

3601 BUDDY OWENS BLVD.

MCALLEN, TX 78504

FOR LEASE



OFFERING SUMMARY

Lease Rate: \$1.25 SF/mo (NNN)

Building Size: 12,765 SF

Available SF: 3,000 SF

Lot Size: 1.1 Acres

Zoning: CO

Market: McAllen

Taxes: \$28,468 (2023)

PROPERTY OVERVIEW

Suite # 300 on west side is Available = 3,000 sf.

LOCATION OVERVIEW

Located on the south side of Buddy Owens Blvd. (3 Mile Rd.), east of Ware Rd., next to the Lone Star National Bank building. Lease all or part from 1,000 to 3,000 sq ft. May divide west unit # 300.

PROPERTY HIGHLIGHTS

- Great Visibility
- Near rooftops
- Good drive-by traffic
- Suitable for Retail, Service or Office
- Reasonable Rental Rate
- Minimum 3-Year Lease
- Drive-up Parking
- Currently one 3,000 sf space, may divide.

CHARLES MARINA, CCIM, CRB, GRI

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PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	CO
Lot Size	1.1 Acres
APN #	H3870-00-000-0001-00
Lot Frontage	205 ft
Lot Depth	234.38 ft
Corner Property	No

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface

LOCATION INFORMATION

Street Address	3601 Buddy Owens Blvd.
City, State, Zip	McAllen, TX 78504
County	Hidalgo
Market	McAllen
Cross-Streets	Ware Rd.
Township	McAllen
Side of the Street	South
Signal Intersection	No
Road Type	Paved
Nearest Airport	MFE - McAllen International Airport

BUILDING INFORMATION

Building Size	12,765 SF
Building Class	B
Number of Floors	1

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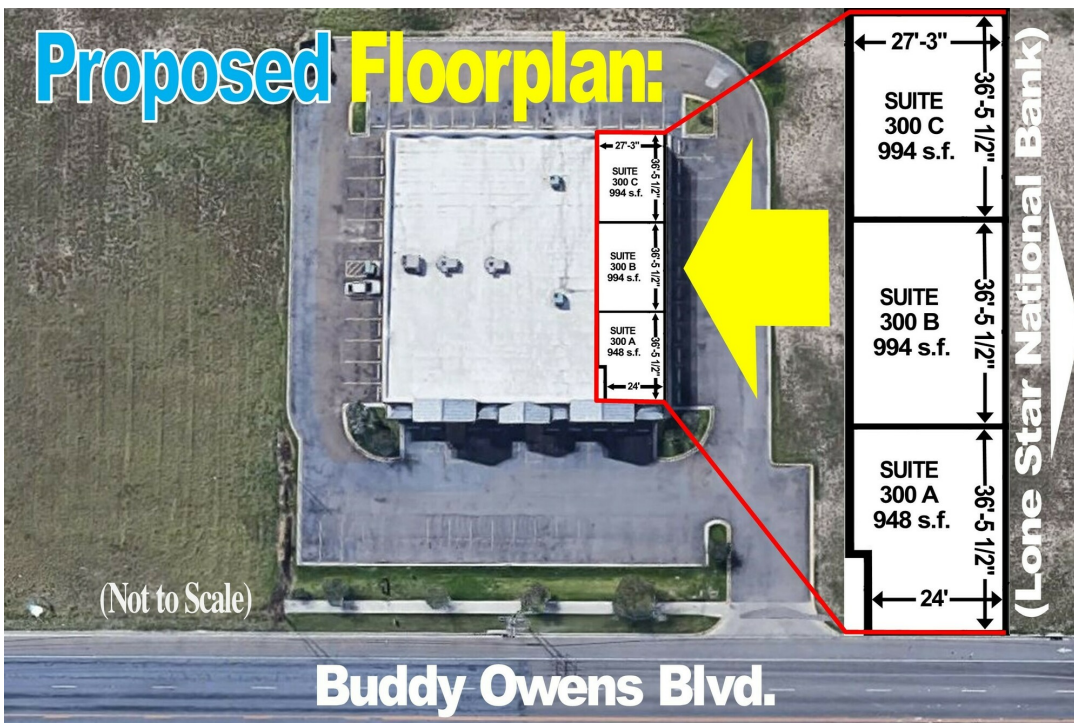
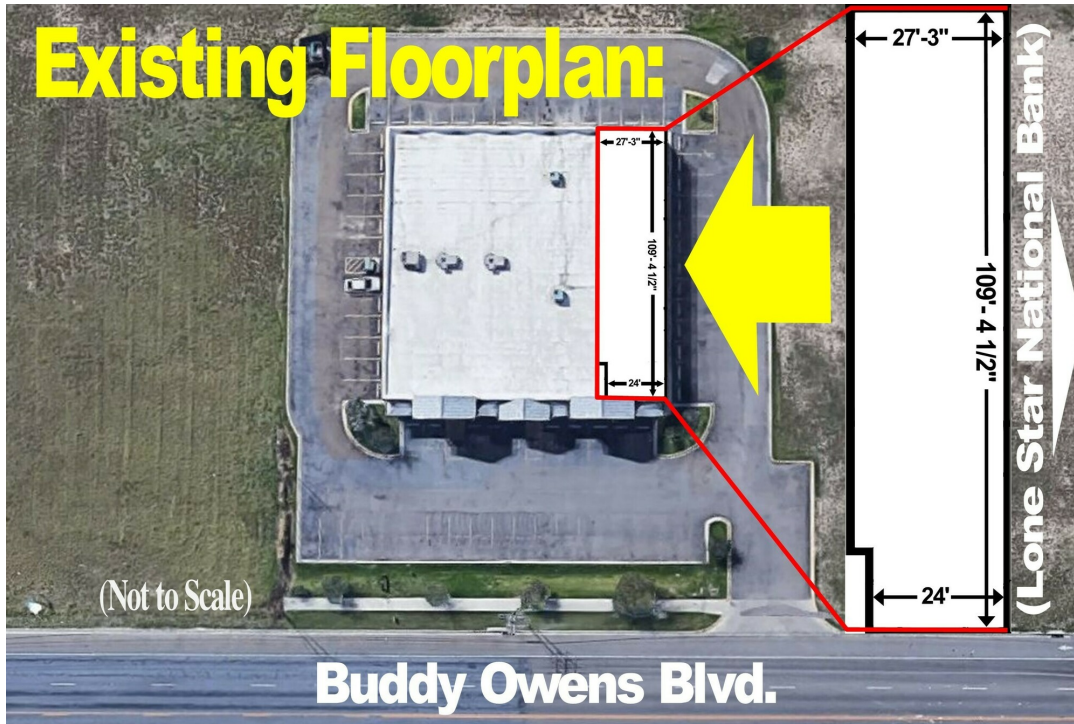
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ADDITIONAL PHOTOS

