A QUALITY OF LIFE PROJECT

PRIME RETAIL @

109 S MAIN STREET

109 South Main Street | McAllen, TX 78501 | ±21,623 SF

SVN HANNA SOLUTIONS COMMERCIAL REAL ESTATE

1001 E Jackson Ave STE A,
McAllen, TX 78501
956.322.4001

PROPERTY SUMMARY

PROPERTY DESCRIPTION

SVN | Hanna Solutions Commercial Real Estate is pleased to present **109 S. Main Street**, a rare opportunity to acquire a prominent retail property in the heart of Downtown McAllen. Positioned along one of the city's most recognized corridors, this **±21,623 SF building** offers exceptional visibility, strong street presence, and a flexible layout suitable for a variety of commercial uses.

The property features an **open floor plan** accommodating retail, entertainment, showroom, hospitality, or mixed-use concepts, surrounded by established restaurants, nightlife, retail boutiques, and entertainment venues generating **consistent pedestrian and vehicular traffic** throughout the day and evening.

With approximately **40 feet of frontage along Main Street** and convenient connectivity to U.S. Business 83 and Interstate 2, this property benefits from strong regional accessibility and exposure in one of the Rio Grande Valley's most active commercial districts.

Nearby destinations including the **McAllen Convention Center, La Plaza Mall, and the McAllen-Hidalgo International Bridge** further contribute to consistent commercial activity, making this an **ideal opportunity for investors, owner-users, or developers** seeking a premier Downtown McAllen address.

Property Overview

PROPERTY OVERVIEW

Location: 109 S Main Street, McAllen, TX 78501

Sale Price: $1,700,000

Building Size: ±21,623 SF

Property Type: Retail / Commercial

Year Built: 1979

Street Frontage: ±40 FT on Main Street

Floor Plan: Open — flexible layout

This **prominent Downtown McAllen retail building** offers a rare combination of **prime location, flexible layout, and strong street presence** in one of the Rio Grande Valley's most active commercial and entertainment districts.

HIGHLIGHTS

- **±21,623 SF** retail and commercial building
- Prime location in **Downtown McAllen**
- **±40 FT of Main Street frontage**
- **2,817 VPD** on Main St. / **25,065 VPD** on US Business 83
- Suitable for **retail, entertainment, showroom, hospitality, or mixed-use**
- Surrounded by **restaurants, retail, nightlife, and entertainment venues**
- Convenient access to **U.S. Business 83 and Interstate 2**
- Near **McAllen Convention Center, La Plaza Mall, and McAllen-Hidalgo International Bridge**
- Nearby public parking and downtown amenities

Building Space

PROPERTY SPACE

This **±21,623 SF retail building** in Downtown McAllen offers an open floor plan with flexible layout potential — ideal for a single operator or multi-tenant configuration across retail, entertainment, hospitality, or mixed-use concepts.

BUILDING FEATURES

- **±40 FT of Main Street frontage**
- **Open floor plan** — adaptable for various uses
- **Strong street visibility** in Downtown McAllen
- **Nearby public parking** and downtown amenities

Location & Economic Drivers

ECONOMIC DRIVERS

Downtown McAllen continues to experience strong growth driven by major demand generators and regional economic activity, including:

- **McAllen Convention Center** — A major events and conference destination driving consistent foot traffic and hospitality demand to Downtown McAllen
- **McAllen-Hidalgo International Bridge** — Active U.S.-Mexico crossing generating significant cross-border consumer and commercial traffic
- **DHR Health** — One of the RGV's largest healthcare employers supporting strong consumer spending throughout McAllen
- **UTRGV** — University presence fueling population growth, workforce development, and retail and entertainment demand

These drivers are contributing to a vibrant downtown environment with rising foot traffic, and strong demand for retail and entertainment space.

LOCATION & COMMUNITY AMENITIES

109 S. Main Street is positioned in the heart of Downtown McAllen, one of the Rio Grande Valley's most active commercial, cultural, and entertainment districts.

