

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2021 Population	13,980	102,361	242,889
Daytime Population	16,655	113,995	273,812
Average HH Income	\$97,775	\$83,522	\$69,839

FOR LEASE
\$18.00-\$22.00 PSF NNN
***NNNs- 3.60**
(*Estimate provided by Landlord and subject to change)

PROPERTY HIGHLIGHTS

- 10,059 SF Building on 1.09 AC Lot
- High Traffic
- Easy Access & Ample Parking

TRAFFIC COUNTS

10th St: 28,987 VPD (TXDOT 2021)
Martin Ave. 5,267 (TXDOT 2021)

AVAILABLE SPACE
100% Leased!

AREA RETAILERS

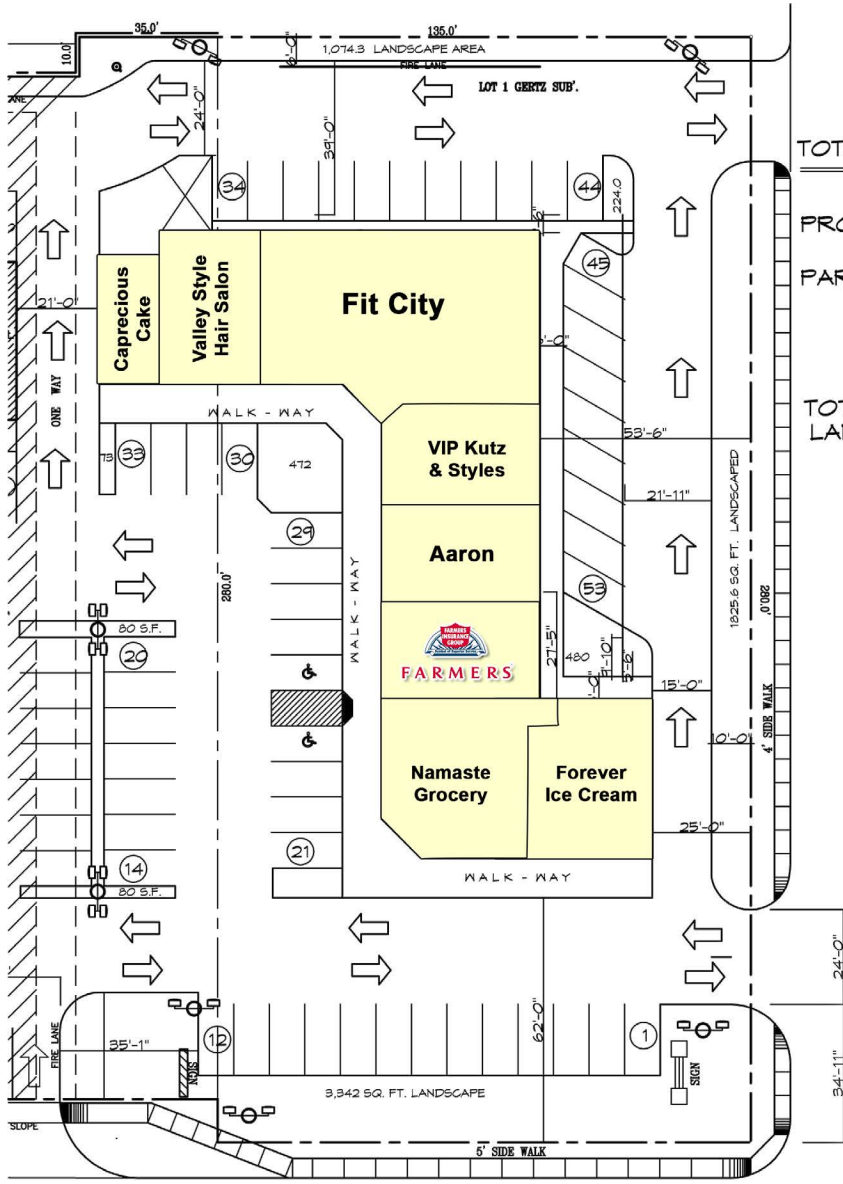


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M-10 PLAZA

SWC 10TH ST & MARTIN ST

MCALLEN, TEXAS 78504



TOTAL RENTAL AREA 10,116 SQ. FT.

