

OFFICE BUILDING FOR SALE

TIRED OF GENERIC? TIME TO UPGRADE

5526 North 10th St, McAllen, TX 78504

PRESENTED BY:

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Each office independently owned and operated.

RE/MAX COMMERCIAL ADVISORS GROUP
COMMERCIAL REAL ESTATE

5,025 SF | 5526 NORTH 10TH ST | MCALLEN, TX

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,599,798
Lot Size:	0.7 Acres
Building Size:	5,025
Renovated:	1997
Market:	McAllen
Price / SF:	\$318.37

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Households	3,980	28,009	65,072
Population	11,210	86,150	209,826
Avg HH Income	\$76,476	\$66,512	\$57,533

PROPERTY OVERVIEW

If location, ease of access with amenities matter, this office location may be right for you. This two story office building has excellent parking, great access and isn't your cookie cutter building. Tile from the original building was re-purposed in renovating this classic structure to blend old with the new. Location is minutes from Federal, State and District courts and surrounded by dining and retail options. 5 large offices, 3 smaller offices, reception area, break room and 2 restrooms on each floor. Walled courtyard, fountain and more. Shown by appointment only.

Federal, State and District courts are within minutes and the airport is 6 miles away.

LOCATION OVERVIEW

Centrally located and minutes from US District Court, 403 and 92 District courthouses, Hidalgo county and US Federal Magistrate. Within 15 minutes of McAllen International Airport and less than an hour from Valley International airport-Harlingen

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Location Maps



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Additional Photos



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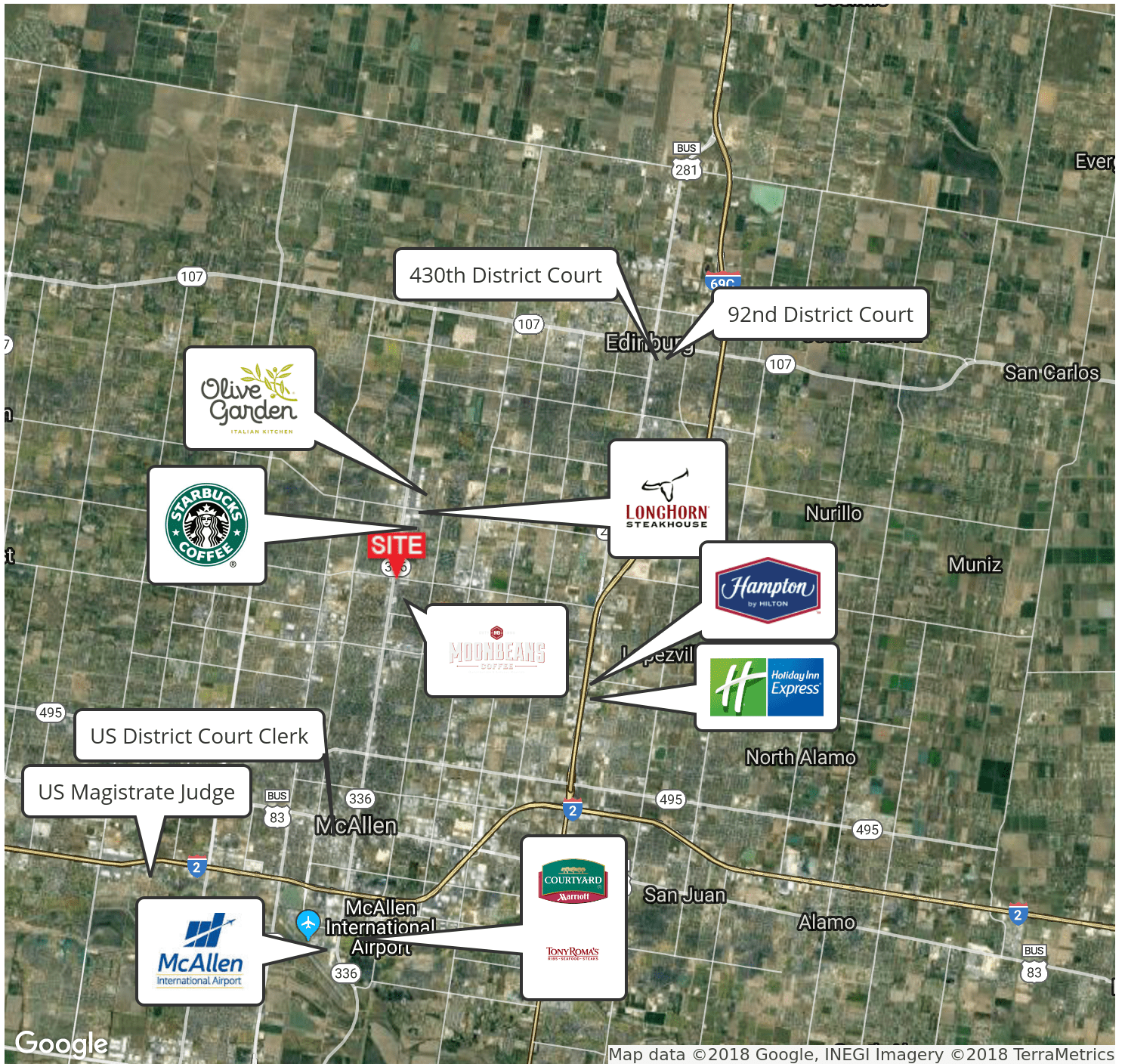
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Additional Photos



