

401 N. COL ROWE BLVD. #A

FOR LEASE

401 N. COL. ROWE BLVD. #A, MCALEN, TX 78501



Lease Rate	\$1,445.00 PER MONTH
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OFFERING SUMMARY

Building Size:	1,700 SF
Available SF:	1,700 SF
Year Built:	1970
Zoning:	C
Market:	McAllen
Submarket:	McAllen, Mission, Edinburg

PROPERTY OVERVIEW

Formerly used as sales office for Baldwin Mobile Park lot. Approx. 1,700 sf with multiple rooms, 2 bathrooms and kitchen area. Located in a light industrial area with good visibility. See the designated parking area in the attached aerial photo (70' X 60'). Potential use must meet with the City of McAllen zoning requirements.

LOCATION OVERVIEW

Located at 2nd St. (Col. Rowe) and Date Palm Ave. Property is on 2nd Street, on the former Baldwin Mobile Park sales lot.

PROPERTY HIGHLIGHTS

- Easy Access to major roadways
- Sales & Service office
- Display Showroom
- Chiropractor or other medical services
- Medical Billing offices
- Carpet or tile flooring showroom

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PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
APN #	H2550-00-008-0008-02
Corner Property	Yes
MLS #	341345

PARKING & TRANSPORTATION

Parking Type	Surface
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UTILITIES & AMENITIES

Central HVAC	Yes
HVAC	3 mini splits
Restrooms	2
Landscaping	No

LOCATION INFORMATION

Street Address	401 N. Col. Rowe Blvd. #A
City, State, Zip	McAllen, TX 78501
County	Hidalgo
Market	McAllen
Sub-market	McAllen, Mission, Edinburg
Cross-Streets	N. Col. Rowe Blvd. & Datepalm Ave.
Township	McAllen
Side of the Street	South
Road Type	Paved
Market Type	Medium
Nearest Highway	Business Hwy. 83
Nearest Airport	McAllen Miller Airport (MFE)

BUILDING INFORMATION

Building Class	C
Tenancy	Single
Number of Floors	1
Average Floor Size	1,700 SF
Year Built	1970
Gross Leasable Area	1,700 SF
Construction Status	Existing
Condition	Average
Free Standing	Yes
Number of Buildings	1
Walls	Panel
Floor Coverings	Carpet, Linoleum

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ADDITIONAL PHOTOS

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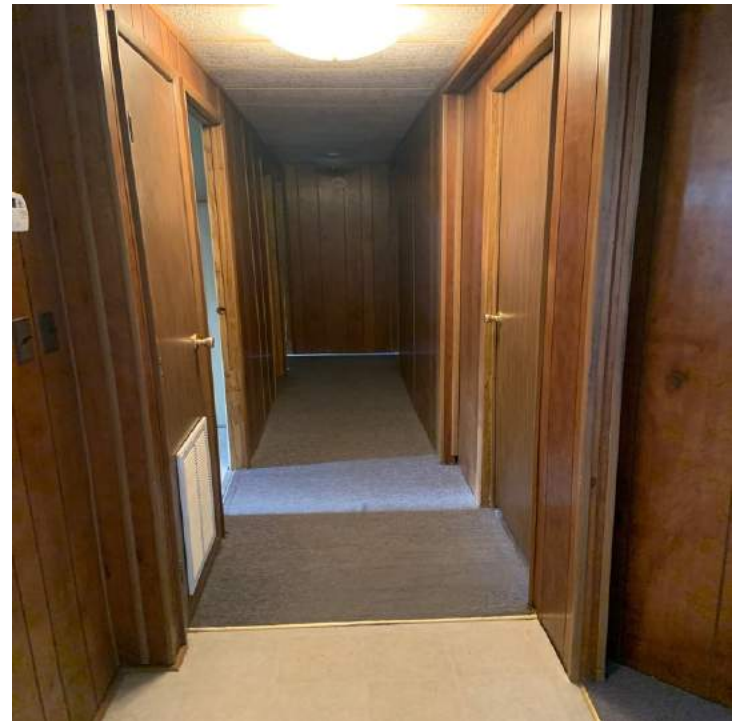