Downtown McAllen

The property offers immediate proximity to:

- **Main Street corridor** — restaurants, nightlife, retail, and entertainment venues
- **McAllen Convention Center** — major event and conference traffic
- **La Plaza Mall** — regional shopping destination nearby
- **U.S. Business 83 and Interstate 2** — strong regional connectivity
- **Public parking** and downtown pedestrian amenities

Features & Positioning

PROPERTY FEATURES

109 S. Main Street offers a rare large-format retail building in Downtown McAllen with the following features:

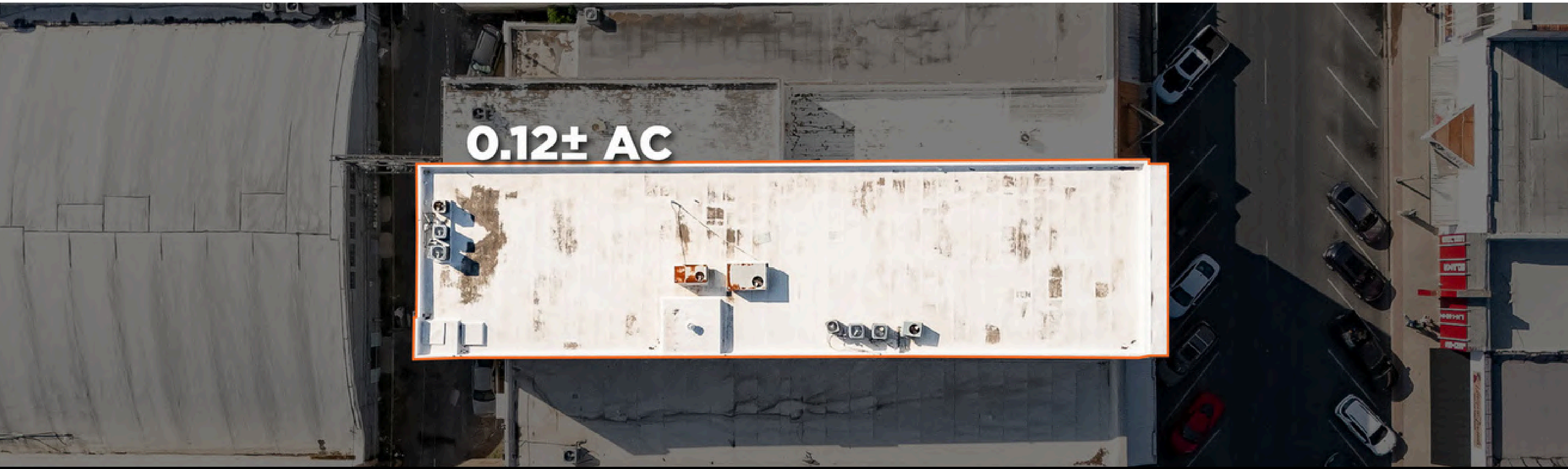
- ±21,623 SF of flexible retail and commercial space
- ±40 FT of Main Street frontage
- **Open floor plan** — adaptable for single or multi-tenant use
- **Strong street visibility** in Downtown McAllen's most active corridor
- Access to U.S. Business 83 and Interstate 2
- **Nearby public parking** supporting high foot traffic uses
- Surrounded by **restaurants, nightlife, retail, and entertainment**

This property delivers a **rare downtown acquisition opportunity** with strong visibility, flexible layout, and immediate access to McAllen's most active commercial district.

