

PLAZA TEN SUITE 302

3827 N. 10TH ST., MCALLEN, TX 78501

FOR LEASE



Lease Rate

STE. 302 - \$995/MO**OFFERING SUMMARY**

Building Size:	15,270 SF
Available SF:	Suite 302 - 664 SF
Lease Term:	3 yr preferred
Security Deposit:	Equal to 1 month rent
Year Built:	1978
Lot Size:	.69AC
Zoning:	C3 - General Business
	City of McAllen:
Utilities:	Water - Landlord Electric - Tenant
Market:	McAllen

PROPERTY OVERVIEW

Great for any office or professional use. Building has been fully renovated with marble and porcelain floors, designer wall coverings, upgraded fixtures, door & windows throughout. All suites feature floor to ceiling windows. Each floor is equipped with men/women restrooms. Stairway & Elevator Access.

Suite 302 on 3rd Floor is approx. 664 sf with a Reception/receiving area, Conference area, Office, and Kitchen area, and leases for \$995/mo. Broker/Owner.

LOCATION OVERVIEW

Centrally located professional office building in the heart of McAllen, on the west side of N. 10th St., just south of Nolana Ave., right across the street from the PNC Bank (formerly BBVA Bank).

PROPERTY HIGHLIGHTS

- Great Parking & Landscaping
- Professional Office Building
- Centrally Located

CHARLES MARINA, CCIM, CRB, GRI

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Lease Rate	\$995.00 PER MONTH
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PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
APN #	P2700-00-000-0007-00
Power	Yes

UTILITIES & AMENITIES

Elevators	1
Central HVAC	Yes
Restrooms	Common area men & women's restroom on each floor
Water	Yes

LOCATION INFORMATION

Building Name	Plaza Ten Suite 302
Street Address	3827 N. 10th St.
City, State, Zip	McAllen, TX 78501
County	Hidalgo
Market	McAllen
Sub-market	McAllen, Mission, Edinburg
Cross-Streets	Nolana Ave. & 10th St.
Township	McAllen
Side of the Street	West
Signal Intersection	Yes
Road Type	Paved
Nearest Airport	McAllen Miller Airport (MFE)

BUILDING INFORMATION

Building Class	A
Occupancy %	100.0%
Tenancy	Multiple
Number of Floors	3
Year Built	1978
Roof	Flat
Free Standing	Yes
Number of Buildings	1

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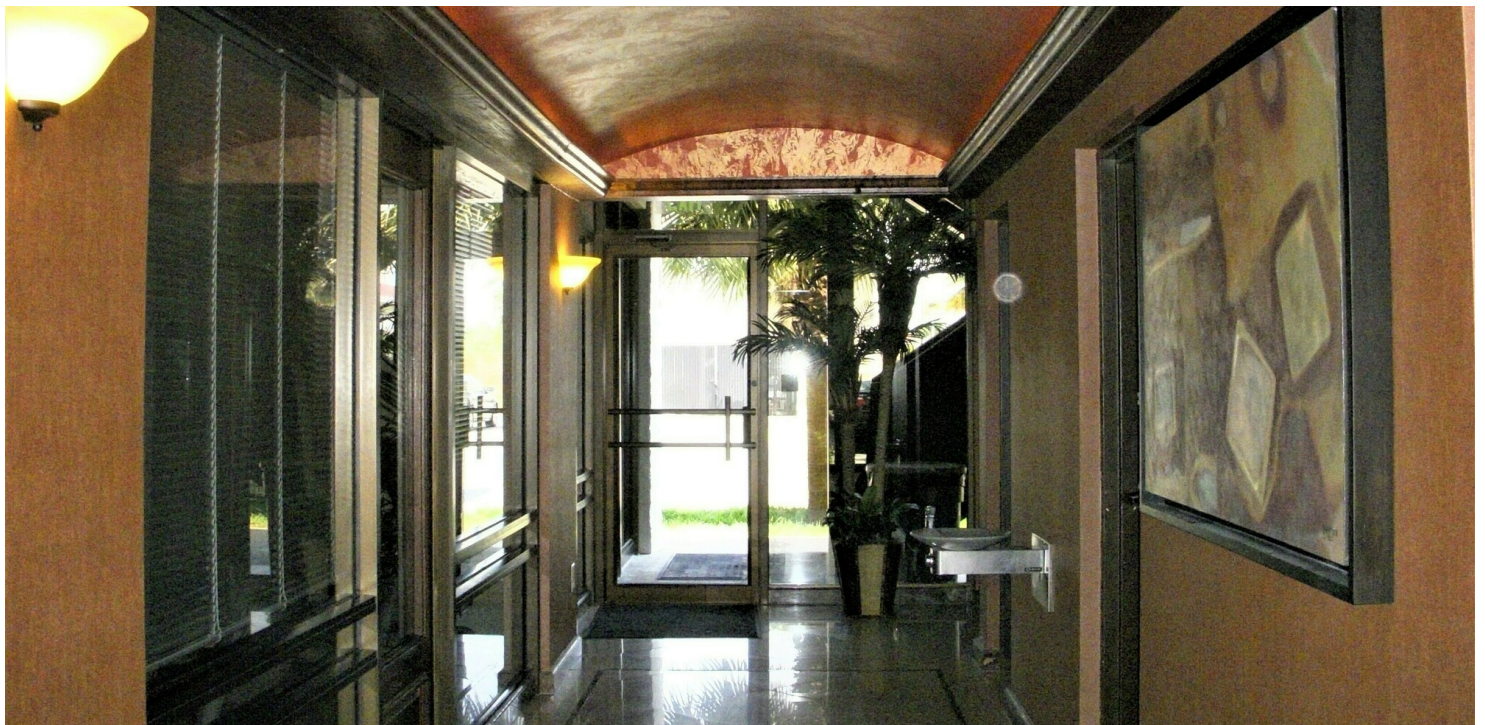


