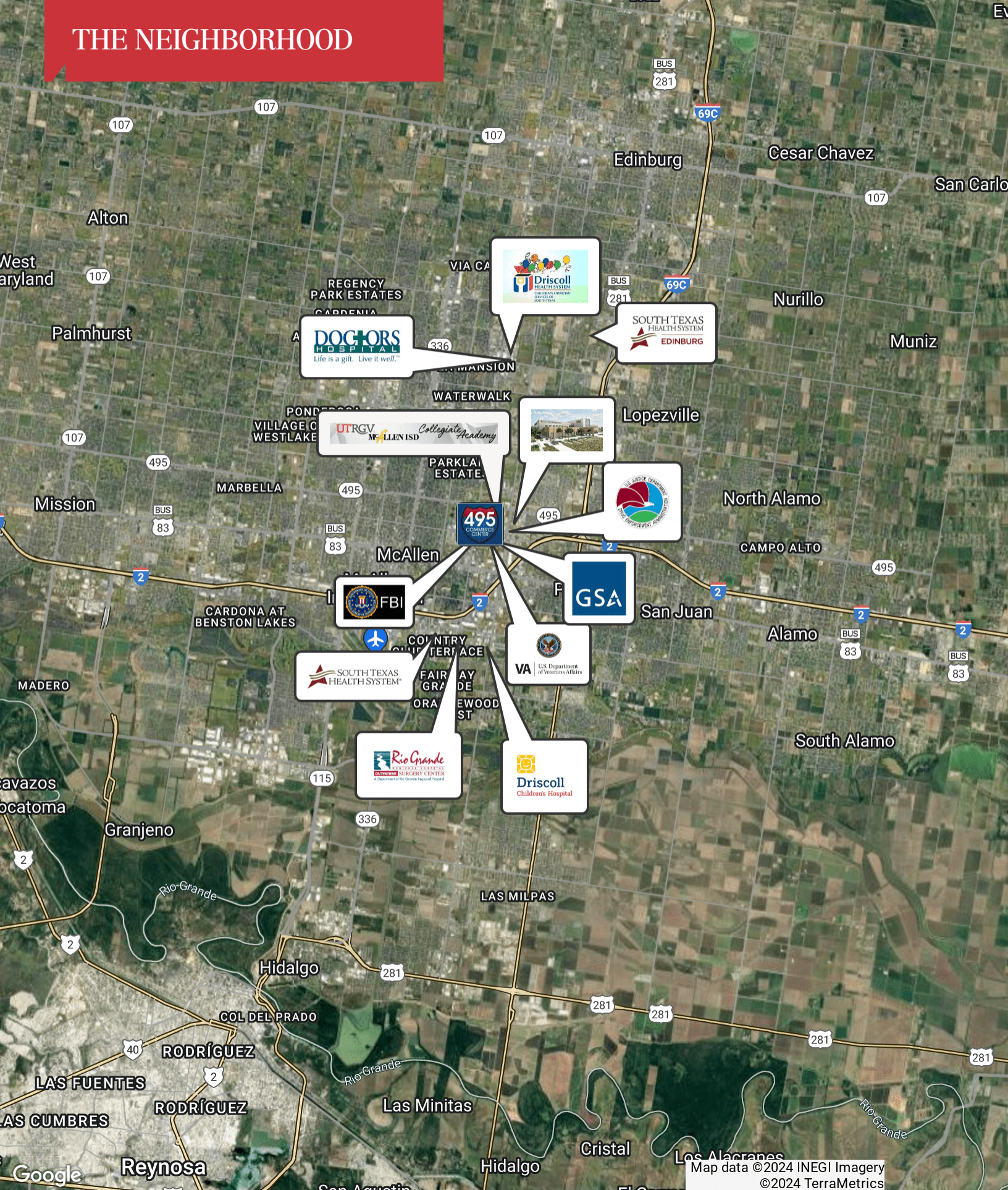
O: 956 874 9225
ericc@nairgv.com

Conceptual Site Plan For Mixed Use Development



The conceptual plan includes four pad sites totaling 12,000 square feet, which, if used for Quick Service Restaurants (QSRs), would require 125 parking spaces. Additionally, the plan features a 40,000 square foot office building, requiring 644 parking spaces. With this ample parking provision, the site can accommodate potential expansion, such as a 100,000 square foot, three-story office building, ensuring suitability for all proposed uses.

