

±2.68 AC COMMERCIAL DEVELOPMENT SITE

ADJACENT ±2.10 AC & ±1.50 AC TRACTS ALSO AVAILABLE



E RIDGE RD

±2.10 AC

±2.68 AC

S MCCOLL RD

901 EAST RIDGE RD
MCALLEN, TX 78503

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NAISTX
COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE

PROPERTY SUMMARY

901 EAST RIDGE ROAD | MCALLEN, TX 78503



PROPERTY HIGHLIGHTS

- 424 Feet of Frontage on East Ridge Road
- Adjacent to three major hospital systems
- 20,218 VPD
- Immediate Access to I-2
- Surrounded by Complementary Retail & Commercial Businesses

BEST USES

- Medical Office
- Professional Office
- Retail
- Mixed-Use Development

PROPERTY DESCRIPTION

Exceptional ±2.68-acre commercial development site in one of McAllen's most established medical and retail corridors. Positioned along East Ridge Road with direct frontage and excellent visibility, the property is surrounded by Target, Office Depot, three major hospital systems, and immediate access to I-2. C-3 zoning provides flexibility for retail, medical, office, hospitality, and a variety of commercial uses. Adjacent ±2.10-acre and ±1.50-acre tracts are also available, providing the opportunity to expand the site to approximately ±6.28 acres.

OFFERING SUMMARY

Sale Price:	\$1,870,000
Lot Size:	2.68 Acres
Total Available Land:	6.28 Acres
2.68 AC Annual Taxes:	\$35,287
Zoning:	C-3
Dimensions:	424' x 275'
Traffic Count (Ridge Rd):	20,218 VPD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,066	26,542	68,716
Total Population	8,508	78,643	214,232
Average HH Income	\$85,968	\$65,605	\$74,147

FOR SALE | LAND

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI STX makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

ADJACENT PROPERTY AVAILABLE

901 EAST RIDGE ROAD | MCALLEN, TX 78503

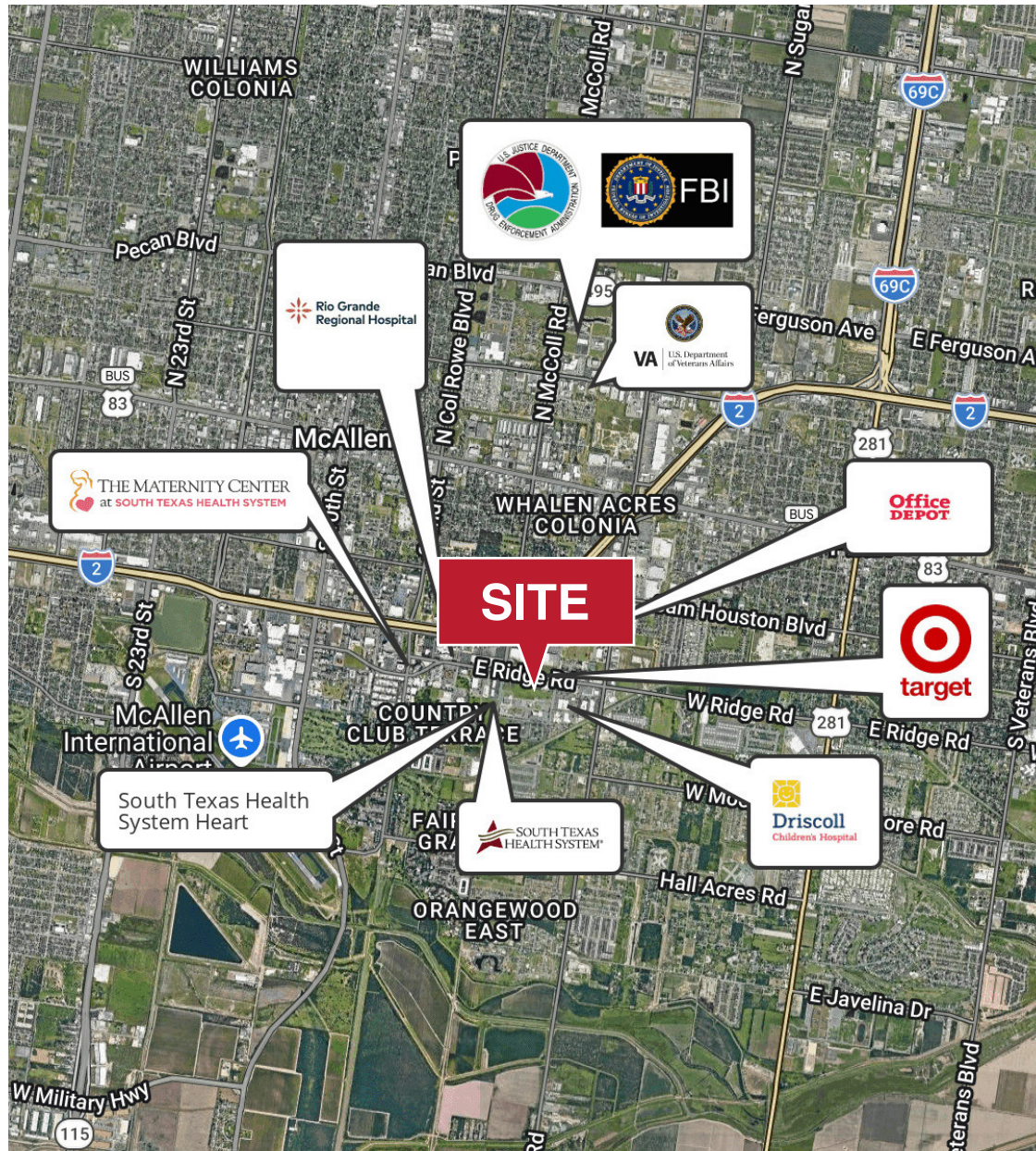


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RETAILER MAP

901 EAST RIDGE ROAD | MCALLEN, TX 78503



East Ridge Road is one of McAllen's premier medical and retail corridors, serving three major hospital systems, national retailers, major employers, and over 20,000 vehicles per day. This site sits directly in the path of that demand.