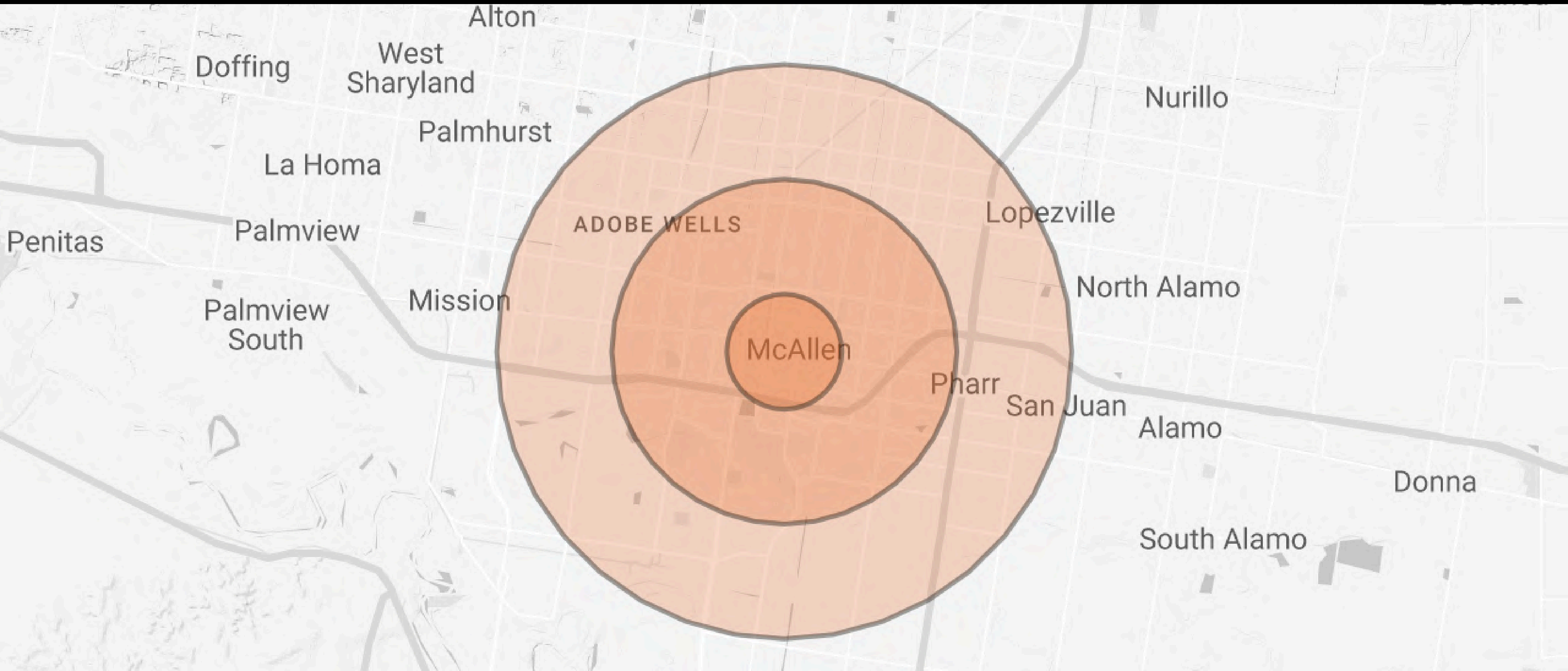
MARKET POSITIONING

109 S. Main Street is uniquely positioned to benefit from three key demand drivers

- **Downtown McAllen Activity** — One of the RGV's most vibrant entertainment and commercial districts, with consistent pedestrian and vehicular traffic driven by restaurants, nightlife, and the Convention Center
- **Scarcity of Large-Format Downtown Space** — ±21,623 SF of contiguous retail space in Downtown McAllen is exceptionally rare, creating strong demand from retailers, developers, and hospitality operators
- **Regional Accessibility** — Direct connectivity to U.S. Business 83 and I-2, with proximity to the International Bridge and La Plaza Mall driving cross-border and regional consumer traffic

