

BROADWAY NORTH

NEC OF DOVE AVE & 10th ST

801 DOVE AVE
MCALLEN TEXAS 78504



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2021 Population	15,237	107,271	249,516
Daytime Population	22,191	125,551	298,861
Average HH Income	\$93,685	\$78,813	\$69,959

FOR SALE

\$3,200,000.00

23,390 SF

PROPERTY HIGHLIGHTS

- This 23,390 SF Building sits on the Broadway Plaza at Dove Ave and 10th St.
- Fast Growing Area
- Easy Access
- Great Visibility
- High Traffic

TRAFFIC COUNTS

Dove Ave: 21,101 VPD
10th St: 2,770 VPD
(TXDOT 2021)

Area Retailers



Sergio Adame, CCIM
sergio@apirealtor.com
956.412.1412

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Population Summary			
2000 Total Population	13,279	70,087	165,718
2010 Total Population	14,641	93,854	216,107
2021 Total Population	15,237	107,271	249,516
2021 Group Quarters	0	325	2,038
2026 Total Population	15,902	114,291	265,670
2021-2026 Annual Rate	0.86%	1.28%	1.26%
2021 Total Daytime Population	22,191	123,551	298,861
Workers	14,203	64,055	155,359
Residents	7,988	59,496	143,502
Household Summary			
2000 Households	4,725	22,321	50,746
2000 Average Household Size	2.80	3.12	3.22
2010 Households	5,385	30,316	68,175
2010 Average Household Size	2.72	3.09	3.14
2021 Households	5,628	34,817	78,823
2021 Average Household Size	2.71	3.07	3.14
2026 Households	5,883	37,105	83,966
2026 Average Household Size	2.70	3.07	3.14
2021-2026 Annual Rate	0.89%	1.28%	1.27%
2010 Families	3,869	23,418	52,611
2010 Average Family Size	3.22	3.54	3.60
2021 Families	4,006	26,685	60,402
2021 Average Family Size	3.22	3.53	3.61
2026 Families	4,175	28,383	64,204
2026 Average Family Size	3.22	3.54	3.62
2021-2026 Annual Rate	0.83%	1.24%	1.23%
Housing Unit Summary			
2000 Housing Units	5,351	25,386	59,095
Owner Occupied Housing Units	51.8%	57.8%	55.5%
Renter Occupied Housing Units	36.5%	30.2%	30.4%
Vacant Housing Units	11.7%	12.1%	14.1%
2010 Housing Units	5,776	32,660	75,101
Owner Occupied Housing Units	52.6%	57.5%	55.4%
Renter Occupied Housing Units	40.7%	35.4%	35.4%
Vacant Housing Units	6.8%	7.2%	9.2%
2021 Housing Units	6,065	37,859	87,228
Owner Occupied Housing Units	51.9%	57.1%	56.2%
Renter Occupied Housing Units	40.8%	34.9%	34.1%
Vacant Housing Units	7.2%	8.0%	9.6%
2026 Housing Units	6,347	40,387	92,988
Owner Occupied Housing Units	52.7%	58.4%	57.5%
Renter Occupied Housing Units	40.0%	33.5%	32.8%
Vacant Housing Units	7.3%	8.1%	9.7%
Median Household Income			
2021	\$65,975	\$56,957	\$50,159
2026	\$71,644	\$62,809	\$54,524
Median Home Value			
2021	\$237,783	\$173,966	\$160,247
2026	\$314,936	\$261,697	\$252,640
Per Capita Income			
2021	\$34,228	\$25,666	\$22,124
2026	\$37,877	\$28,958	\$24,964
Median Age			
2010	34.5	31.5	30.5
2021	36.4	33.3	32.3
2026	37.3	34.1	33.2



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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.

API Real Estate	534881	info@apire.us	956.412.1412
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sergio A. Adame	534881	sergio@apirealtor.com	956.412.1412
Designated Broker of Firm	License No.	Email	Phone
Sergio A. Adame		sergio@apirealtor.com	956.412.1412
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sergio A. Adame		sergio@apirealtor.com	956.412.1412
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date