THE NEIGHBORHOOD



Location Maps



Image © 2024 Airbus, CNES / Airbus, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA/FPAC/GEO

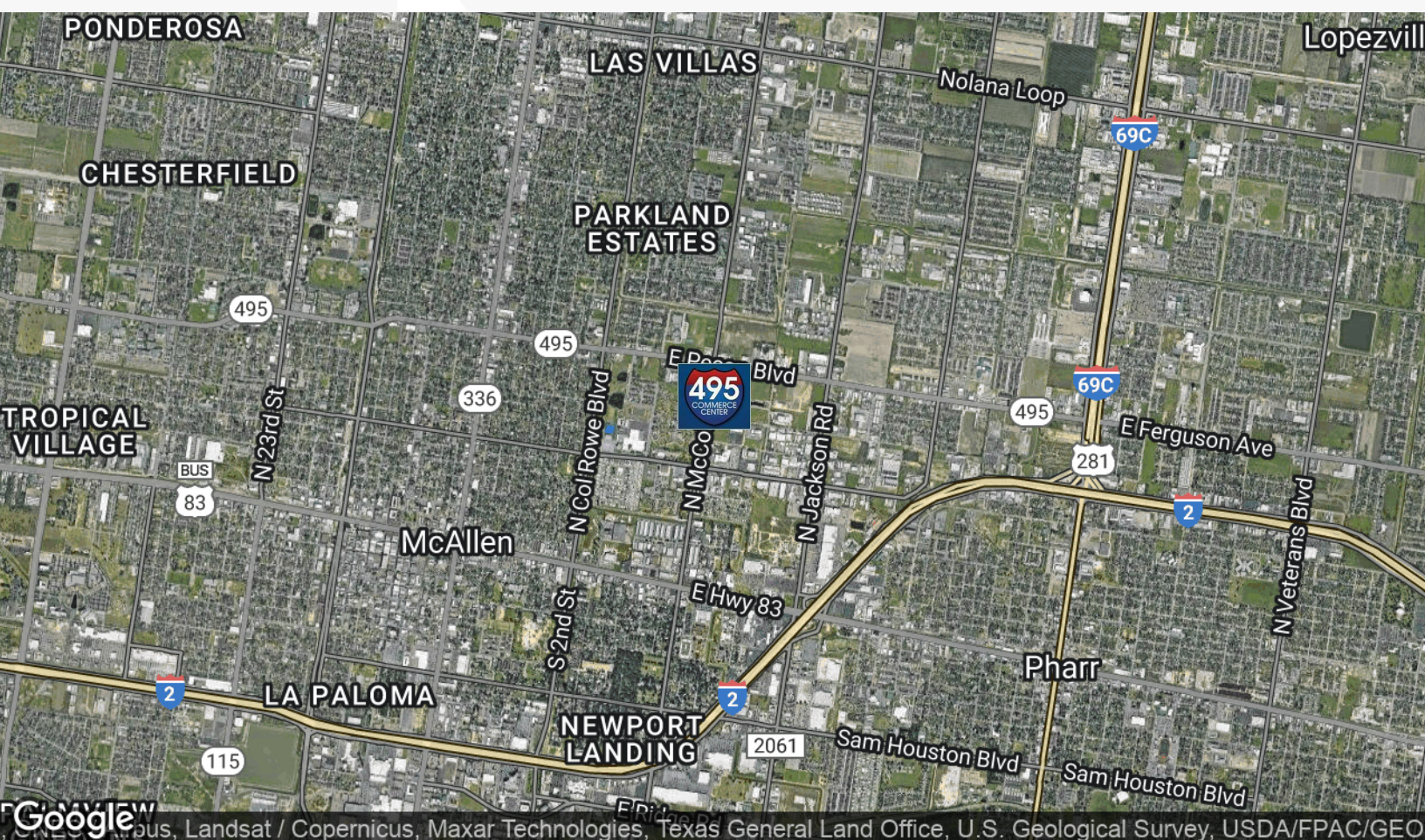
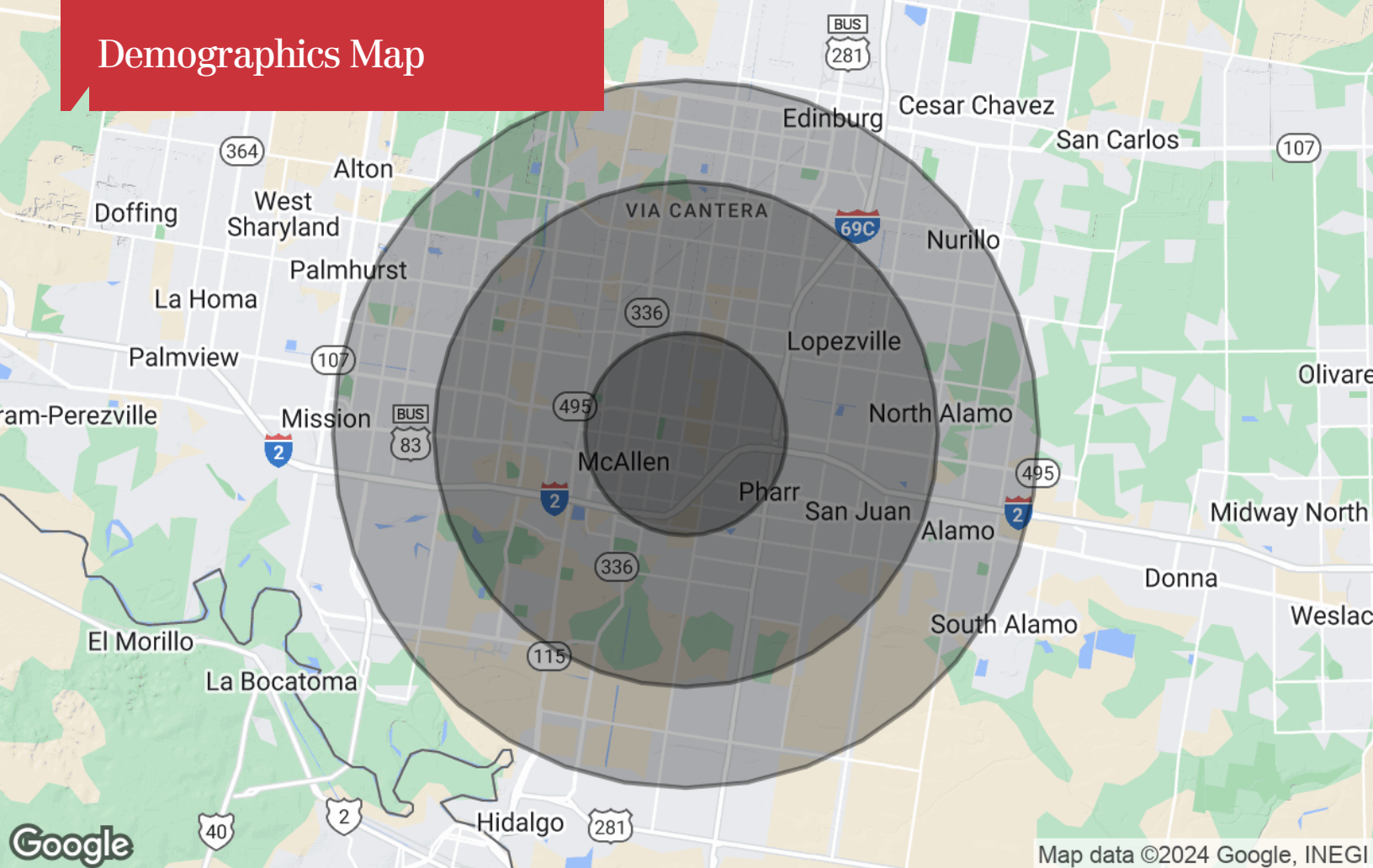