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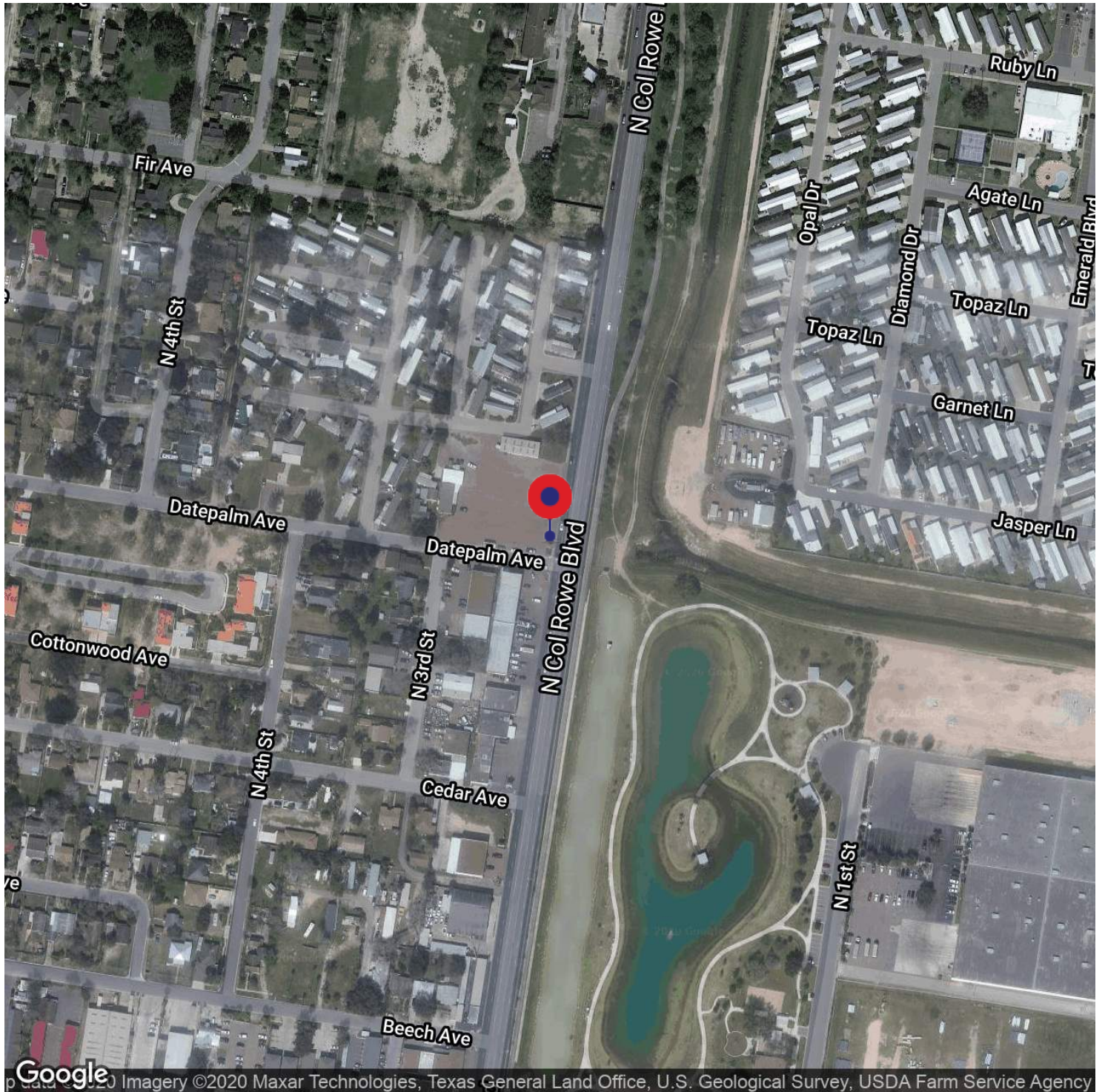
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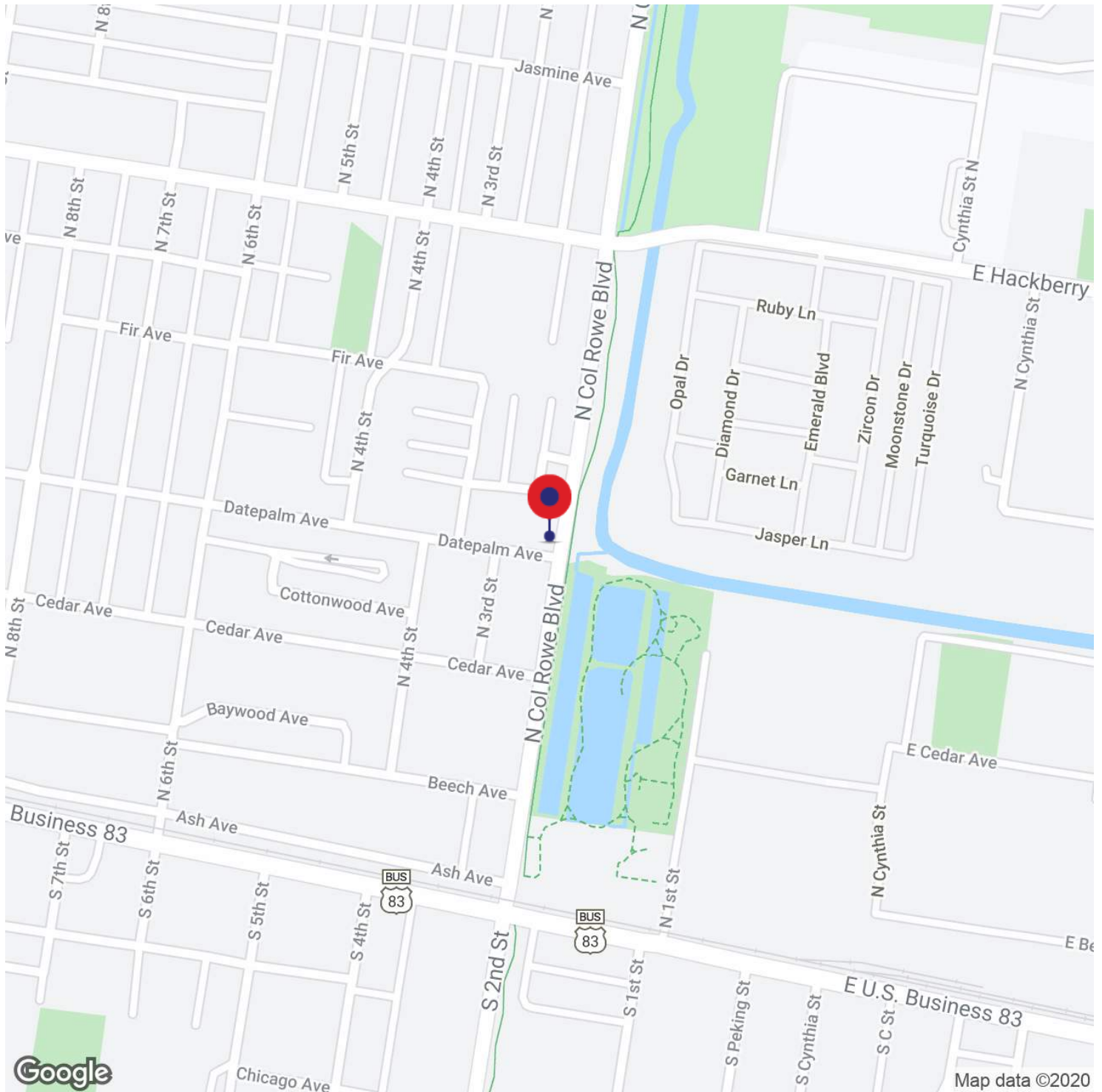