PROPOSED USAGE: 50% OFFICE 5,058 SQ. FT.
 50% RETAIL 5,058 SQ. FT.
 PARKING REQ'D. OFFICE 29 SPACES
 RETAIL 16 SPACES
 TOTAL REQ'D 45 SPACES
 PARKING PROVIDED 53 SPACES

TOTAL DEVELOPED AREA 45,451.9 SQ. FT.
 LANDSCAPE AREA REQ'D. 4,545.19 SQ. FT.
 PROVIDED 7,010.9 SQ. FT.

Ste	Tenant	SF
100	Capricious Cake	499
110	Valley Style Hair Salon	949
120-130:	Fit City	2,990
140	VIP Kutz & Styles	949
150	Aaron	1,000
160	Farmer's Insurance	1,000
170	Namaste Grocery	1,458
180	Forever Ice Cream	1,220

10TH STREET

MARTIN AVENUE

SITE PLAN

LEGAL DESCRIPTION:
 LOT 1, GERTZ SUBDIVISION
 MCALLEN, TEXAS
 AND
 THE NORTH 35' OF MARTIN PLAZA SUBI



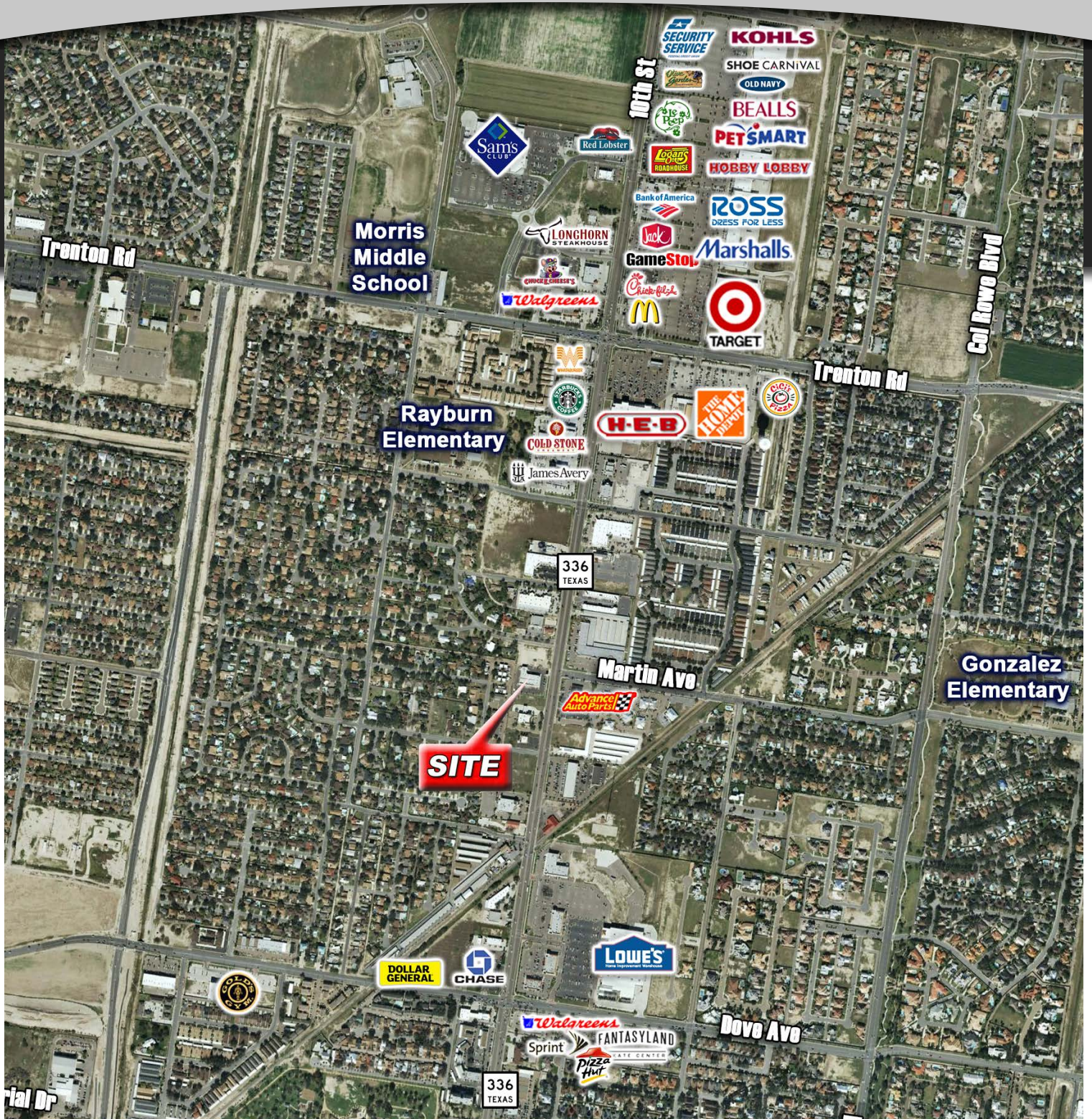
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M-10 PLAZA

