

401 N. COL ROWE BLVD. #C

FOR LEASE

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



Lease Rate	\$1,925.00 PER MONTH
------------	-----------------------------

OFFERING SUMMARY

Building Size:	1,848 SF
Available SF:	1,848 SF
Lot Size:	4,800 SF
Year Built:	1980
Zoning:	C
Market:	McAllen
Submarket:	McAllen, Mission, Edinburg

PROPERTY OVERVIEW

Approx. 1,848 sf metal building/warehouse with a 559 sf awning attached, with 2 overhead doors. Located in a light industrial area with good visibility. Possible uses, include a repair shop, storage or sales facility. See the designated parking area in the attached aerial photo (40' X 120'). 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, near the former Baldwin Mobile Park sales lot.

PROPERTY HIGHLIGHTS

- Metal Warehouse
- Easy Access From Major Roadways
- Clear Span
- Sky Lights
- Built in 1980's

CHARLES MARINA, CCIM, CRB, GRI

956.682.3000

cmarina@firstamericanrealty.com



401 N. COL ROWE BLVD. #C

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

FOR LEASE

Lease Rate	\$1,925.00 PER MONTH
------------	-----------------------------

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
APN #	H2550-00-008-0008-02
Lot Frontage	40 ft
Lot Depth	120 ft
Corner Property	Yes
MLS #	341348

PARKING & TRANSPORTATION

Parking Type	Surface
--------------	---------

UTILITIES & AMENITIES

Elevators	No
Central HVAC	No
HVAC	No
Restrooms	1
Landscaping	No

LOCATION INFORMATION

Street Address	401 N. Col. Rowe Blvd. #C
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	1,848 SF
Year Built	1980
Gross Leasable Area	1,848 SF
Construction Status	Existing
Condition	Average
Roof	Metal
Free Standing	Yes
Number of Buildings	1
Walls	Metal
Floor Coverings	No

