

NORTHSIDE NOLANA

NWQ OF W NOLANA AVE & N COL. ROWE BLVD

212 W. Nolana Ave.
McAllen, TX 78504



SITE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2018 Population	9,151	86,999	244,058
Daytime Population	14,704	106,659	263,234
Average HH Income	\$87,346	\$78,356	\$64,351

FOR SALE

\$480,000.00

AVAILABLE

3,917 SF

PROPERTY HIGHLIGHTS

- 3,917 SF Suite
- Prime location in the heart of North McAllen
- High Traffic Volume
- Executive Suites with built-ins
- Easy access from Nolana Ave.
- Ready to go private office or Investment.

TRAFFIC COUNTS

W Nolana Ave: 31,121 VPD

N Col. Rowe Blvd: 18,453 VPD

TRAFFIC GENERATORS



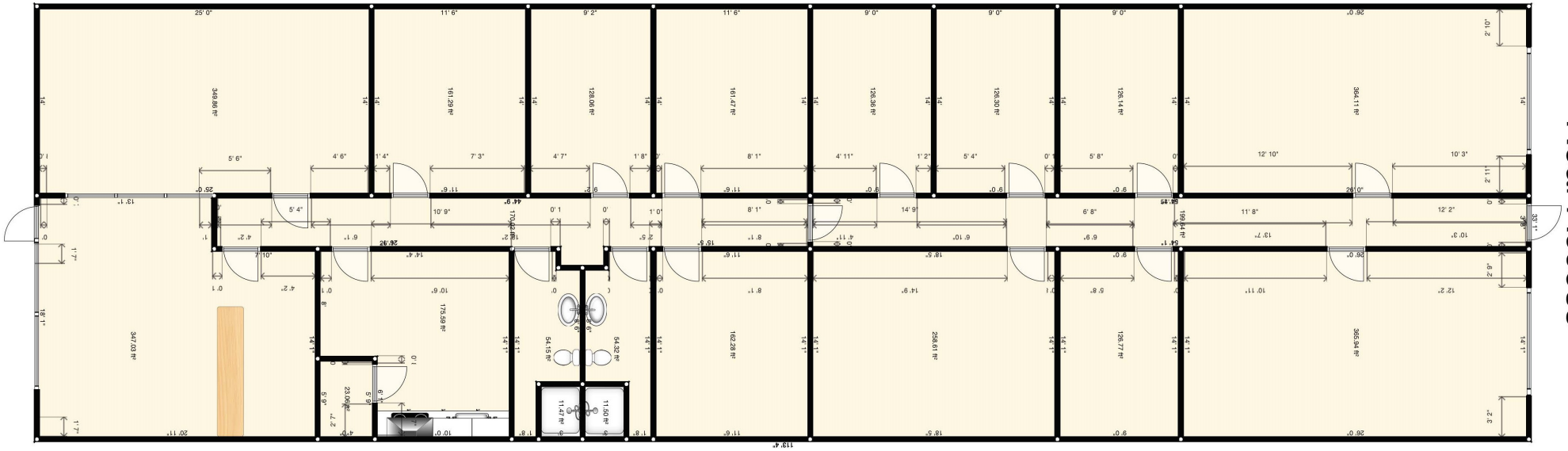
API REAL ESTATE

Commercial • Residential • Industrial • Property Management

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.

