

220 & 300 N 29TH ST
MCALLEN, TX 78501

RETAIL STRIP CENTER FOR SALE
7,740 SF



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

LAURA LIZA PAZ, SIOR
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NAI STX | 800 W DALLAS AVE, MCALLEN, TX 78501 | 956.994.8900 | STX-CRE.COM

PROPERTY SUMMARY

220 N 29TH ST | MCALLEN, TX 78501



PROPERTY DESCRIPTION

220–300 N. 29th Street is a well-maintained, income-producing commercial property located along 29th Street, just north of Business Highway 83 in McAllen. The property consists of eight units with a mix of warehouse, office, retail, and restaurant space, providing a diversified tenant mix and flexible commercial uses.

With long-term tenants in place, multiple commercial improvements, and an established McAllen location, the property presents an attractive opportunity for investors seeking an income-producing asset with long-term potential.

PROPERTY HIGHLIGHTS

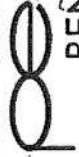
- Income-Producing Property
- Strip Center For Sale
- High Traffic and Great Visibility

OFFERING SUMMARY

Sale Price:	\$1,400,000
Taxes:	\$15,726
Lot Size:	0.66 Acres
Building Size:	7,740 SF
Dimensions:	179 x 144
Zoning:	I-1 Light Industrial
Year Built:	1983
Parking Spaces	±26

FOR SALE | RETAIL PROPERTY

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PEÑA ENGINEERING

FIRM #10087200 • 1001 WHITEWING • P.O. BOX 4320
(956) 682-8812 • McALLEN, TEXAS 78502 • FAX (956) 631-PENA

V. 20 P. 84 M.R.
EBONY AVENUE
SOUTH R.O.W.

LEGEND

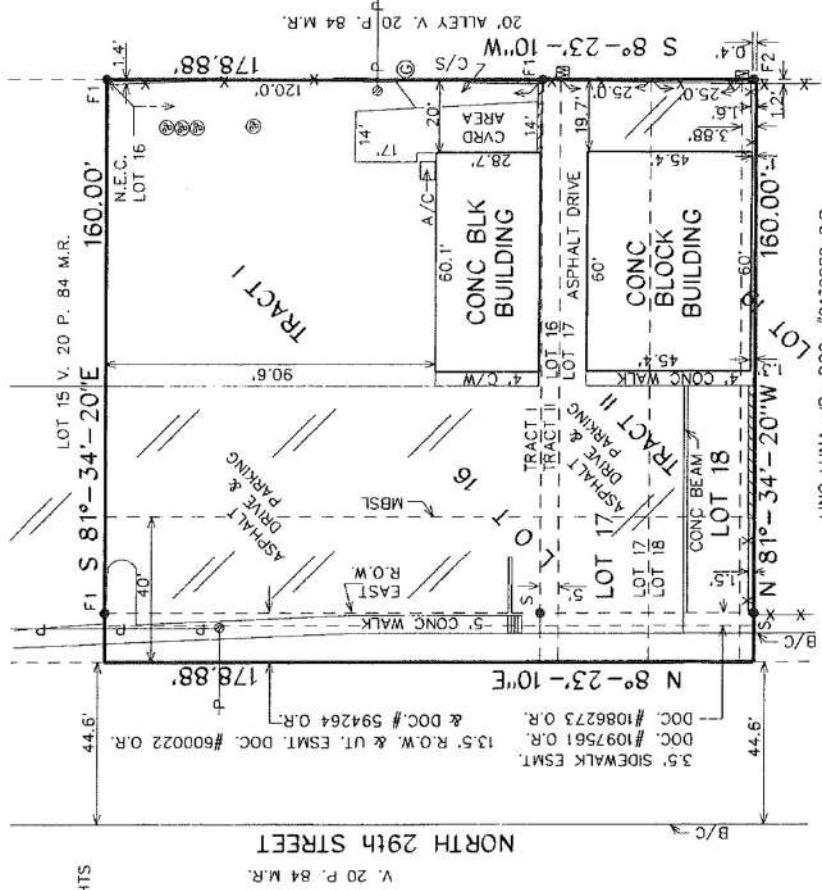
- F1 - FOUND 1/2" DIAMETER IRON ROD
F2 - FOUND 5/8" DIAMETER IRON ROD
S - SET 1/2" DIAMETER IRON ROD W/
C - CAP STAMPED "PENA 5242"
B/C - BACK OF CONCRETE CURB & GUTTER
MBSL - MINIMUM BUILDING SETBACK LINE
⑥ - SANITARY SEWER MANHOLE
----- 8" CONCRETE BLOCK FENCE
C/S - CONCRETE SLAB
③ - GAS METER
*- *- 6" CHAINLINK FENCE
W - WATER METER
C/W - CONCRETE WALK
P - POWER POLE LINE
R.O.W. - RIGHT OF WAY

SCALE: 1"=40'
CAD: ALANIZ-16
JOB: 61454

NOTE: BASIS OF BEARING, IS
THE NORTH LINE OF LOT 16
ALANIZ SUB'D V. 20 P. 84
MAP RECORDS

NOTES:

1) EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 1



BUYER'S NAME: Marco A. Leal

LINO LUNA, JR., DOC, #2139089 C.R.