CHARLES MARINA, CCIM, CRB, GRI

956.682.3000

cmarina@firstamericanrealty.com



ADDITIONAL PHOTOS

401 N. COL ROWE BLVD. #C

FOR LEASE

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



CHARLES MARINA, CCIM, CRB, GRI

956.682.3000

cmarina@firstamericanrealty.com



ADDITIONAL PHOTOS

401 N. COL ROWE BLVD. #C

FOR LEASE

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



CHARLES MARINA, CCIM, CRB, GRI

956.682.3000

cmarina@firstamericanrealty.com



ADDITIONAL PHOTOS

401 N. COL ROWE BLVD. #C

FOR LEASE

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



CHARLES MARINA, CCIM, CRB, GRI

956.682.3000

cmarina@firstamericanrealty.com



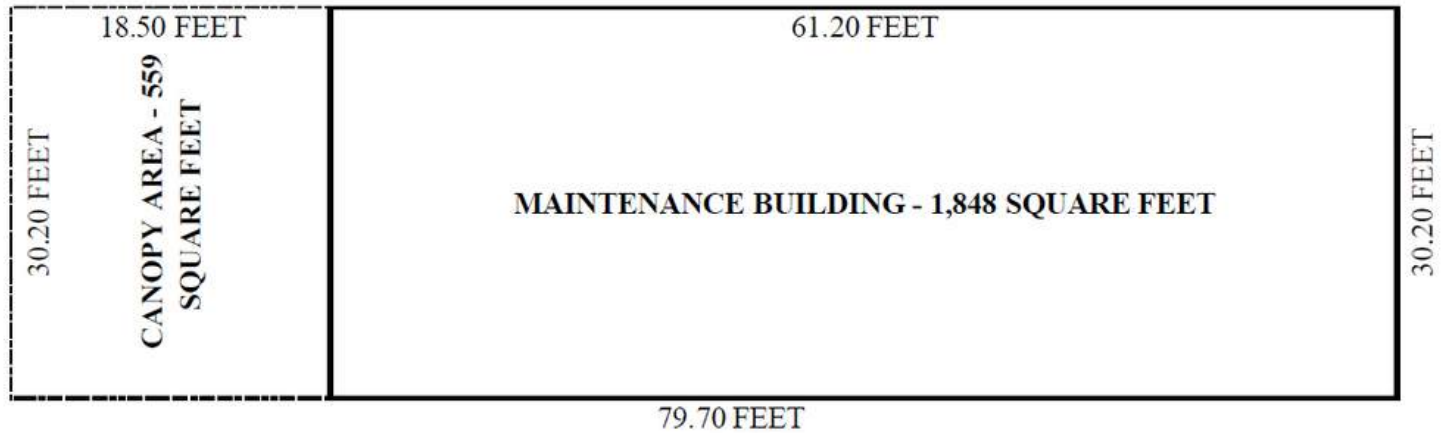
401 N. COL ROWE BLVD. #C

FOR LEASE

401 N. COL. ROWE BLVD. #C, MCALLEN, TX 78501

NEWER MAINTENANCE BUILDING

BUILT 1980s. 1848 SQ FT.
METAL FRAME/METAL WALLS/METAL ROOF



CHARLES MARINA, CCIM, CRB, GRI

956.682.3000

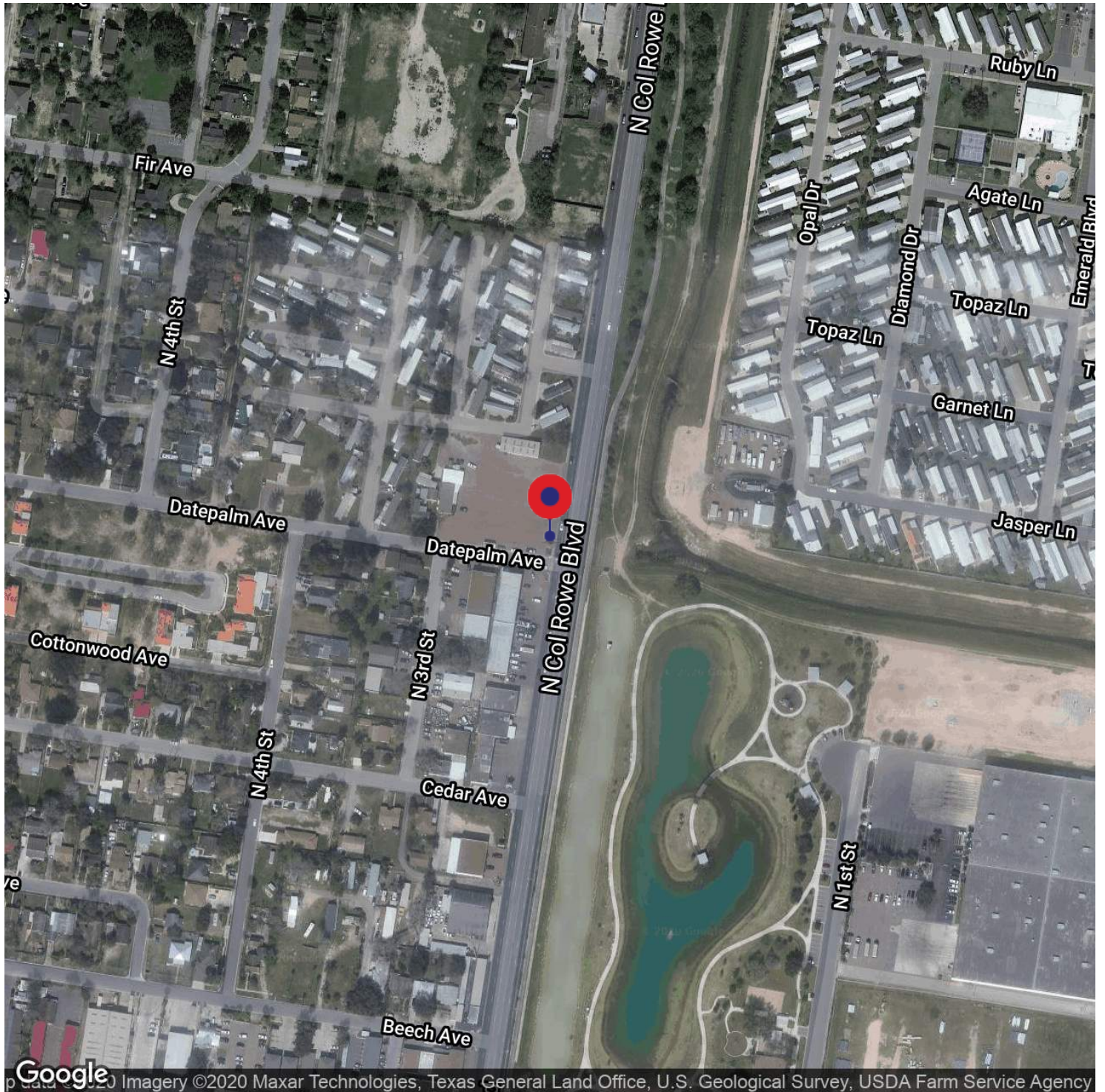
cmarina@firstamericanrealty.com



401 N. COL ROWE BLVD. #C

FOR LEASE

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