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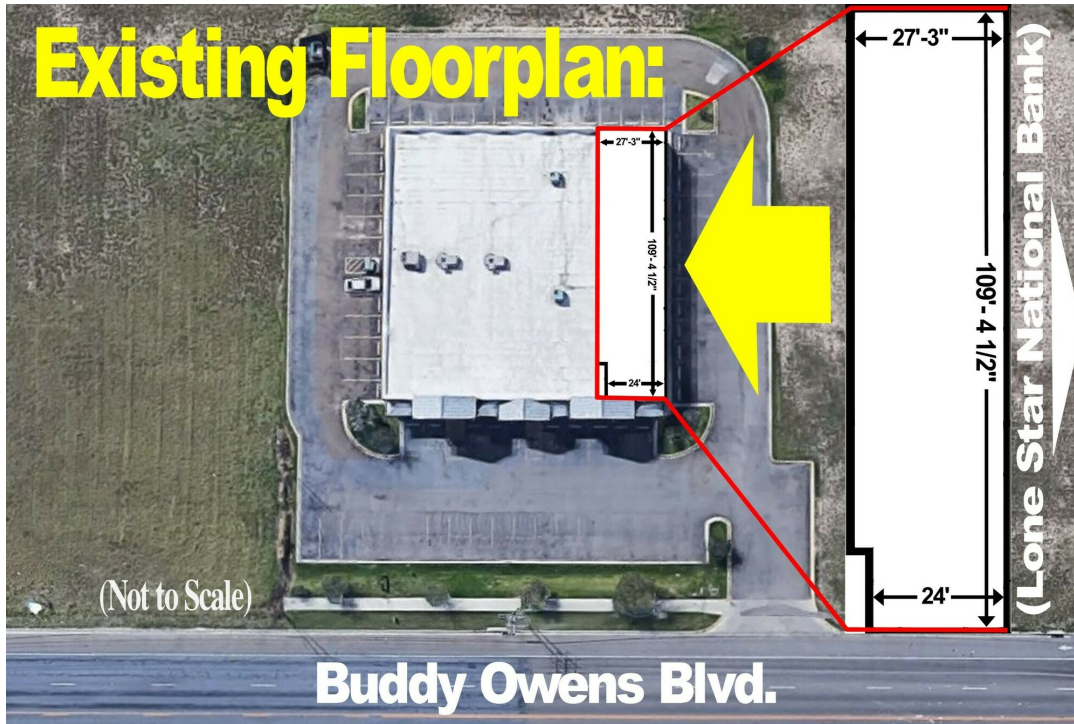
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LEASE INFORMATION