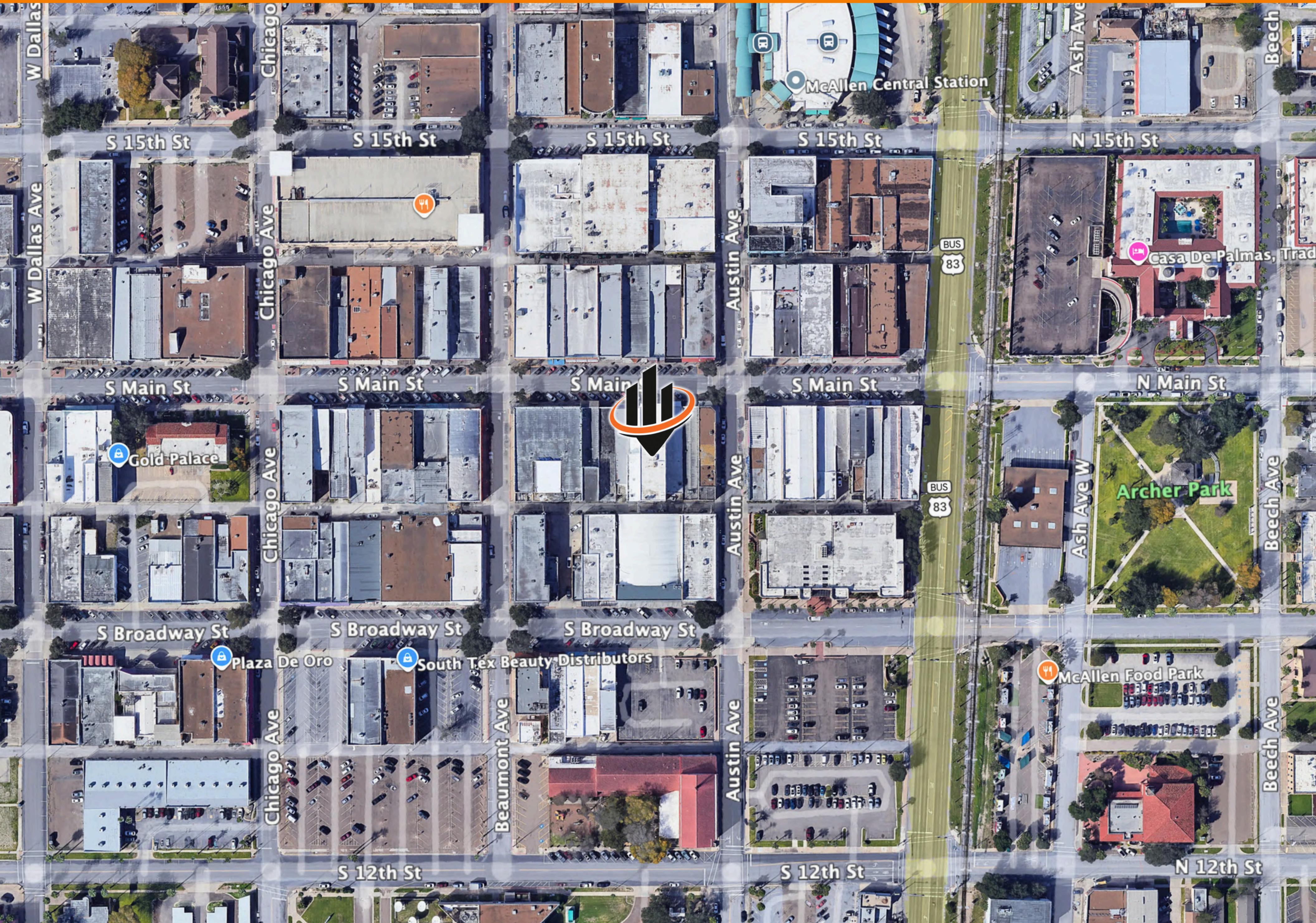


Demographics



POPULATION	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	12,788	91,363	227,071
AVERAGE AGE	37	35	34
HOUSEHOLD & INCOME			
TOTAL HOUSEHOLDS	4,866	32,351	75,590
AVERAGE HH INCOME	$51,423	$69,818	$82,958