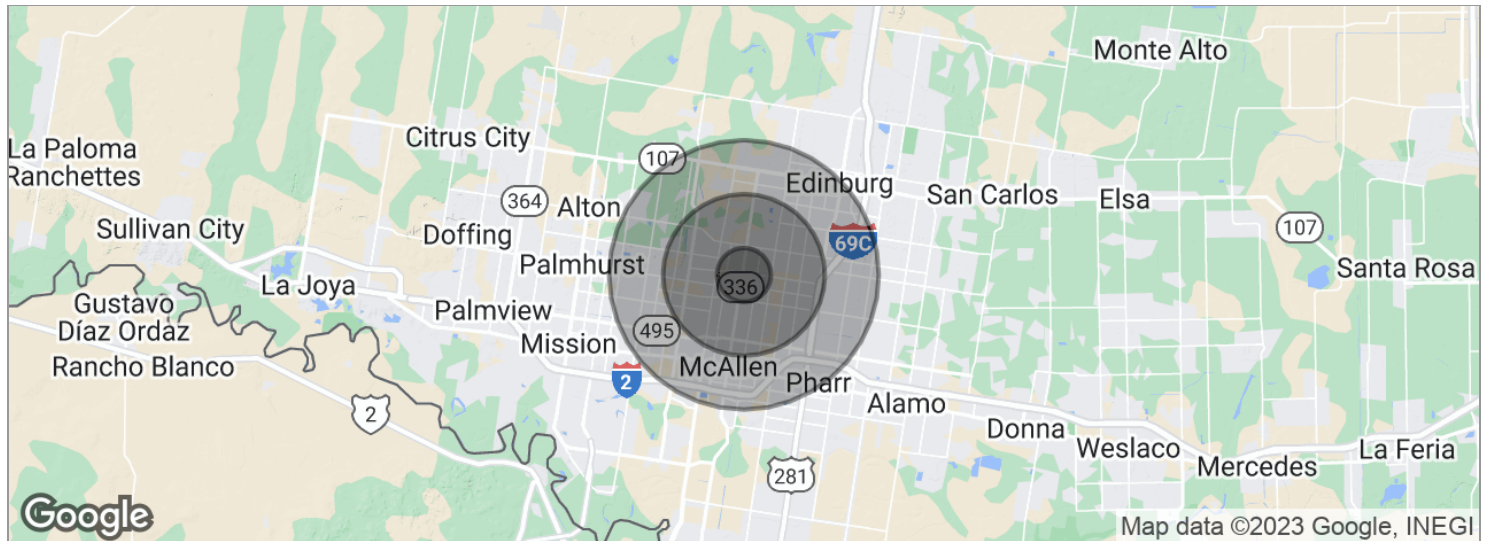
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Retailer Map



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Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,210	86,150	209,826
Median age	32.4	31.4	30.6
Median age (Male)	30.4	29.7	29.2
Median age (Female)	34.1	33.4	32.2

HOUSEHOLDS & INCOME

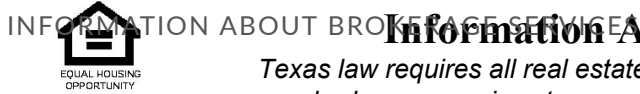
	1 MILE	3 MILES	5 MILES
Total households	3,980	28,009	65,072
# of persons per HH	2.8	3.1	3.2
Average HH income	\$76,476	\$66,512	\$57,533
Average house value	\$176,886	\$142,480	\$119,635

* Demographic data derived from 2020 ACS - US Census

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Office Site





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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Associate			
Patrick Buckhoff, CCIM	587831	patrick@commercialspacehouston.com	(281)686-9445
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov