

DOWNTOWN BUSINESS CENTER

SE CORNER OF BUSINESS 83 & MAIN ST.

1 S Main St.
McAllen, TX 78501



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2020 Population	15,495	102,318	238,528
Daytime Population	21,105	135,425	282,481
Average HH Income	\$35,865	\$58,508	\$66,950

FOR LEASE

Suite A - \$1,550

Suite B - \$2,200

AVAILABLE

1,127 - 3,905 SF

PROPERTY HIGHLIGHTS

- 3,905 SF Professional Office space on the 2nd Floor.
- Located on hard corner off of Main St. & Business *3
- High Traffic Volume
- Close to a variety retail stores
- Easy access from Business 83

TRAFFIC COUNTS

S Main St: 2,832 VPD
W Business 83: 24,099 VPD
E Business 83: 24,866 V PD

TRAFFIC GENERATORS



Sergio Adame, CCIM
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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.

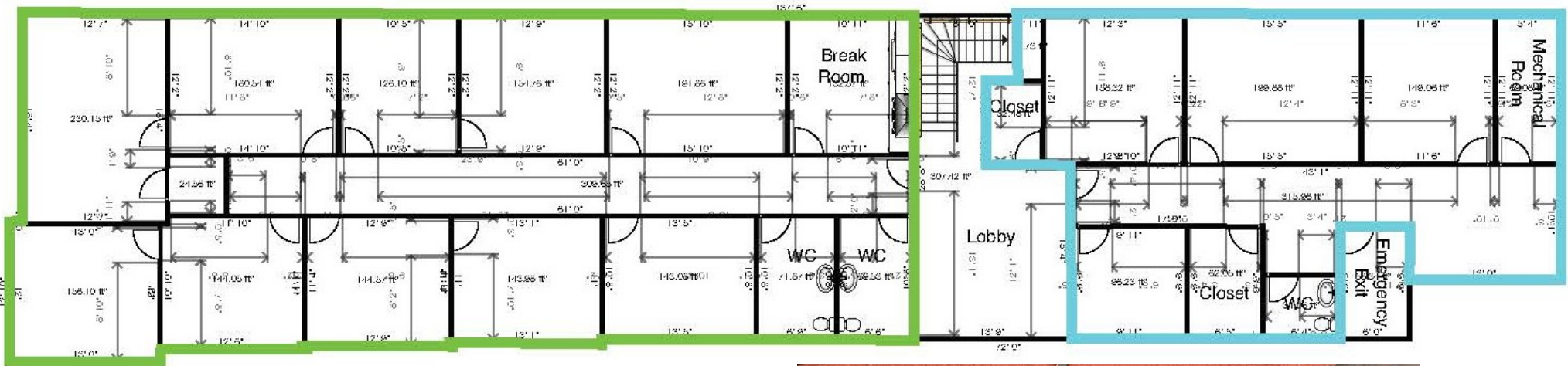
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Suite B