SUITE 201 PHOTOS

PLAZA TEN SUITE 302

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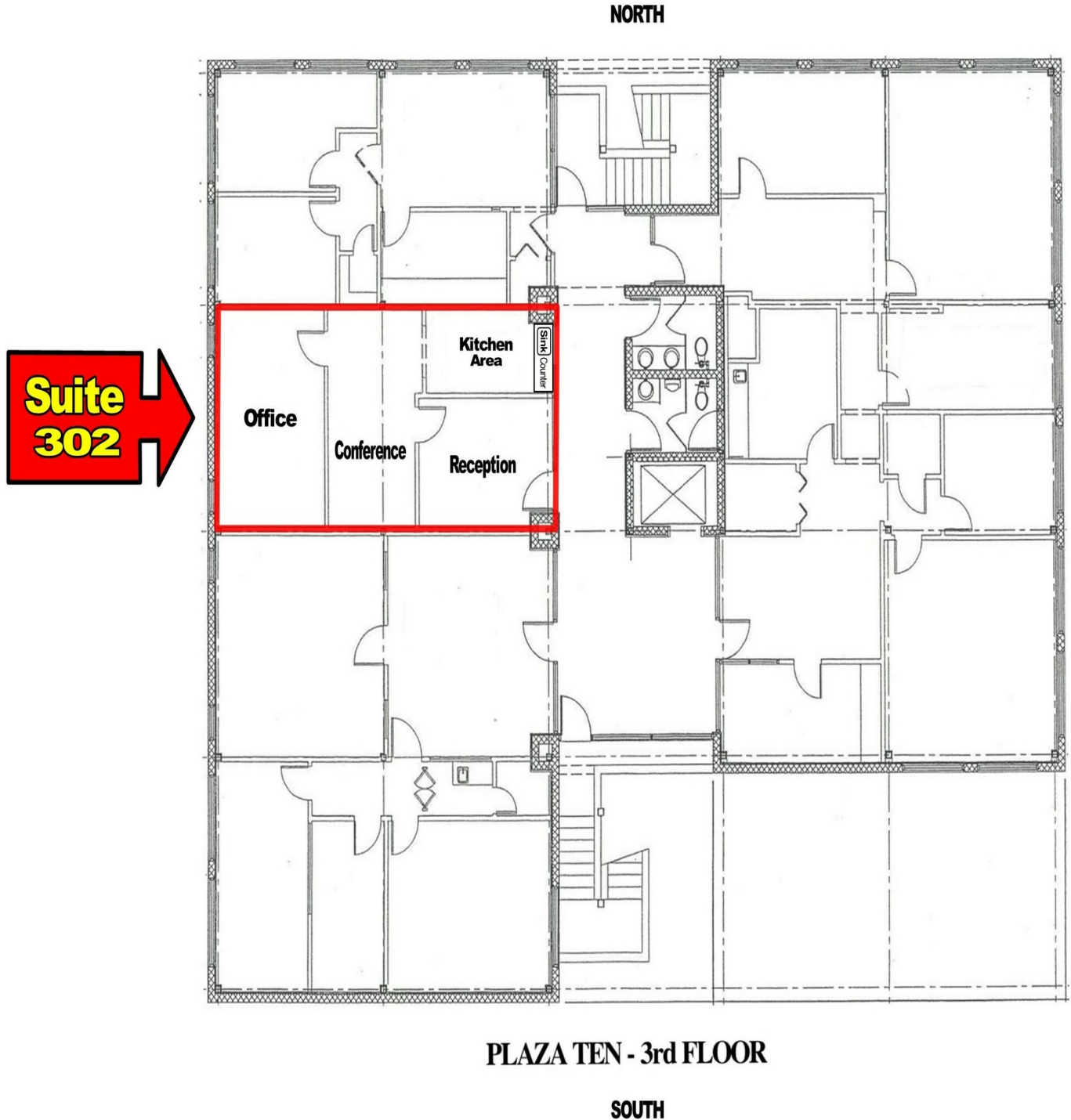
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PLAZA TEN - 3rd FLOOR

