## 309 W. NOLANA AVE. SUITE D, MCALLEN, TX 78504



Lease Rate \$1195 /MO

#### **OFFERING SUMMARY**

Building Size:	4,104 SF
Available SF:	Suite D - 686 sf
Lot Size:	0.22 Acres
Year Built:	1978
Zoning:	C1 Office Building
Market:	McAllen
Submarket:	Mission, Edinburg /MSA

### **PROPERTY OVERVIEW**

For Lease! Recently Remodeled!! 309 W. Nolana Ave., McAllen, Texas 78504. Last Suite available is Suite D, 686 sf.

#### **LOCATION OVERVIEW**

Located in well established office sector with nearby entertainment, medical, retail, rooftops, and other service providers. Located on the south side of Nolana Ave., between 2nd Street and 10th Street. Gross lease, 3-year term preferred. Some spaces include utilities.

#### **PROPERTY HIGHLIGHTS**

- Conveniently Located in North McAllen
- Suitable for Any Professional Use
- Small to Large office spaces
- High Visibility on Nolana
- Reasonable rates
- Well maintained
- Ample parking

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# **FOR LEASE**

#### RECENTLY REMODELED!! - SMALL TO LARGE OFFICE SPACES

# 309 W. NOLANA AVE. SUITE D, MCALLEN, TX 78504

# LEASE RATE \$1195 PER MONTH

#### **LOCATION INFORMATION**

Recently Remodeled!! -**Building Name** Small to Large Office Spaces Street Address 309 W. Nolana Ave. Suite D City, State, Zip McAllen, TX 78504 County Hidalgo Market McAllen Sub-Market Mission, Edinburg /MSA Col. Rowe Blvd. (2nd Street) / Cross-Streets Nolana Township McAllen

Side Of The Street
Road Type

Market Type Medium

Nearest Highway US Highway 281 (2.5miles approx)

Nearest Airport McAllen Miller International Airport (5.3 miles approx)

#### PROPERTY INFORMATION

Property Type Office
Property Subtype Office Building
APN # L2900-03-000-0009-02
Lot Frontage 40 ft
Lot Depth 243.52 ft
Waterfront Yes
Power Yes

#### **PARKING & TRANSPORTATION**

Parking Price Per Month \$0.00 /month
Parking Type Surface

#### **UTILITIES & AMENITIES**

South

Paved

Handicap Access Yes
Central HVAC Yes
HVAC Electric / Central
Restrooms Private in common area

#### **BUILDING INFORMATION**

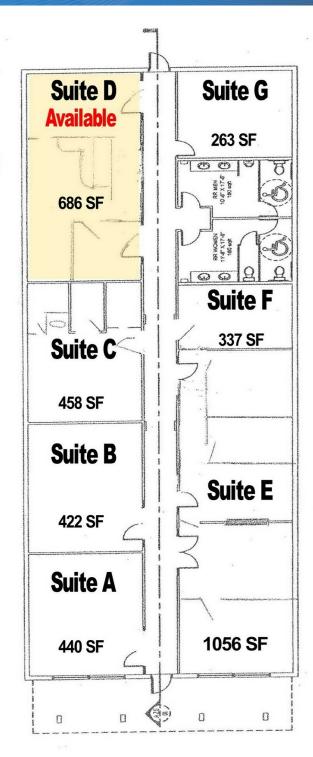
**Building Class** C Occupancy % 90.0% **Tenancy** Multiple Year Built 1978 Condition Excellent Free Standing Yes Ceilings Drop-in tiles Floor Coverings Carpet & Tile Foundation Slab

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\$1195







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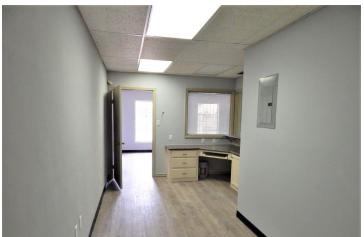


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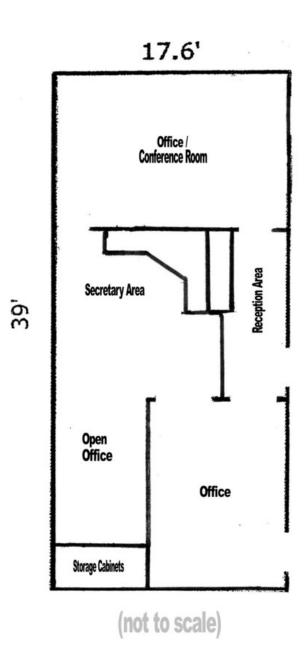






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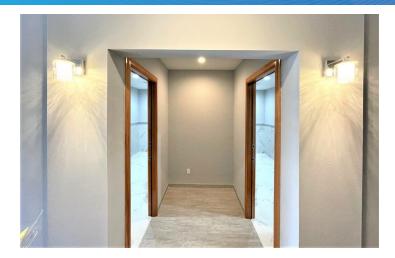
# 309 W. Nolana Suite D



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# 309 W. NOLANA AVE. SUITE D, MCALLEN, TX 78504

