Suite A



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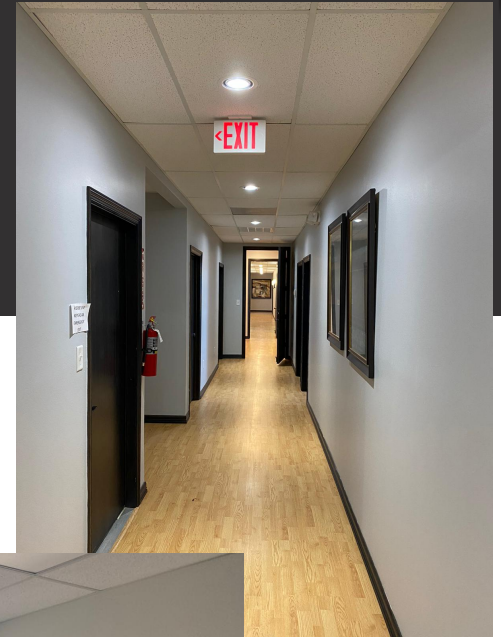
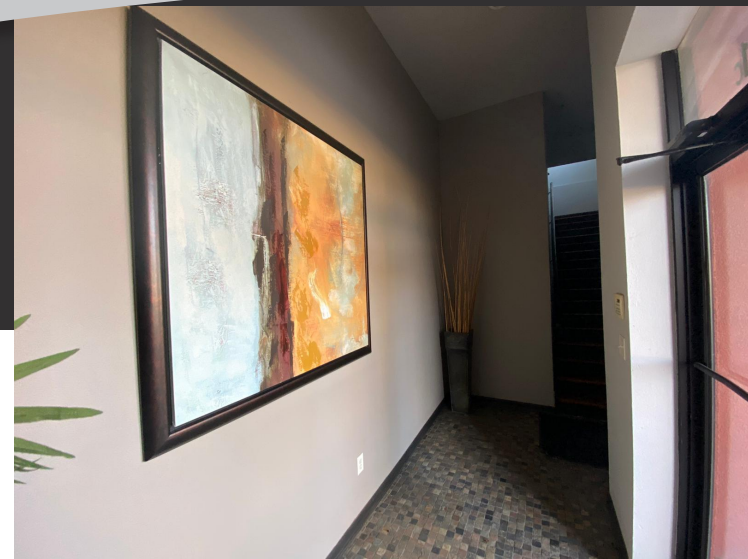
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Population Summary	1 mile	3 miles	5 miles
2000 Total Population	15,854	84,530	164,878
2010 Total Population	14,436	93,352	211,944
2020 Total Population	15,495	102,318	238,528
2020 Group Quarters	266	1,124	1,472
2025 Total Population	16,182	107,464	252,462
2020-2025 Annual Rate	0.87%	0.99%	1.14%
2020 Total Daytime Population	21,105	135,425	282,481
Workers	11,167	71,922	136,660
Residents	9,938	63,503	145,821
Household Summary			
2000 Households	4,995	26,514	50,865
2000 Average Household Size	3.12	3.15	3.22
2010 Households	4,788	30,522	67,065
2010 Average Household Size	2.96	3.02	3.14
2020 Households	5,174	33,504	75,397
2020 Average Household Size	2.94	3.02	3.14
2025 Households	5,415	35,232	79,802
2025 Average Household Size	2.94	3.02	3.15
2020-2025 Annual Rate	0.91%	1.01%	1.14%
2010 Families	3,361	22,474	52,239
2010 Average Family Size	3.58	3.57	3.60
2020 Families	3,583	24,411	58,290
2020 Average Family Size	3.58	3.59	3.62
2025 Families	3,733	25,572	61,533
2025 Average Family Size	3.59	3.59	3.63
2020-2025 Annual Rate	0.82%	0.93%	1.09%
Housing Unit Summary			
2000 Housing Units	5,580	31,107	61,265
Owner Occupied Housing Units	44.6%	50.4%	55.7%
Renter Occupied Housing Units	44.9%	34.9%	27.3%
Vacant Housing Units	10.5%	14.8%	17.0%
2010 Housing Units	5,313	34,268	76,425
Owner Occupied Housing Units	40.9%	47.6%	55.3%
Renter Occupied Housing Units	49.2%	41.4%	32.4%
Vacant Housing Units	9.9%	10.9%	12.2%
2020 Housing Units	5,808	37,916	86,313
Owner Occupied Housing Units	38.3%	45.6%	54.0%
Renter Occupied Housing Units	50.8%	42.8%	33.4%
Vacant Housing Units	10.9%	11.6%	12.6%
2025 Housing Units	6,097	40,013	91,623
Owner Occupied Housing Units	38.6%	45.4%	53.9%
Renter Occupied Housing Units	50.2%	42.6%	33.2%
Vacant Housing Units	11.2%	11.9%	12.9%
Median Household Income			
2020	\$21,768	\$37,566	\$46,401
2025	\$23,007	\$39,914	\$50,129
Median Home Value			
2020	\$76,375	\$117,192	\$130,611
2025	\$78,926	\$128,146	\$142,120
Per Capita Income			
2020	\$12,030	\$19,316	\$21,126
2025	\$12,880	\$21,104	\$23,442
Median Age			
2010	34.8	32.3	32.0
2020	36.0	33.8	33.3
2025	38.1	35.2	34.6



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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@apire.us	956.412.1412
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