FLOOD ZONE: By GRAPHICAL PLOTTING

Community Panel Number 480343 0005 C

Community Folder Number 48034
Map Revised: November 2, 1982

- Map revised: November 2, 1962
- ☐ Zone "A" - This is to certify that this property is in a flood prone area.
- ☐ Zone "B" - This is to certify that this property is not in a flood prone area. However limits between the 100 year and 500 year flood are subject to flooding with average depths less than one foot.
- ☒ Zone "C" - This is to certify that this property is not in a flood prone area.

☒ Zone "C" - This is to certify that this property is not in a flood prone area, excepting less than one foot.

I certify that this plat represents the facts found on the ground at the time of survey and that there are no visible or apparent easements, discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or overlapping of improvements or visible easements except as shown on this plat. No subsurface utilities or service connections are shown. © copyright 2017 PENA ENGINEERING this survey was provided in multiple originals solely for the borrower named hereon. In conjunction with the original transaction which shall take place within 6 months after the survey was provided. No license has been created or implied to copy this survey. Survey valid only if print has original seal and signature.

ADDRESS: 300 N. 29th St. McAllen, TX

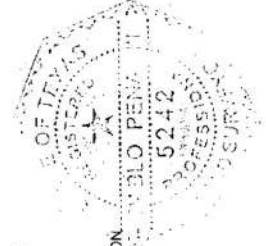
ADDRESS: 700 N. 29th St. McAllen, TX

LEGAL DESCRIPTION: TRACT 1: THE NORTH 120 FEET OF LOT 16, ALANIZ SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 20, PAGE 84, MAP RECORDS, HIDALGO COUNTY TEXAS.

TRACT II: THE SOUTH 5 FEET OF LOT SIXTEEN (16) AND ALL OF LOTS SEVENTEEN (17), EIGHTEEN (18) AND THE NORTH 3.88 FEET OF LOT NINETEEN (19), ALANIZ SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME20, PAGE 84, MAP RECORDS, HIDALGO COUNTY TEXAS.