SWC 10TH ST & MARTIN ST

MCALLEN, TEXAS 78504



	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	11,463	62,350	157,935
2010 Total Population	13,109	87,696	209,246
2021 Total Population	13,980	102,361	242,889
2021 Group Quarters	0	315	2,202
2026 Total Population	14,597	109,673	258,857
2021-2026 Annual Rate	0.87%	1.39%	1.28%
2021 Total Daytime Population	16,655	113,995	273,812
Workers	9,282	58,239	135,097
Residents	7,373	55,756	138,715
Household Summary			
2000 Households	3,910	20,212	48,515
2000 Average Household Size	2.92	3.07	3.21
2010 Households	4,568	28,665	66,105
2010 Average Household Size	2.87	3.05	3.13
2021 Households	4,882	33,457	76,772
2021 Average Household Size	2.86	3.05	3.14
2026 Households	5,100	35,840	81,852
2026 Average Household Size	2.86	3.05	3.14
2021-2026 Annual Rate	0.88%	1.39%	1.29%
2010 Families	3,478	22,127	51,011
2010 Average Family Size	3.30	3.50	3.59
2021 Families	3,680	25,653	58,849
2021 Average Family Size	3.31	3.51	3.60
2026 Families	3,835	27,431	62,612
2026 Average Family Size	3.31	3.51	3.61
2021-2026 Annual Rate	0.83%	1.35%	1.25%
Housing Unit Summary			
2000 Housing Units	4,189	23,145	56,069
Owner Occupied Housing Units	56.8%	58.4%	55.5%
Renter Occupied Housing Units	36.5%	28.9%	31.1%
Vacant Housing Units	6.7%	12.7%	13.5%
2010 Housing Units	4,825	30,912	72,453
Owner Occupied Housing Units	58.1%	58.9%	55.1%
Renter Occupied Housing Units	36.6%	33.8%	36.1%
Vacant Housing Units	5.3%	7.3%	8.8%
2021 Housing Units	5,196	36,346	84,553
Owner Occupied Housing Units	58.3%	59.0%	56.1%
Renter Occupied Housing Units	35.6%	33.1%	34.7%
Vacant Housing Units	6.0%	7.9%	9.2%
2026 Housing Units	5,434	38,973	90,214
Owner Occupied Housing Units	59.3%	60.2%	57.3%
Renter Occupied Housing Units	34.5%	31.8%	33.4%
Vacant Housing Units	6.1%	8.0%	9.3%
Median Household Income			
2021	\$70,528	\$60,743	\$50,365
2026	\$75,595	\$67,432	\$54,711
Median Home Value			
2021	\$208,310	\$183,514	\$163,606
2026	\$286,224	\$270,008	\$254,865
Per Capita Income			
2021	\$33,635	\$27,314	\$22,068
2026	\$37,142	\$30,812	\$24,894
Median Age			
2010	33.5	31.7	30.2
2021	35.3	33.5	32.1
2026	36.5	34.1	33.0



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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.

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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