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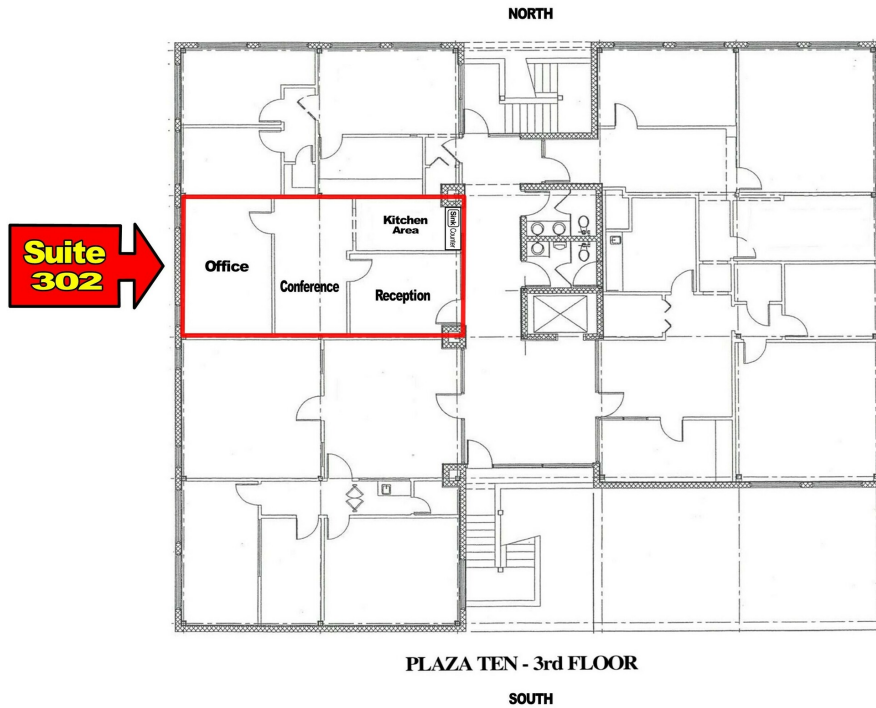
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PLAZA TEN - 3rd FLOOR

LEASE INFORMATION

Lease Type:	Gross	Lease Term:	36 months
Total Space:	664 SF	Lease Rate:	\$995.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 302	Available	664 SF	Gross	\$995 per month	Suite 302 on 3rd Floor is approx. 664 sf with a Reception/receiving area, Conference area, Office, and Kitchen area, and leases for \$995/mo.

