API REAL ESTATE
Commercial • Residential • Industrial • Property Management

TOWER PLAZA

SEQ OF 10TH & BUS. 83

201 S 10TH ST,
MCALLEN, TX 78501

S. 10TH ST. - 20,695 VPD

FOR LEASE

700 SF - 3,000 SF SUITES
$18.00/SF GROSS

SERGIO A. ADAME, CCIM • BROKER-OWNER
956.412.1412 | sergio@apirealtor.com

The information contained herein was obtained from sources deemed reliable; however, API Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

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PROPERTY DETAILS

- ±16,688 SF Multi-Tenant Commercial Building
- 1st-Floor Retail & 2nd-Floor Suites Available for Immediate Occupancy
- Prime Downtown Location with Proximity to Govt. Offices, Banks, & Professional Services
- Excellent Access via S 10th St. with Convenient Connection to Major Thoroughfares
- Ample On-Site & Nearby Parking Options
- Strong Visibility within McAllen's Established Business District

FOR LEASE:
700 SF - 3,000 SF
Retail/Office Units

$18.00/SF
GROSS LEASE

S. 10th St: 20,695 VPD
Bus. 83: 25,065 VPD
(TXDOT)

AREA RETAILERS

Whataburger, Chase, La Plaza A Simon Mall, Ross Dress for Less, Target, Burlington, Macy's, Hobby Lobby, H-E-B, Walmart Save money. Live better., dd's Discounts, McAllen Convention Center

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	11,224	97,521	237,791
Daytime Population	23,536	148,263	292,455
Average HH Income	$57,844	$73,375	$87,123

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1ST-FLOOR RETAIL

STE.	TENANT	SF
A	Bride's Gallery	3,000
B	Available	3,000
C	Available	700
J	Available	740

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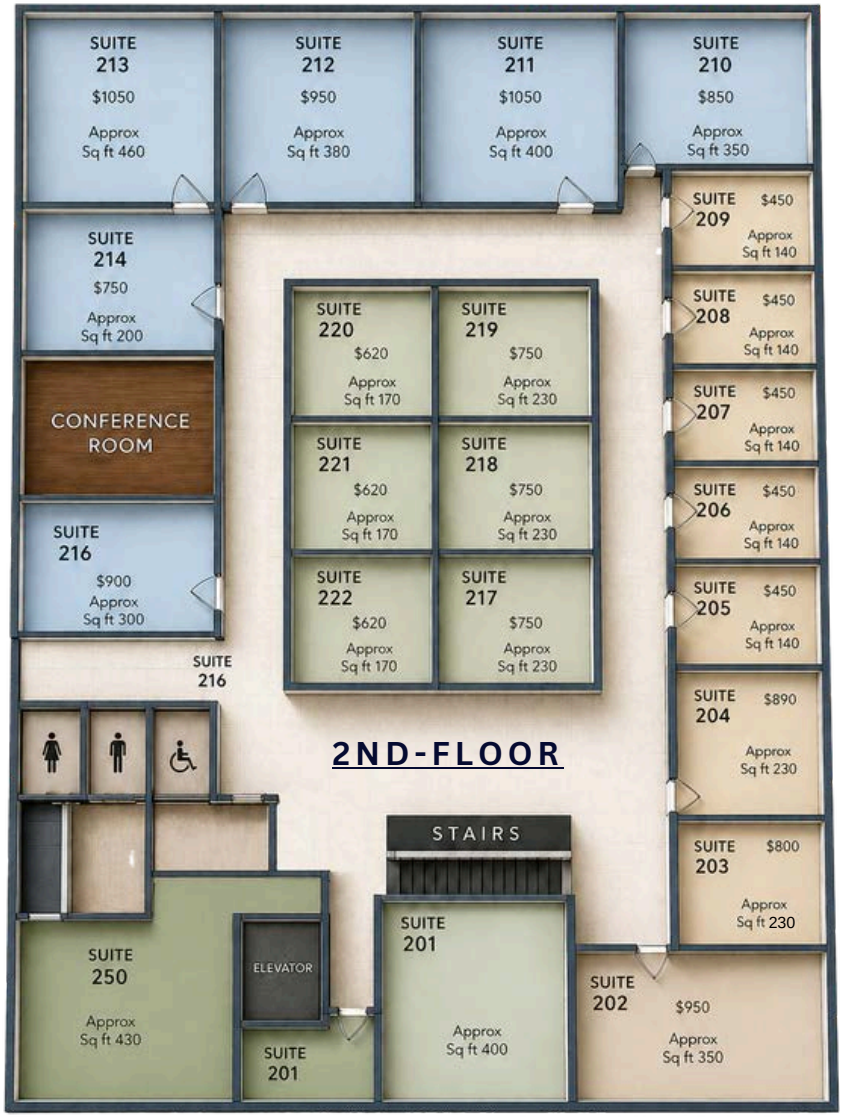

STE.	TENANT	$/MO.	SF
201	-	-	400
202	Available	$950	350
203	Available	$800	230
204	Available	$890	230
205	Available	$450	140
206	Available	$450	140
207	PENDING	$450	140
208	PENDING	$450	140
209	PENDING	$450	140
210	PENDING	$850	350
211	PENDING	$1050	400
212	PENDING	$950	380
213	PENDING	$1050	460
214	Available	$750	200
-	CONF. ROOM	-	-
216	Available	$900	300
217	Available	$750	230
218	Available	$750	230
219	Available	$750	230
220	Available	$620	170
221	Available	$620	170
222	Available	$620	170
250	-	-	430

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What's in My Community?

Places that make your life richer and community better

Tower Plaza
3 miles

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TREC
TEXAS REAL ESTATE COMMISSION

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

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:
  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.

API REAL ESTATE	0534881	info@apire.us	(956) 412-1412
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
SERGIO A. ADAME, CCIM	0534881	sergio@apirealtor.com	(956) 412-1412
DESIGNATED BROKER	LICENSE NO.	EMAIL	PHONE
SALES AGENT	LICENSE NO.	EMAIL	PHONE

BUYER/TENANT/SELLER/LANDLORD INITIALS DATE