CHARLES MARINA, CCIM, CRB, GRI

956.682.3000

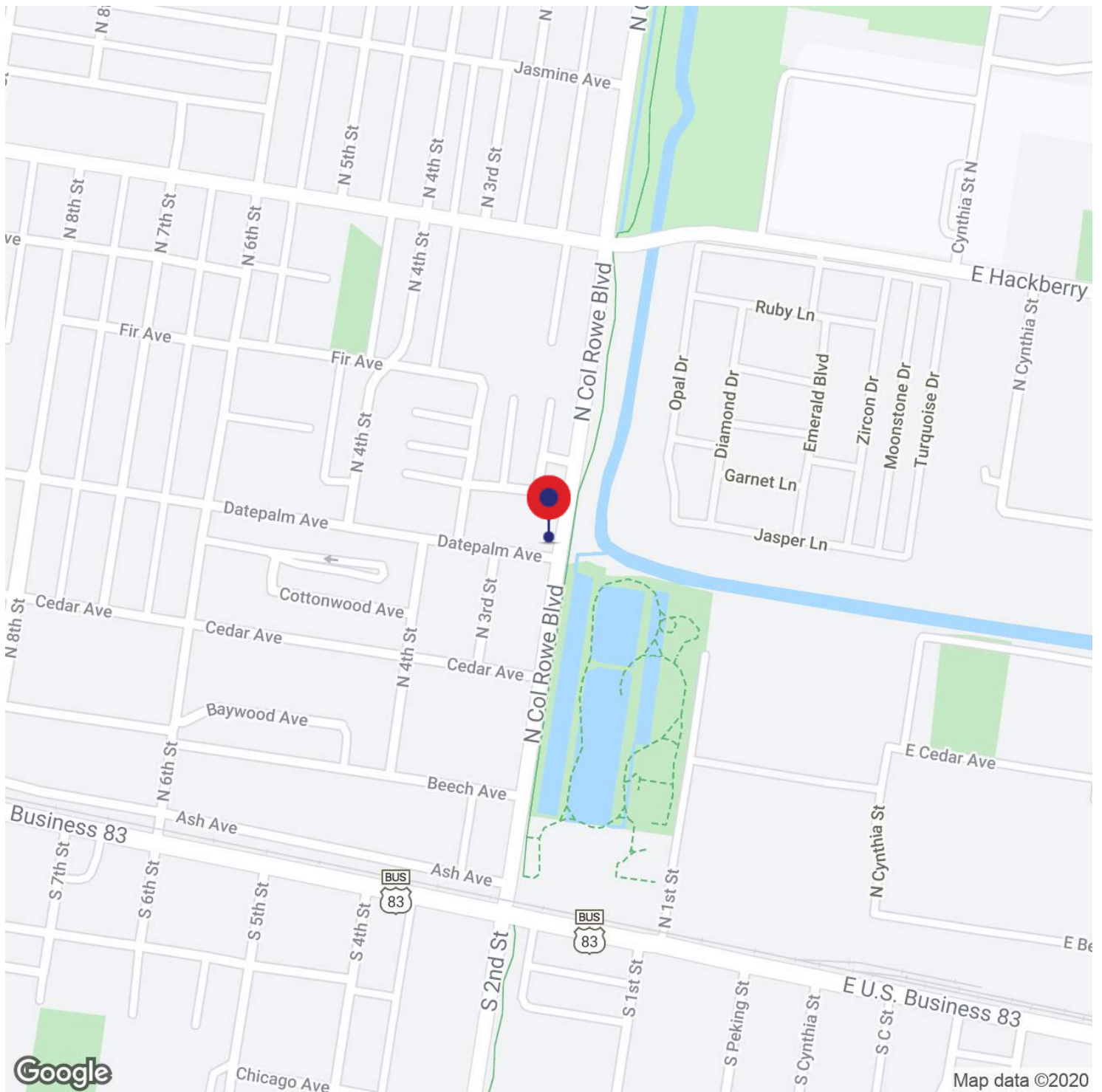
cmarina@firstamericanrealty.com



401 N. COL ROWE BLVD. #C

FOR LEASE

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



CHARLES MARINA, CCIM, CRB, GRI

956.682.3000

cmarina@firstamericanrealty.com



401 N. COL ROWE BLVD. #C

FOR LEASE

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



CHARLES MARINA, CCIM, CRB, GRI

956.682.3000

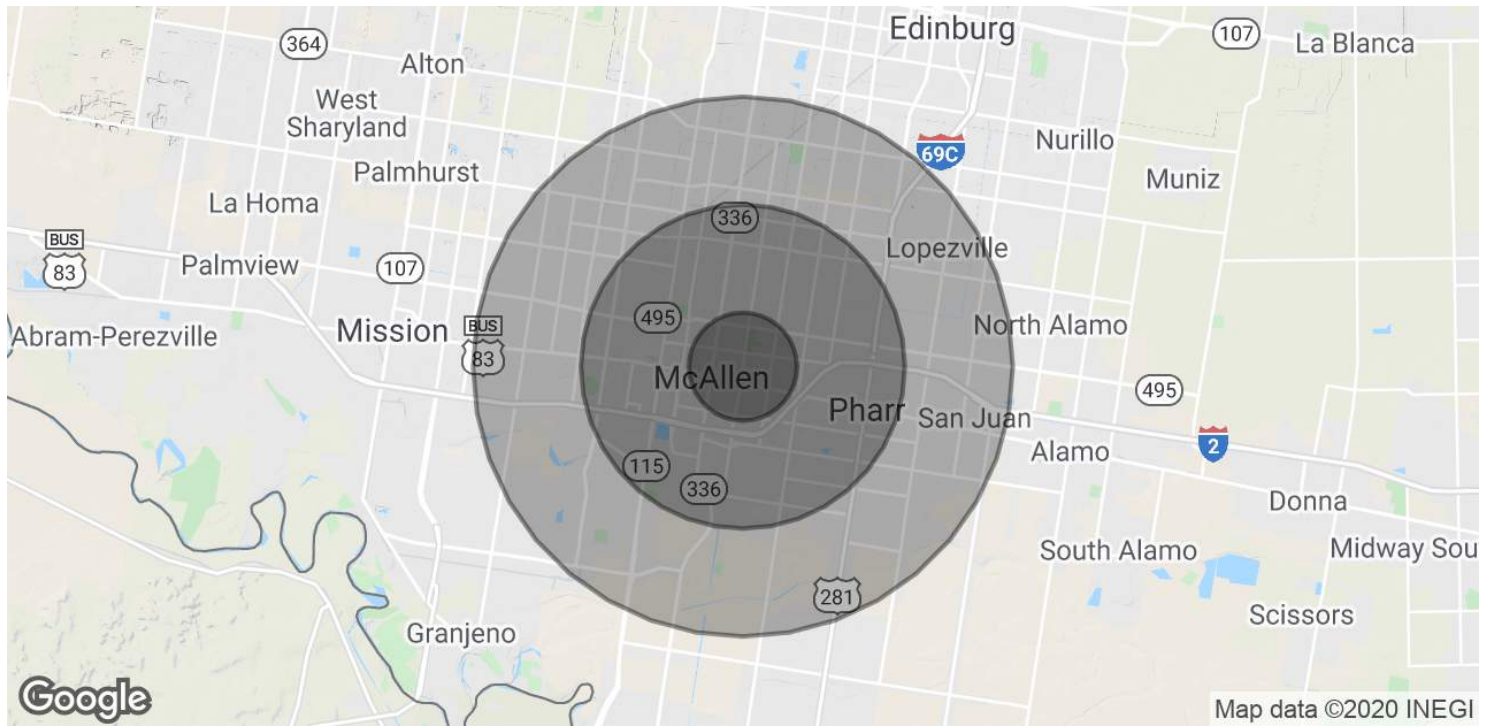
cmarina@firstamericanrealty.com



401 N. COL ROWE BLVD. #C

FOR LEASE

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



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

CHARLES MARINA, CCIM, CRB, GRI

956.682.3000

cmarina@firstamericanrealty.com



DISCLAIMER

401 N. COL ROWE BLVD. #C

FOR LEASE

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



DISCLAIMER

All information provided herein has been obtained from sources deemed reliable, but may be subject to errors, omissions, change of price, prior sale, or withdrawal without notice. First American Realty Company makes no representation, warranty or guaranty as to accuracy of any information contained herein. You should consult your advisors for an independent verification of any properties.

CHARLES MARINA, CCIM, CRB, GRI

956.682.3000

cmarina@firstamericanrealty.com





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.

First American Realty Company	444231	cmarina@firstamericanrealty.com	(956)682-3000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Charles Marina, CCIM, CRB, GRI	229272	cmarina@firstamericanrealty.com	(956)682-3000
Designated Broker of Firm	License No.	Email	Phone
Charles Marina, CCIM, CRB, GRI	229272	cmarina@firstamericanrealty.com	(956)682-3000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Charles Marina, CCIM, CRB, GRI	229272	cmarina@firstamericanrealty.com	(956)495-3000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

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

First American Realty Company - Corporate, 3827 N. 10th St., Ste. 105 McAllen, TX 78501
Charles Marina

Phone: 9566823000 Fax: 9566824074

2533 W. Trenton

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com