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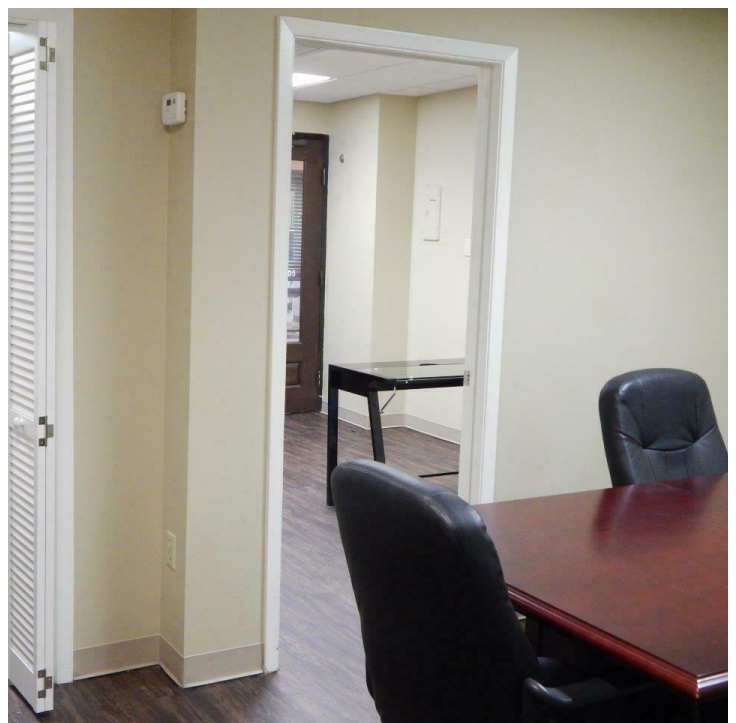
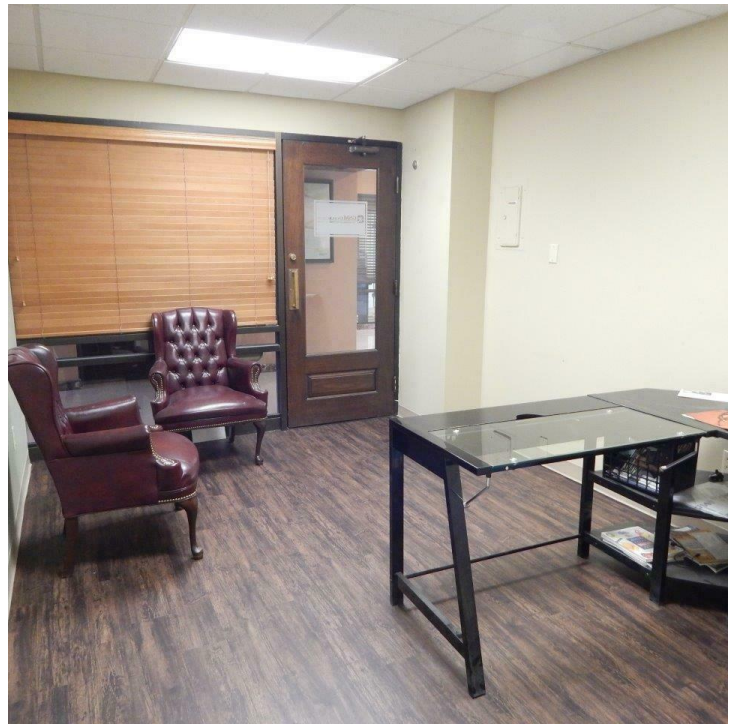