Location Map



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.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage actives, 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 on 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 par es 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 listening 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 par es 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 par es to the transaction impartially and fairly;
- May, with the par es' 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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Designated Broker of Firm	LicenseNo.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	LicenseNo.	Email	Phone
Sales Agent/Associate's Name	LicenseNo.	Email	Phone

Buyer/Tenant/Seller/LandlordInitials   Date

CONFIDENTIALITY & DISCLAIMER STATEMENT

THIS OFFERING MEMORANDUM CONTAINS SELECT INFORMATION PERTAINING TO THE BUSINESS AND AFFAIRS OF . IT HAS BEEN PREPARED BY SVN | HANNA SOLUTIONS COMMERCIAL REAL ESTATE. THIS OFFERING MEMORANDUM MAY NOT BE ALL-INCLUSIVE OR CONTAIN ALL OF THE INFORMATION A PROSPECTIVE PURCHASER MAY DESIRE. THE INFORMATION CONTAINED IN THIS OFFERING MEMORANDUM IS CONFIDENTIAL AND FURNISHED SOLELY FOR REVIEW BY A PROSPECTIVE PURCHASER OF THE PROPERTY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE OR MADE AVAILABLE TO ANY OTHER PERSON WITHOUT THE WRITTEN CONSENT OF THE SELLER OR SVN | HANNA SOLUTIONS COMMERCIAL REAL ESTATE. THE MATERIAL AND INFORMATION IN THE OFFERING MEMORANDUM IS UNVERIFIED. SVN | HANNA SOLUTIONS COMMERCIAL REAL ESTATE HAS NOT MADE ANY INVESTIGATION AND MAKES NO WARRANTY OR REPRESENTATION, CONCERNING SQUARE FOOTAGE, INCOME AND EXPENSES, THE FUTURE FINANCIAL PERFORMANCE OF THE PROPERTY, FUTURE RENT, REAL ESTATE VALUE, MARKET CONDITIONS, THE CONDITION OR FINANCIAL PROSPECTS OF ANY TENANT, OR THE TENANTS' PLANS OR INTENTIONS TO CONTINUE TO OCCUPY SPACE AT THE PROPERTY. ALL PROSPECTIVE PURCHASERS SHOULD CONDUCT THEIR OWN THOROUGH DUE DILIGENCE INVESTIGATION OF EACH OF THESE AREAS WITH THE ASSISTANCE OF THEIR ACCOUNTING, CONSTRUCTION, AND LEGAL PROFESSIONALS, AND SEEK EXPERT OPINIONS REGARDING VOLATILE MARKET CONDITIONS GIVEN THE UNPREDICTABLE CHANGES RESULTING FROM ANY PANDEMIC SUCH AS THE COVID-19 PANDEMIC. THE INFORMATION IS BASED IN PART UPON INFORMATION SUPPLIED BY THE OWNER SELLER AND IN PART UPON FINANCIAL INFORMATION OBTAINED FROM SOURCES THE OWNER DEEMS RELIABLE. OWNER, NOR THEIR OFFICERS, EMPLOYEES, OR REAL ESTATE AGENTS MAKE ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THIS OFFERING MEMORANDUM, OR ANY OF ITS CONTENTS, AND NO LEGAL LIABILITY IS ASSUMED OR SHALL BE IMPLIED WITH RESPECT THERETO. PROSPECTIVE PURCHASERS SHOULD MAKE THEIR PROJECTIONS AND FORM THEIR OWN CONCLUSIONS WITHOUT RELIANCE UPON THE MATERIAL CONTAINED HEREIN AND CONDUCT THEIR DUE DILIGENCE. BY ACKNOWLEDGING YOUR RECEIPT OF THIS OFFERING MEMORANDUM FOR THE PROPERTY, YOU AGREE:

1. THE OFFERING MEMORANDUM AND ITS CONTENTS ARE CONFIDENTIAL;
2. YOU WILL HOLD IT AND TREAT IT IN THE STRICTEST OF CONFIDENCE
3. YOU WILL NOT, DIRECTLY OR INDIRECTLY, DISCLOSE OR PERMIT ANYONE ELSE TO DISCLOSE THIS OFFERING MEMORANDUM OR ITS CONTENTS IN ANY FASHION OR MANNER DETRIMENTAL TO THE INTEREST OF THE SELLER. HANNA SOLUTIONS IS NOT AFFILIATED WITH, SPONSORED BY, OR ENDORSED BY ANY COMMERCIAL TENANT OR LESSEE IN THE OFFERING MEMORANDUM.

SVN | HANNA SOLUTIONS COMMERCIAL REAL ESTATE SERVICES IS NOT AFFILIATED WITH, SPONSORED BY, OR ENDORSED BY ANY COMMERCIAL TENANT OR LESSEE IN THE OFFERING MEMORANDUM. THE PRESENCE OF ANY CORPORATION'S LOGO OR NAME IS NOT INTENDED TO INDICATE OR IMPLY AFFILIATION WITH, OR SPONSORSHIP OR ENDORSEMENT BY, SAID BUSINESS OF SVN | HANNA SOLUTIONS COMMERCIAL REAL ESTATE

OWNER AND SVN | HANNA SOLUTIONS COMMERCIAL REAL ESTATE EXPRESSLY RESERVE THE RIGHT, AT THEIR SOLE DISCRETION, TO REJECT ANY EXPRESSIONS OF INTEREST OR OFFERS TO PURCHASE THE PROPERTY AND TO TERMINATE DISCUSSIONS WITH ANY PERSON OR ENTITY REVIEWING THIS OFFERING MEMORANDUM OR MAKING AN OFFER TO PURCHASE THE PROPERTY UNLESS AND UNTIL A WRITTEN AGREEMENT FOR THE PURCHASE AND SALE OF THE PROPERTY HAS BEEN FULLY EXECUTED AND DELIVERED.

IF YOU WISH NOT TO PURSUE NEGOTIATIONS LEADING TO THE ACQUISITION OF THE PROPERTY OR IN THE FUTURE YOU DISCONTINUE SUCH NEGOTIATIONS, THEN YOU AGREE TO PURGE ALL MATERIALS RELATING TO THIS PROPERTY INCLUDING THIS OFFERING MEMORANDUM.

A PROSPECTIVE PURCHASER'S SOLE AND EXCLUSIVE RIGHTS CONCERNING THIS PROSPECTIVE TRANSACTION, THE PROPERTY, OR INFORMATION PROVIDED HEREIN OR IN CONNECTION WITH THE SALE OF THE PROPERTY SHALL BE LIMITED TO THOSE EXPRESSLY PROVIDED IN AN EXECUTED PURCHASE AGREEMENT AND SHALL BE SUBJECT TO THE TERMS THEREOF. IN NO EVENT SHALL A PROSPECTIVE PURCHASER HAVE ANY OTHER CLAIMS AGAINST SELLER OR MATTHEWS REAL ESTATE INVESTMENT SERVICES OR ANY OF THEIR AFFILIATES OR ANY OF THEIR
RESPECTIVE OFFICERS, DIRECTORS, SHAREHOLDERS, OWNERS, EMPLOYEES, OR AGENTS FOR ANY DAMAGES, LIABILITY, OR CAUSES OF ACTION RELATING TO THIS SOLICITATION PROCESS OR THE MARKETING OR SALE OF THE PROPERTY

THIS OFFERING MEMORANDUM SHALL NOT BE DEEMED TO REPRESENT THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE STATE OF AFFAIRS OF THE PROPERTY SINCE THE DATE THIS OFFERING MEMORANDUM

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