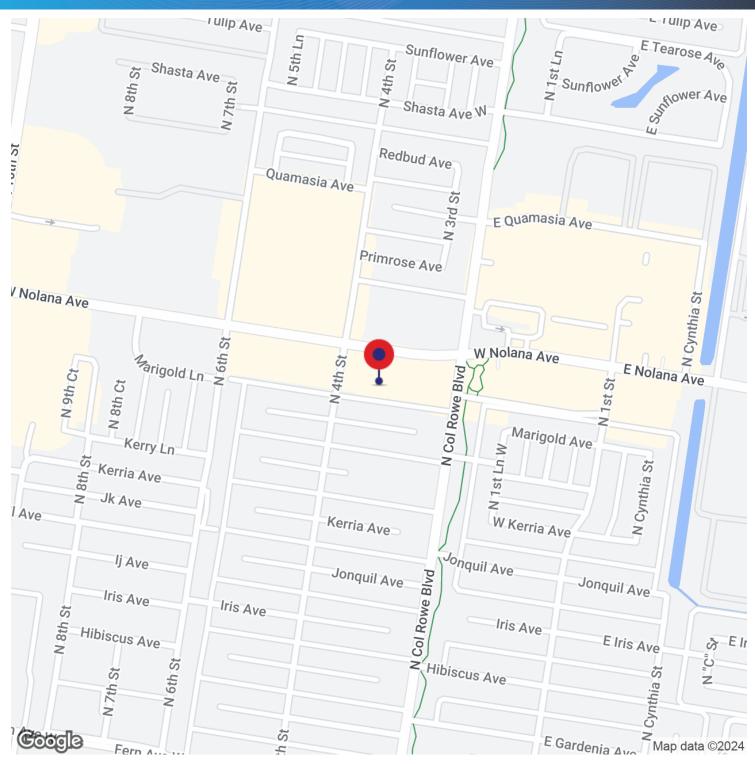
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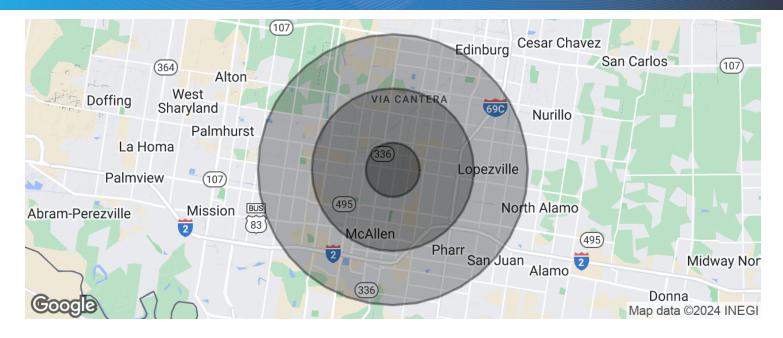
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# 309 W. NOLANA AVE. SUITE D, MCALLEN, TX 78504



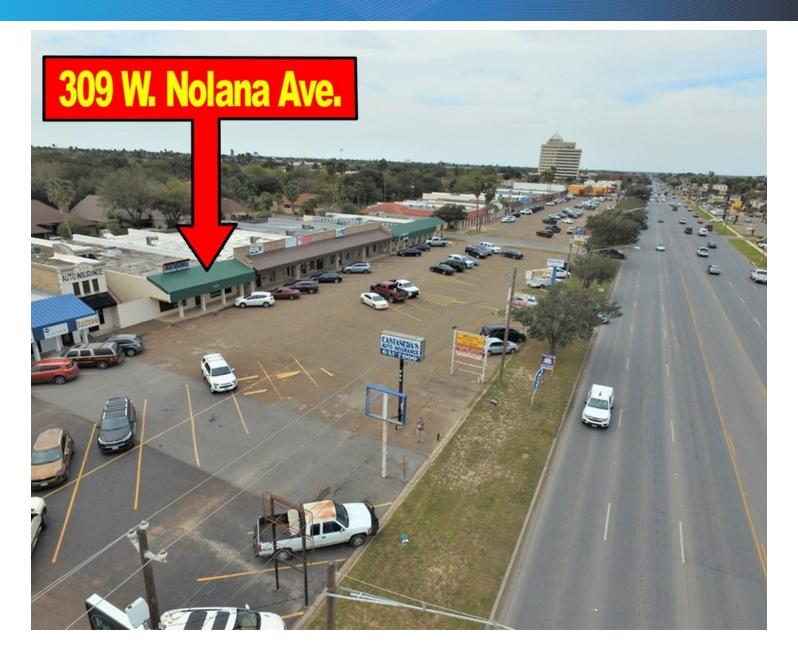
POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,404	94,516	216,201
Median age	33.8	31.4	30.8
Median age (Male)	30.9	29.4	29.3
Median age (Female)	38.5	33.7	32.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,493	30,664	66,899
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# of persons per HH	2.5	3.1	3.2
# of persons per HH Average HH income	· · · · · · · · · · · · · · · · · · ·	<u> </u>	<u> </u>
	2.5	3.1	3.2

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census



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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.

#### 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 buver) 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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Charles Marina	229272	cmarina@firstamrlty.com	(956)682-3000
Designated Broker of Firm	License No.	Email	Phone
Charles Marina	229272	cmarina@firstamrlty.com	(956)495-3000
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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