INTERIOR PHOTOS

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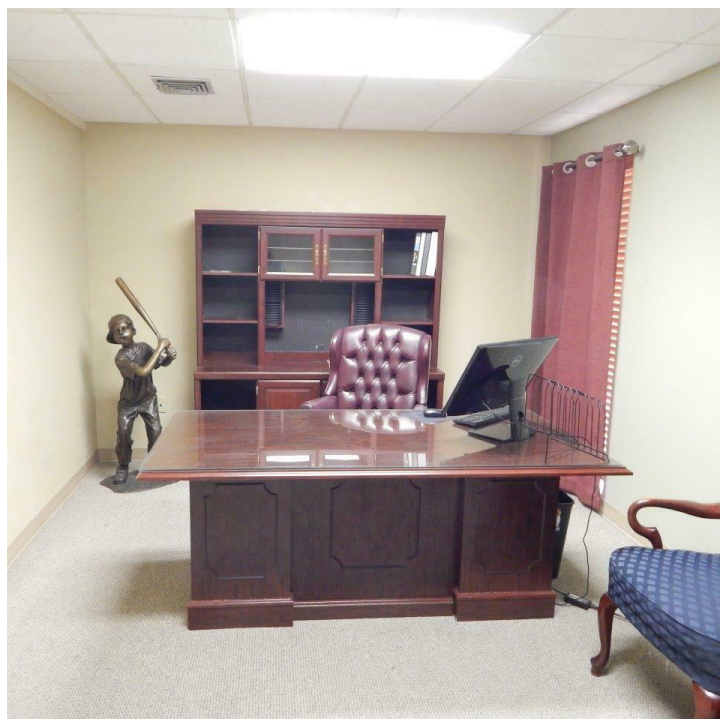