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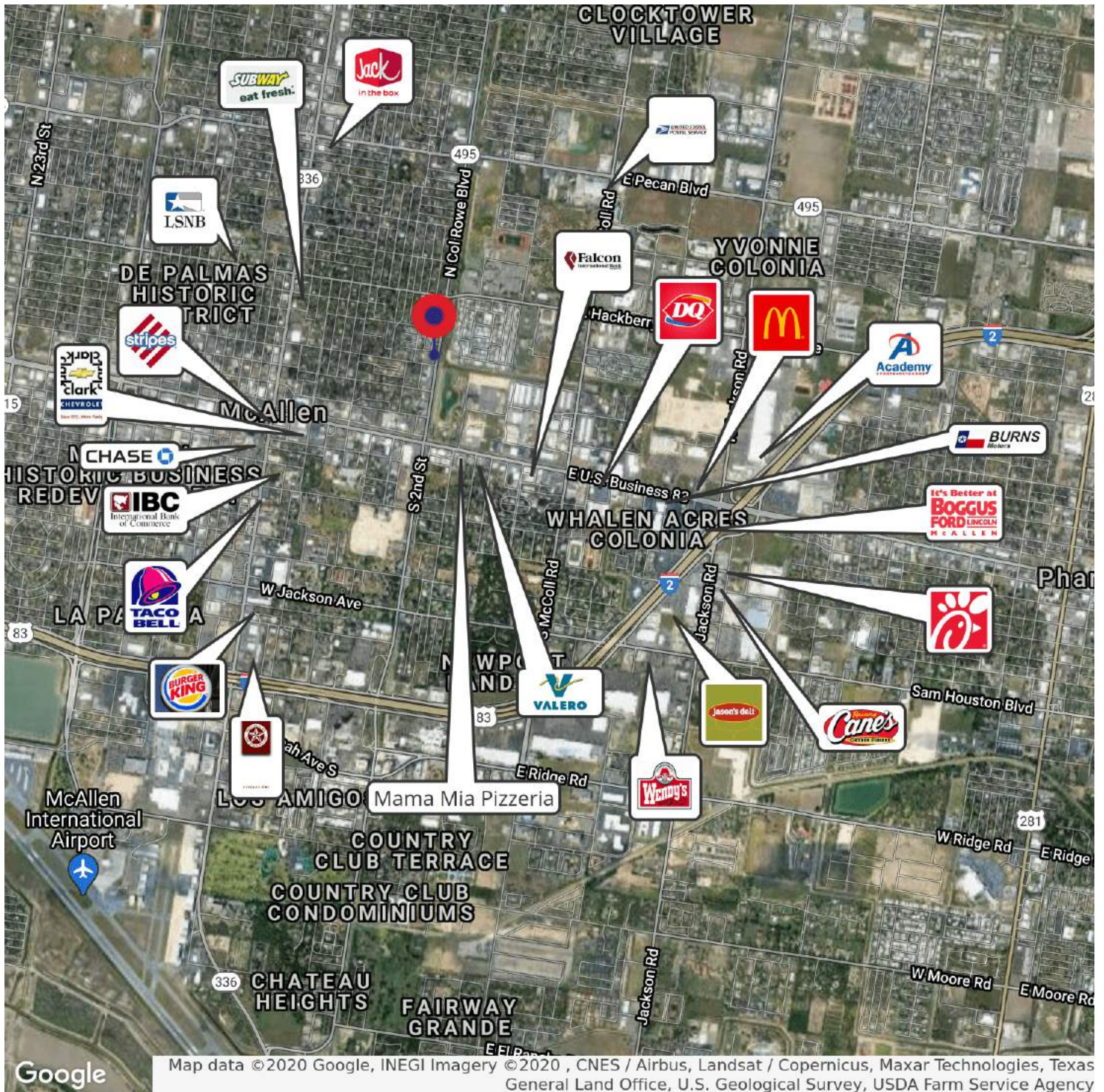
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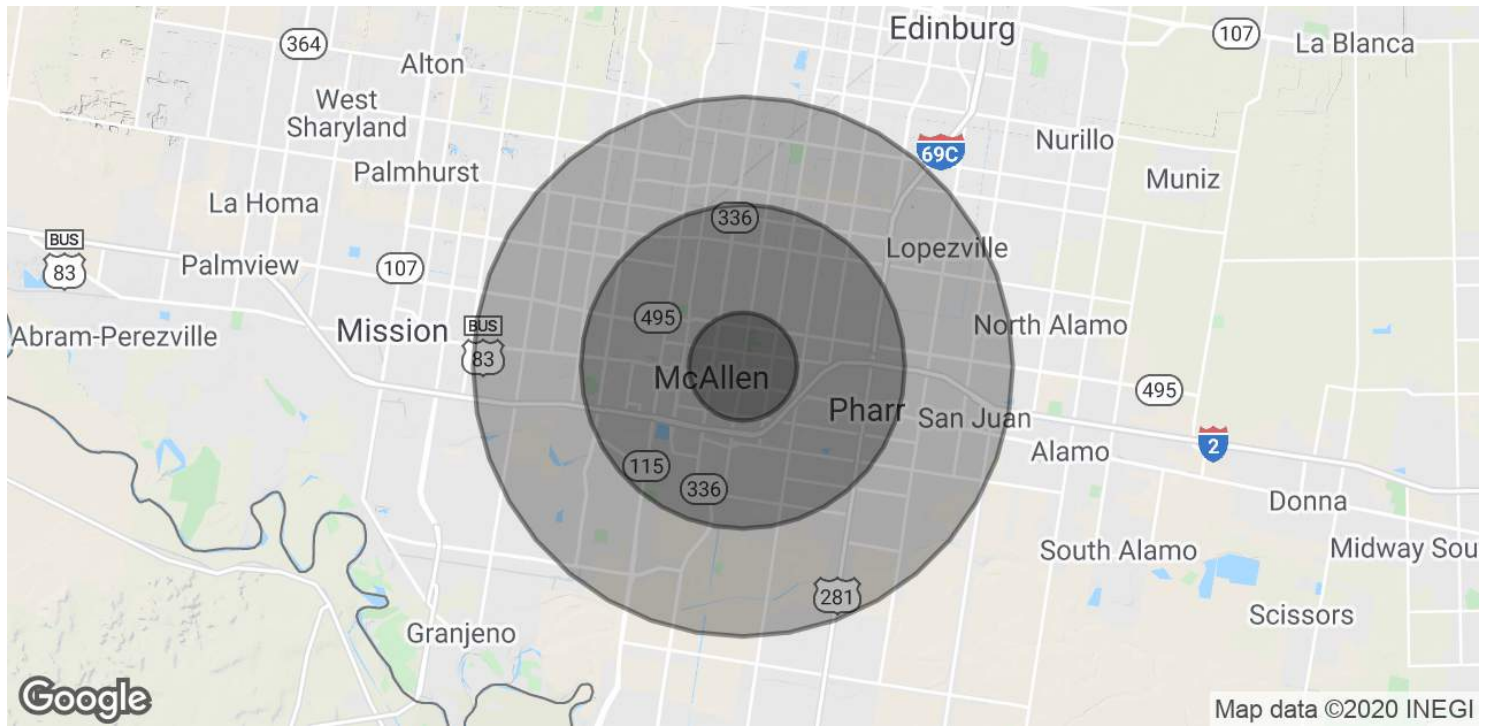
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,886	85,024	206,160
Average age	31.5	31.9	31.2
Average age (Male)	30.2	29.9	29.6
Average age (Female)	32.9	34.5	32.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,139	27,978	63,930
# of persons per HH	3.1	3.0	3.2
Average HH income	\$42,328	\$48,961	\$53,805
Average house value	\$110,676	\$119,270	\$114,262