Lease Type:	NNN
Total Space:	3,000 SF

Lease Term:	Negotiable
Lease Rate:	\$1.25 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 300	Available	3,000 SF	NNN	\$1.25 SF/month	-

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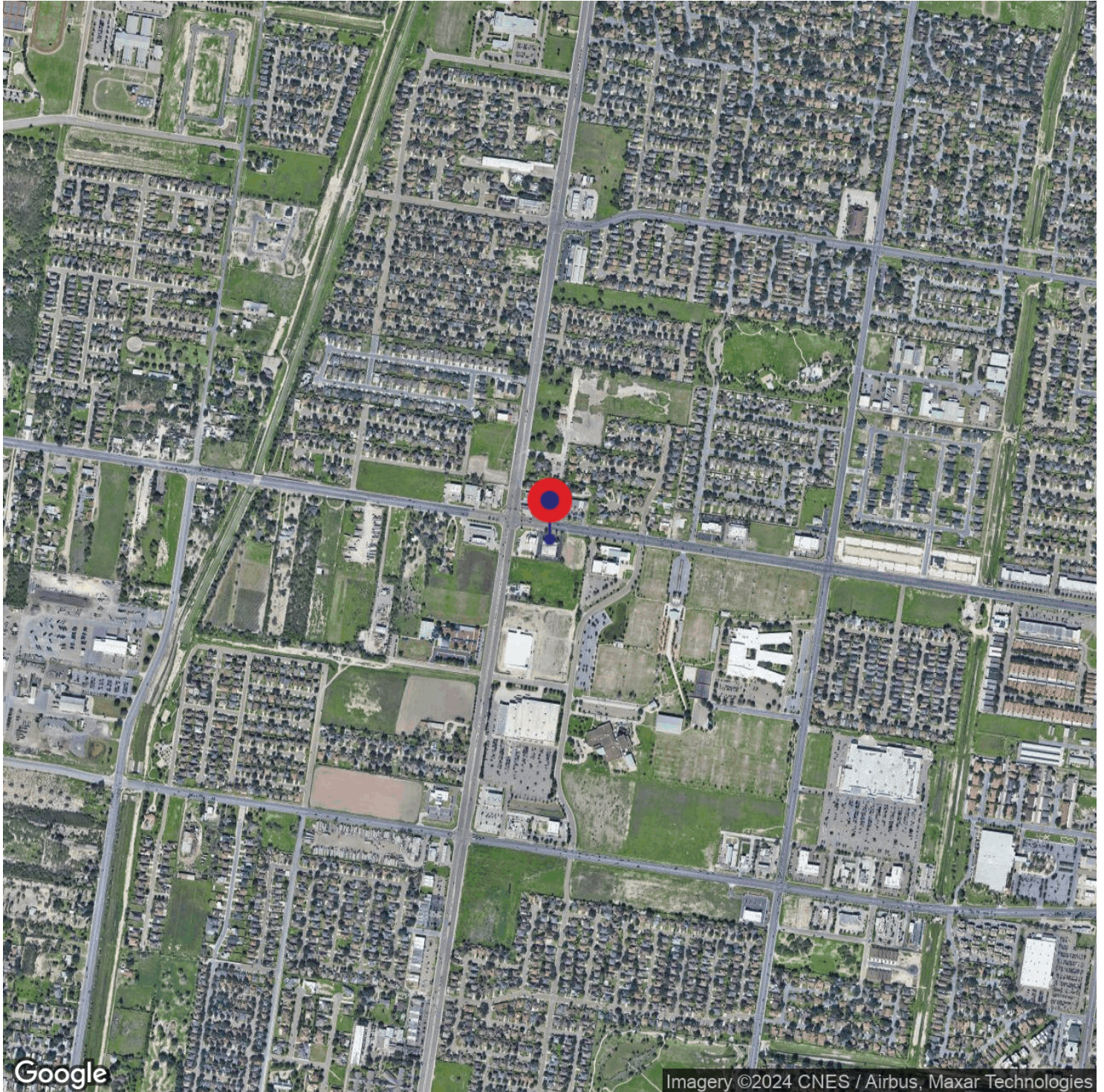