MEDICAL DEMAND DRIVER

Three hospital systems — Driscoll Children's Hospital, Rio Grande Regional, and STHS Heart Hospital — sit within approximately one-half mile, generating additional daytime activity from staff, patients, and visitors year-round.

NATIONAL RETAIL CO-TENANCY

Target and Office Depot anchor the immediate trade area, with McAllen International Airport, the FBI, VA, and DEA offices adding daytime employment density nearby.

REGIONAL CONNECTIVITY

Direct access to I-2 and Bus 83 connects the corridor to McAllen, Pharr, and the broader Rio Grande Valley,

20,218 

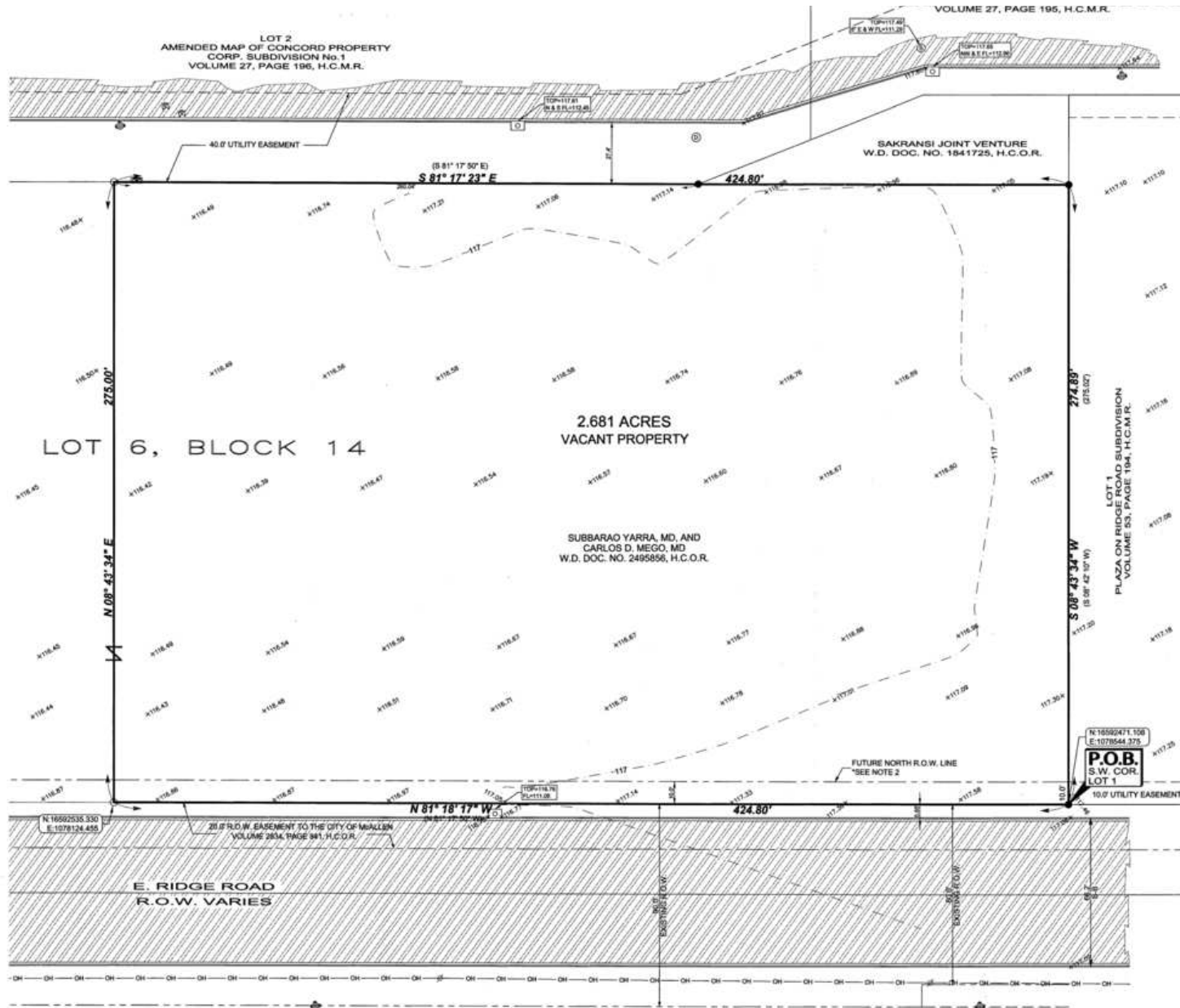
VEHICLES / DAY, RIDGE RD

3 

MAJOR HOSPITAL SYSTEMS

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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.

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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