* Demographic data derived from 2010 US Census

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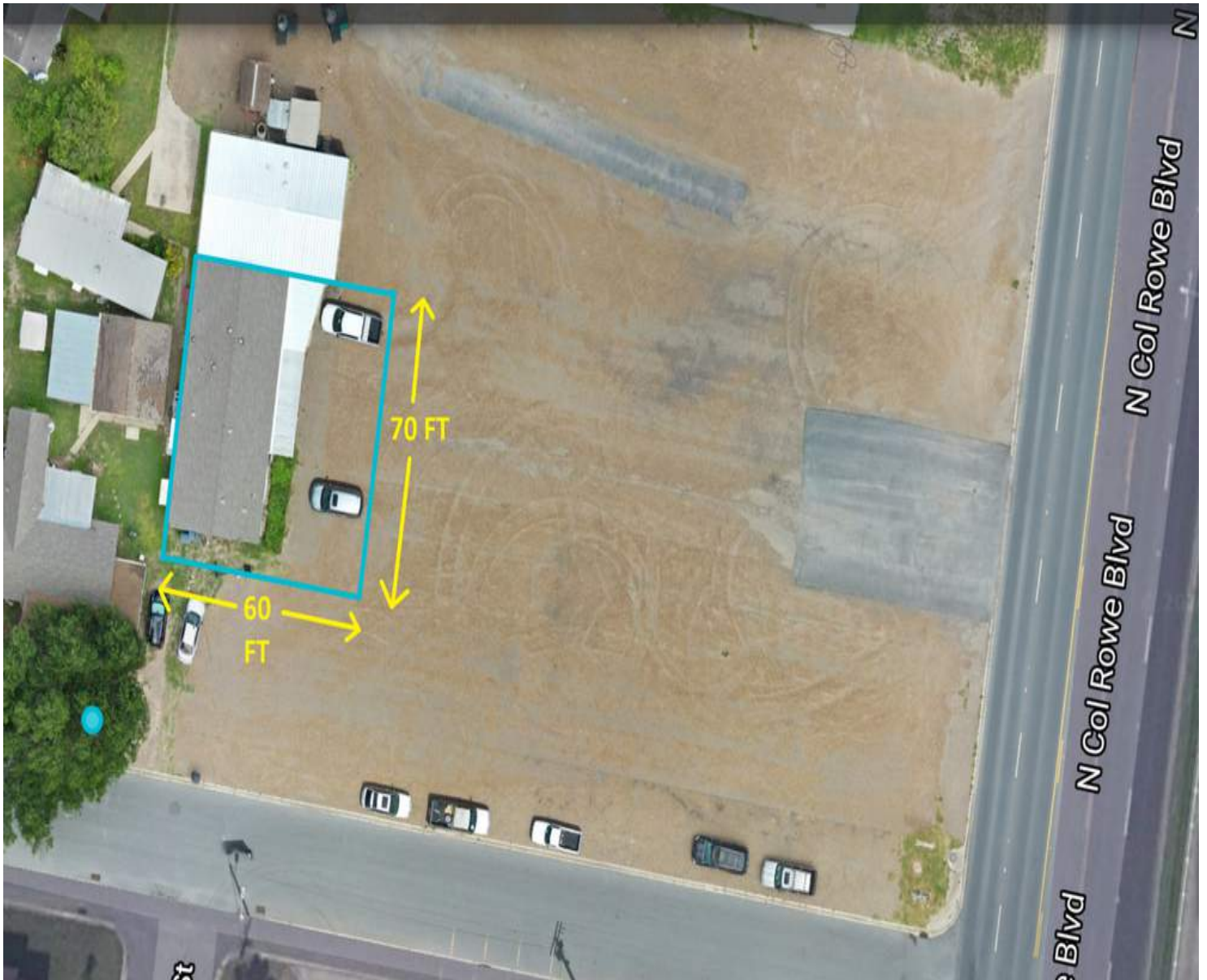


DISCLAIMER

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DISCLAIMER

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Information About Brokerage Services

Texas law requires all real estate licensees 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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Date

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TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date