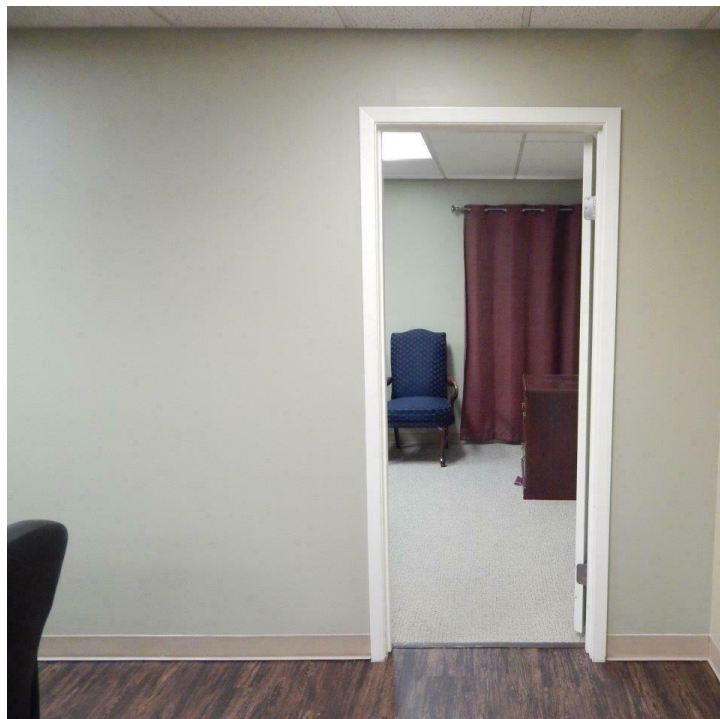


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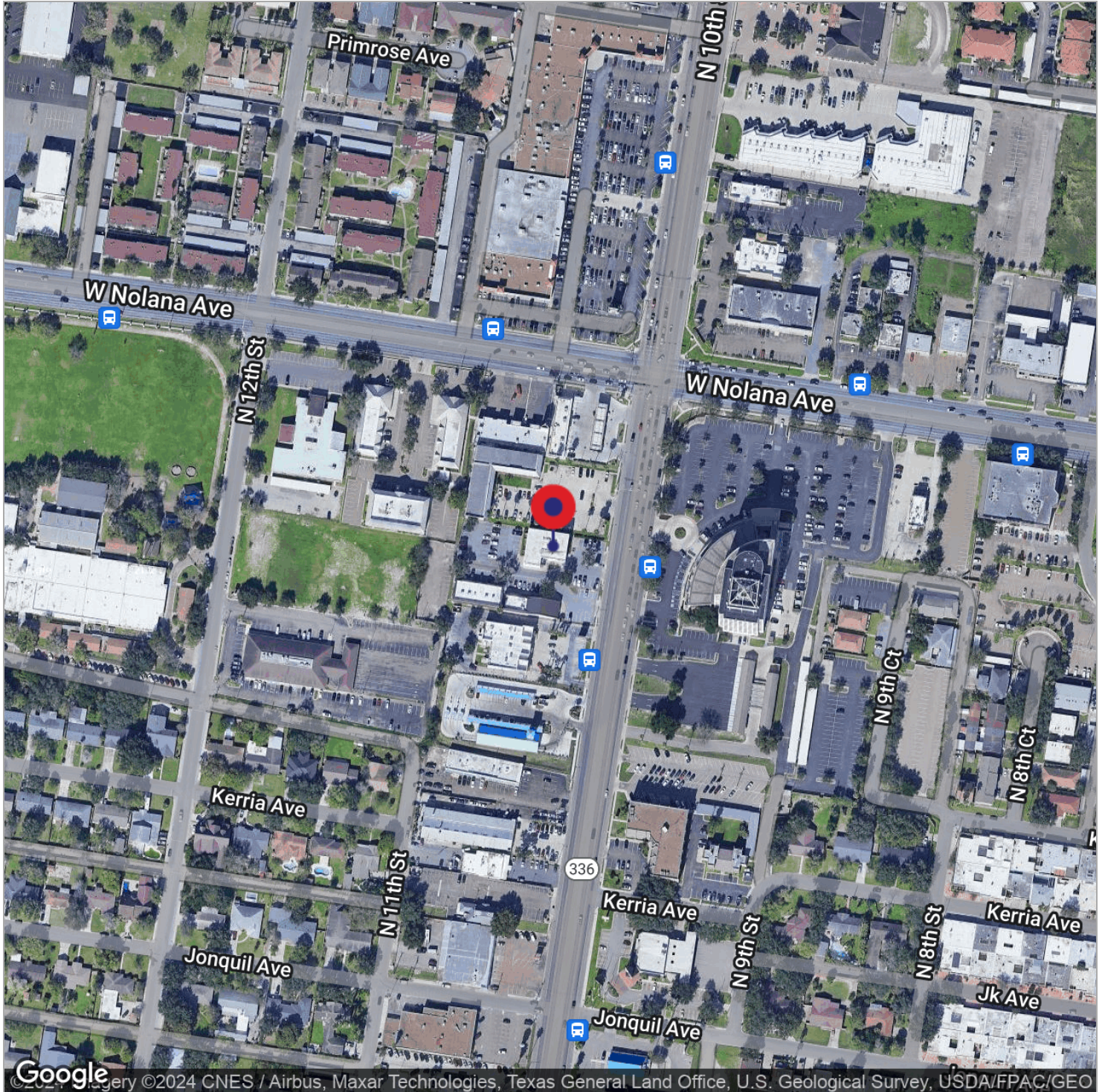