Front Entry



Rear Access



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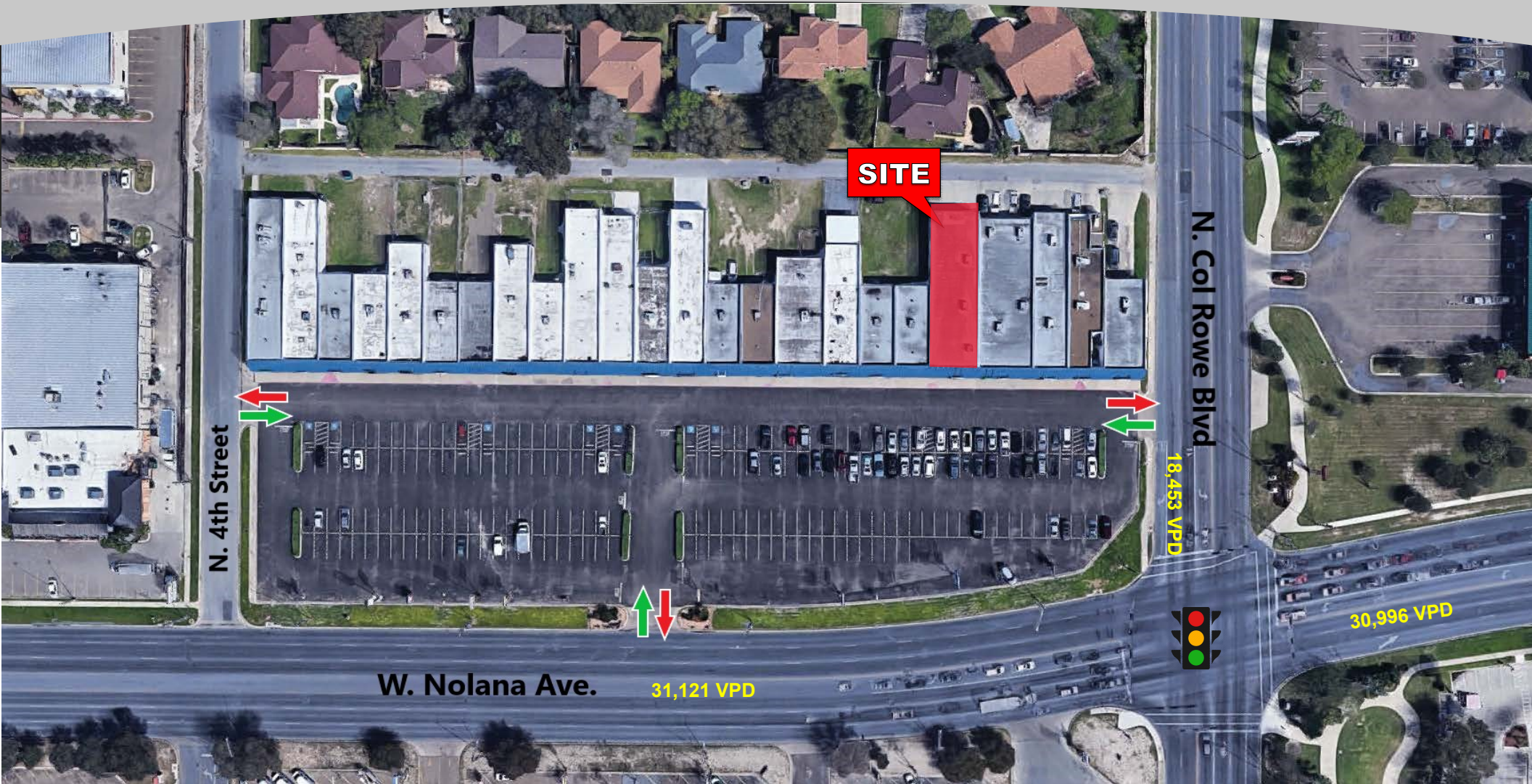
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Population Summary			
2000 Total Population	12,653	80,471	178,245
2010 Total Population	13,859	99,098	228,250
2019 Total Population	14,918	109,665	259,190
2019 Group Quarters	0	690	1,751
2024 Total Population	15,629	116,540	277,573
2019-2024 Annual Rate	0.94%	1.22%	1.38%
2019 Total Daytime Population	20,696	147,901	311,913
Workers	13,069	85,512	160,634
Residents	7,627	62,389	151,279
Household Summary			
2000 Households	4,707	25,545	54,092
2000 Average Household Size	2.69	3.13	3.25
2010 Households	5,508	32,315	71,401
2010 Average Household Size	2.52	3.05	3.17
2019 Households	5,942	35,626	80,724
2019 Average Household Size	2.51	3.06	3.19
2024 Households	6,227	37,807	86,332
2024 Average Household Size	2.51	3.06	3.19
2019-2024 Annual Rate	0.94%	1.20%	1.35%
2010 Families	3,522	24,558	55,882
2010 Average Family Size	3.17	3.52	3.63
2019 Families	3,764	26,923	62,908
2019 Average Family Size	3.19	3.55	3.65
2024 Families	3,930	28,518	67,167
2024 Average Family Size	3.19	3.56	3.67
2019-2024 Annual Rate	0.87%	1.16%	1.32%
Housing Unit Summary			
2000 Housing Units	5,492	29,565	63,594
Owner Occupied Housing Units	52.1%	54.3%	56.1%
Renter Occupied Housing Units	33.6%	32.1%	29.0%
Vacant Housing Units	14.3%	13.6%	14.9%
2010 Housing Units	6,049	35,184	79,470
Owner Occupied Housing Units	46.0%	53.5%	56.6%
Renter Occupied Housing Units	45.0%	38.3%	33.2%
Vacant Housing Units	8.9%	8.2%	10.2%
2019 Housing Units	6,573	39,093	90,525
Owner Occupied Housing Units	40.9%	50.1%	54.3%
Renter Occupied Housing Units	49.5%	41.1%	34.9%
Vacant Housing Units	9.6%	8.9%	10.8%
2024 Housing Units	6,893	41,508	96,844
Owner Occupied Housing Units	40.5%	49.9%	54.2%
Renter Occupied Housing Units	49.8%	41.2%	35.0%
Vacant Housing Units	9.7%	8.9%	10.9%
Median Household Income			
2019	\$59,242	\$50,234	\$49,643
2024	\$69,140	\$55,803	\$56,117
Median Home Value			
2019	\$177,529	\$136,186	\$134,406
2024	\$199,371	\$156,022	\$161,076
Per Capita Income			
2019	\$34,109	\$22,721	\$21,673
2024	\$39,120	\$25,872	\$24,879
Median Age			
2010	35.5	31.7	31.1
2019	37.4	33.2	32.5
2024	38.2	34.2	33.5



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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 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