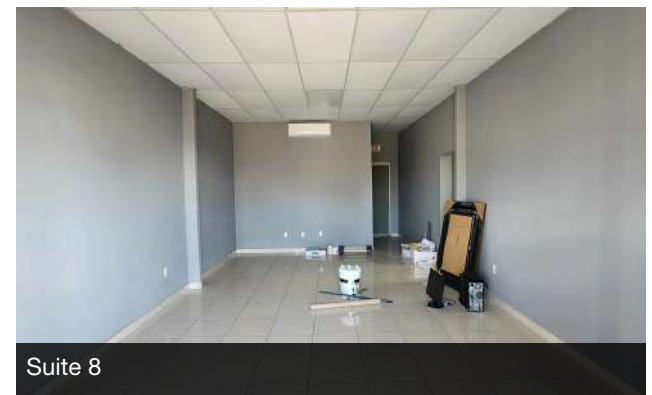
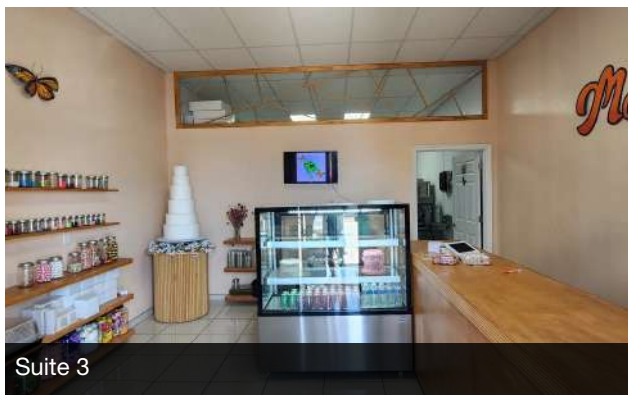
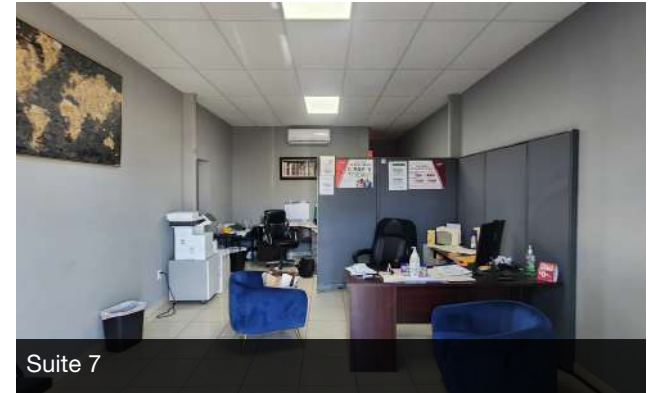
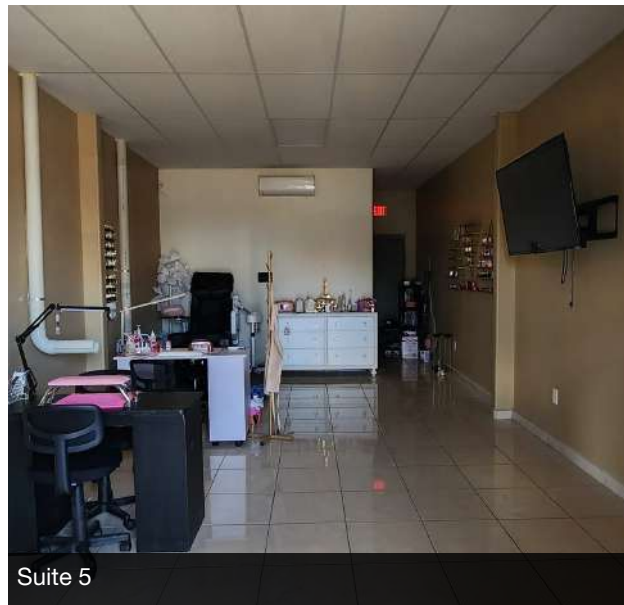
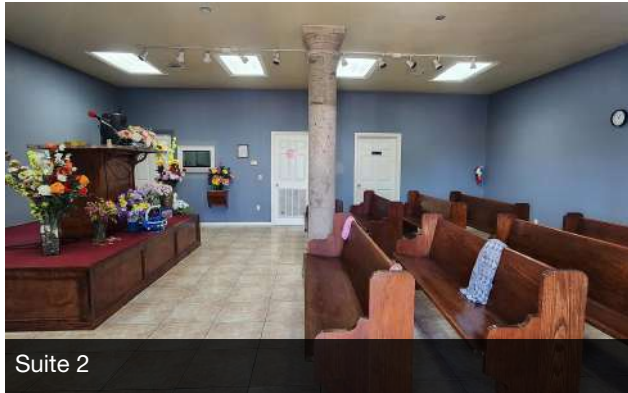
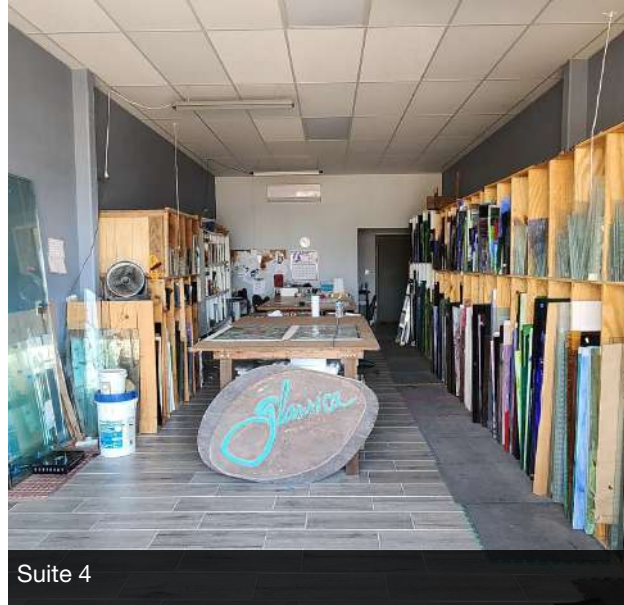
10/02/2017
DATE

PABLO PEÑA III
REG. PROFESSIONAL LAND SURVEYOR No. 5242



INTERIOR PHOTOS OF SUITES

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The information contained herein has been obtained from sources we believe to be reliable; however, NAI STX has not verified, and will not verify, any of the information contained herein, nor has the aforementioned Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally;
- And
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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