AERIAL MAP

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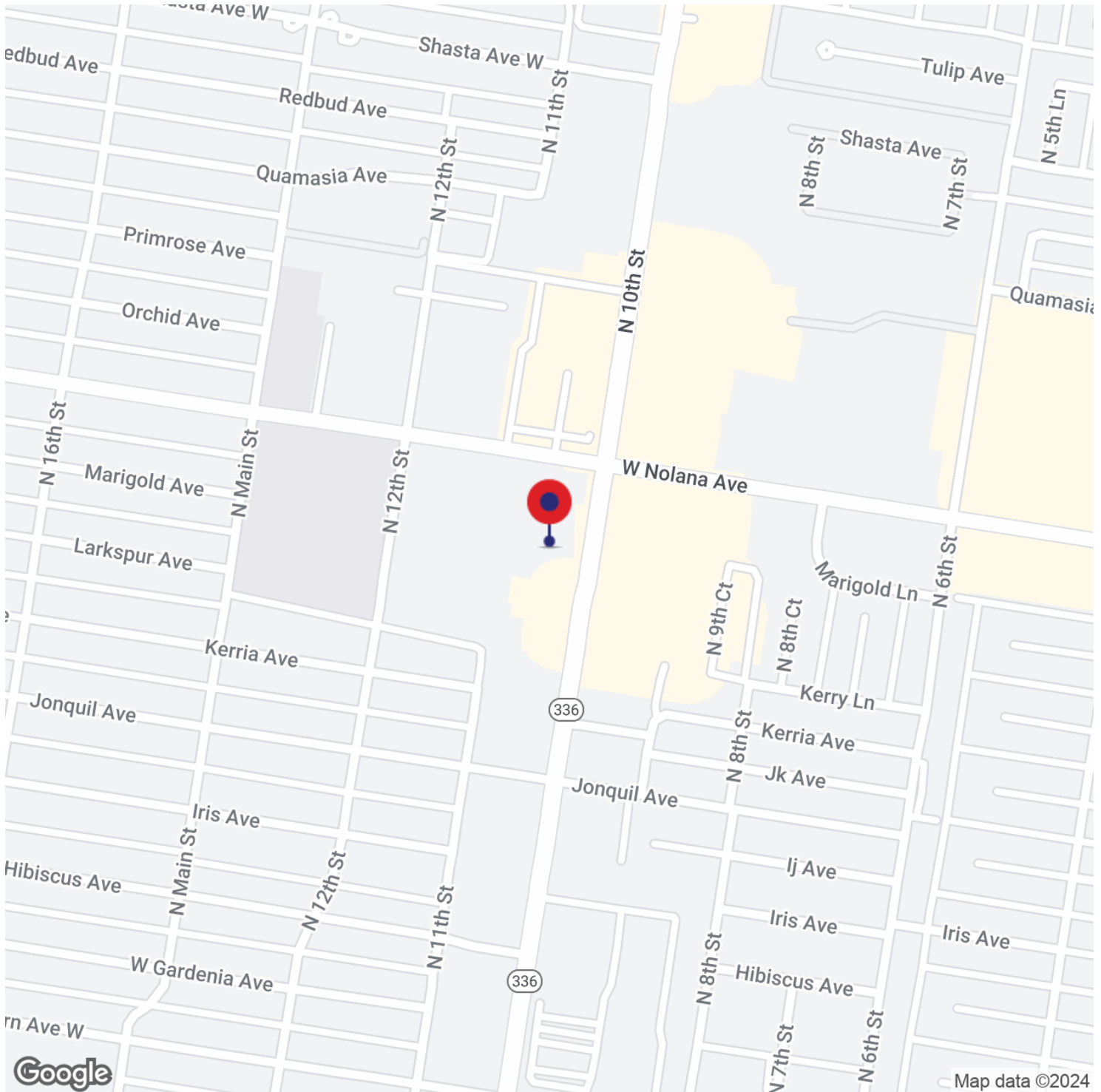
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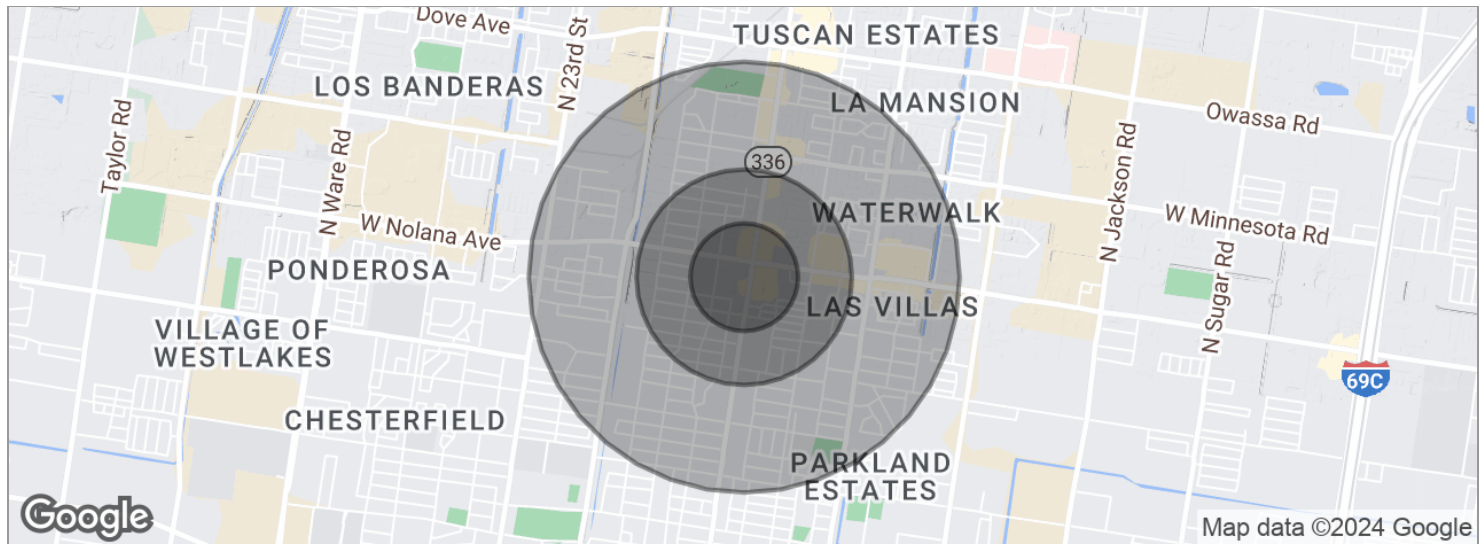
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total population	1,059	4,169	15,850
Median age	33.2	33.7	34.7
Median age (Male)	30.5	30.5	32.2
Median age (Female)	35.1	38.4	40.6

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total households	495	1,866	6,997
# of persons per HH	2.1	2.2	2.3
Average HH income	\$68,329	\$75,679	\$69,549
Average house value	\$186,802	\$189,830	\$166,948

* Demographic data derived from 2020 ACS - US Census

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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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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

First American Realty Company - Corporate, 3827 N. 10th St., Ste. 105 McAllen, TX 78501
Charles Marina

Information available at www.trec.texas.gov

IABS 1-0 Date

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