AERIAL MAP

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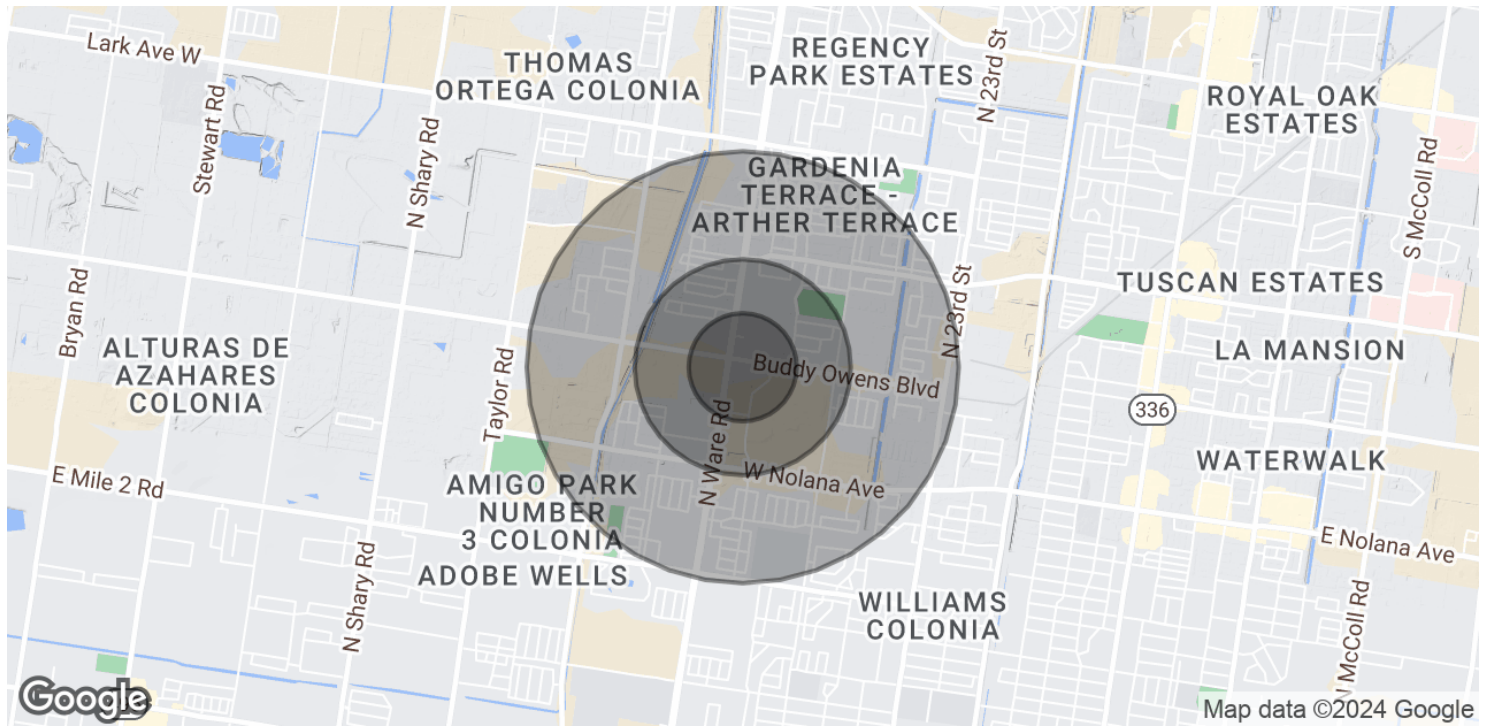
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	805	3,314	14,712
Average Age	32.4	31.3	28.9
Average Age (Male)	30.8	30.4	29.4
Average Age (Female)	38.8	36.5	30.8

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	245	986	4,313
# of Persons per HH	3.3	3.4	3.4
Average HH Income	\$73,719	\$78,217	\$77,145
Average House Value	\$137,177	\$137,757	\$140,818

2020 American Community Survey (ACS)

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DISCLAIMER

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DISCLAIMER

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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.

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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

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