Image © 2024 Airbus, CNES / Airbus, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA/FPAC/GEO

Demographics Map



Population	2 Miles	5 Miles	7 Miles
TOTAL POPULATION	46,401	240,750	395,695
MEDIAN AGE	34.2	33.0	32.3
MEDIAN AGE (MALE)	30.8	30.7	30.5
MEDIAN AGE (FEMALE)	37.2	35.4	34.4
Households & Income	2 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	18,658	85,325	137,212
# OF PERSONS PER HH	2.5	2.8	2.9
AVERAGE HH INCOME	\$47,858	\$57,729	\$58,489
AVERAGE HOUSE VALUE	\$113,150	\$123,714	\$124,011

* Demographic data derived from 2020 ACS - US Census

1100 N Mccoll Rd

McAllen, Texas 78501

The information contained in the following Investment Summary is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI Rio Grande Valley Investment Real Estate Brokerage and should not be made available to any other person or entity without the written consent of Broker. This Investment Summary 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. Broker 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 in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has 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.

For More Information:



Mike Blum

O: 956 731 4401 | C: 956 451 5596
mikeb@nairgv.com



Laura Liza Paz

O: 956 227 8000 | C: 956 227 8000
laurap@nairgv.com



Eric Cortez

O: 956 874 9225 | C: 956 874 9225
ericc@nairgv.com



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.

<u>NAI Rio Grande Valley</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9008410</u> License No.	<u>mikeb@nairgv.com</u> Email	<u>956-994-8900</u> Phone
<u>Michael J. Blum</u> Designated Broker of Firm	<u>426545</u> License No.	<u>mikeb@nairgv.com</u> Email	<u>956-994-8900</u> Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Michael J. Blum</u> Sales Agent/Associate's Name	<u>426545</u> License No.	<u>mikeb@nairgv.com</u> Email	<u>956-994-8900</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date