

INVESTMENT OPPORTUNITY DOWNTOWN!

321 & 323 S. BROADWAY ST., MCALEN, TX 78503

FOR SALE



Sale Price	\$450,000
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OFFERING SUMMARY

Building Size:	5,800 SF
Lot Size:	0.107 Acres
Price / SF:	\$60.17
Year Built:	1966
PID #:	M1950-00-030-0012-01
Taxes:	\$7,074 (2022)
Zoning:	C
Market:	McAllen
Submarket:	McAllen, Mission, Edinburg

PROPERTY OVERVIEW

Great Investment Opportunity! Located in the heart of busy Downtown McAllen on the corner of Broadway and Dallas Ave. This property has approximately 5,800 sf great for retail, office, or showroom. Easy access to major roadways with nearby retail, banking, and restaurants.

LOCATION OVERVIEW

Head South on 10th St. to Business 83, turn right (West) on Business 83 to Broadway St. Turn South on Broadway St., property is on the East Corner of Broadway St. and Dallas Ave., next to Dr. Beardsley.

PROPERTY HIGHLIGHTS

- Corner Lot
- Glass store front
- Easy access to major roadways

CHARLES MARINA, CCIM, CRB, GRI

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PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
APN #	M1950-00-030-0012-01
Lot Frontage	50 ft
Lot Depth	93.05 ft
Corner Property	Yes
Amenities	Corner Lot Glass Store Front Easy access to major roadways
Waterfront	Yes
MLS #	374372
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface

LOCATION INFORMATION

Street Address	321 & 323 S. Broadway St.
City, State, Zip	McAllen, TX 78503
County	Hidalgo
Market	McAllen
Sub-market	McAllen, Mission, Edinburg
Cross-Streets	Broadway St. & Dallas Ave
Township	McAllen
Side of the Street	South
Road Type	Paved
Market Type	Medium
Nearest Highway	US Expressway 83 (Interstate 2)
Nearest Airport	McAllen Miller Airport (MFE)

BUILDING INFORMATION

Tenancy	Multiple
Year Built	1966
Construction Status	Existing
Condition	Average
Free Standing	Yes
Number of Buildings	1

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ADDITIONAL PHOTOS

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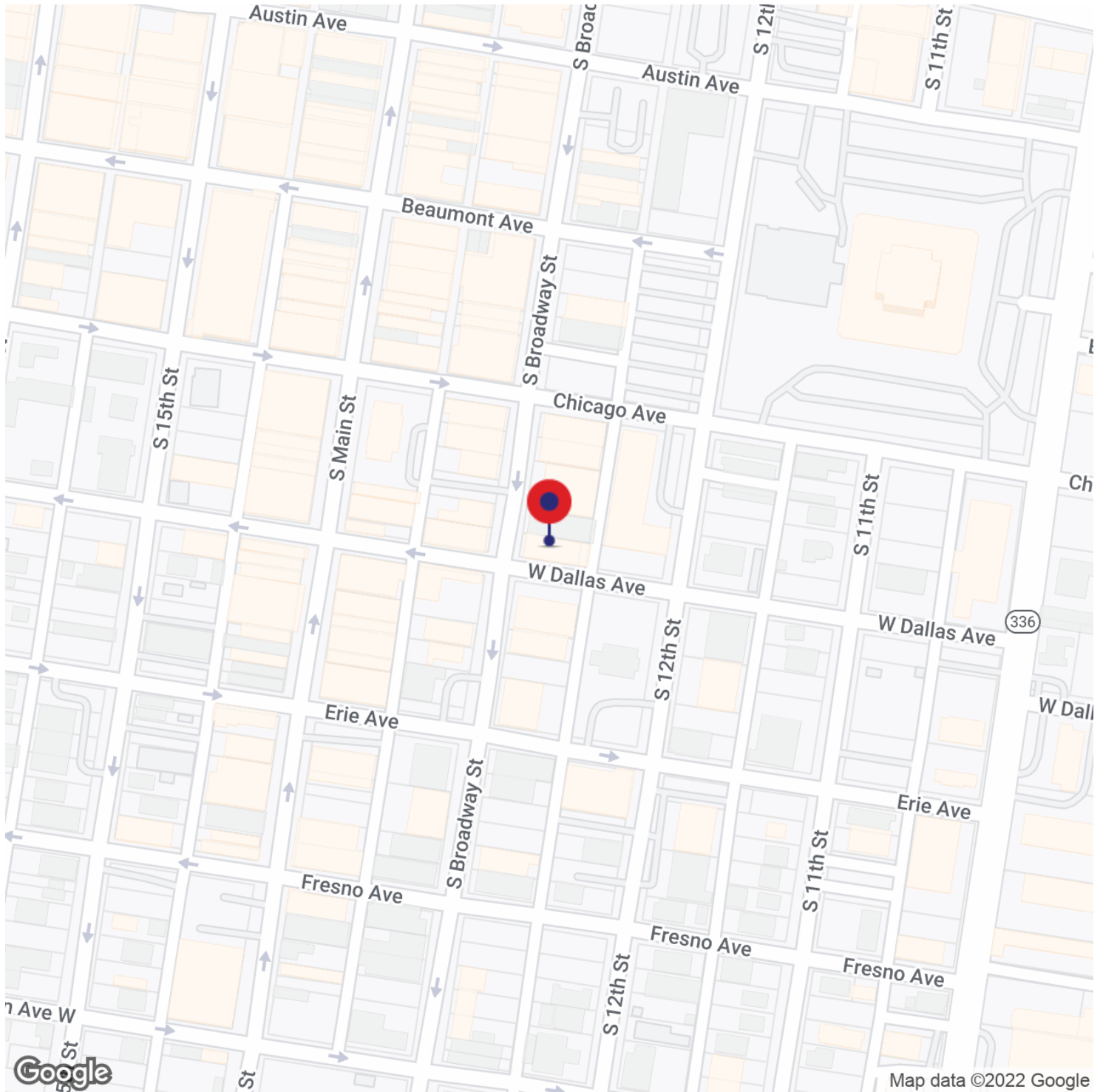
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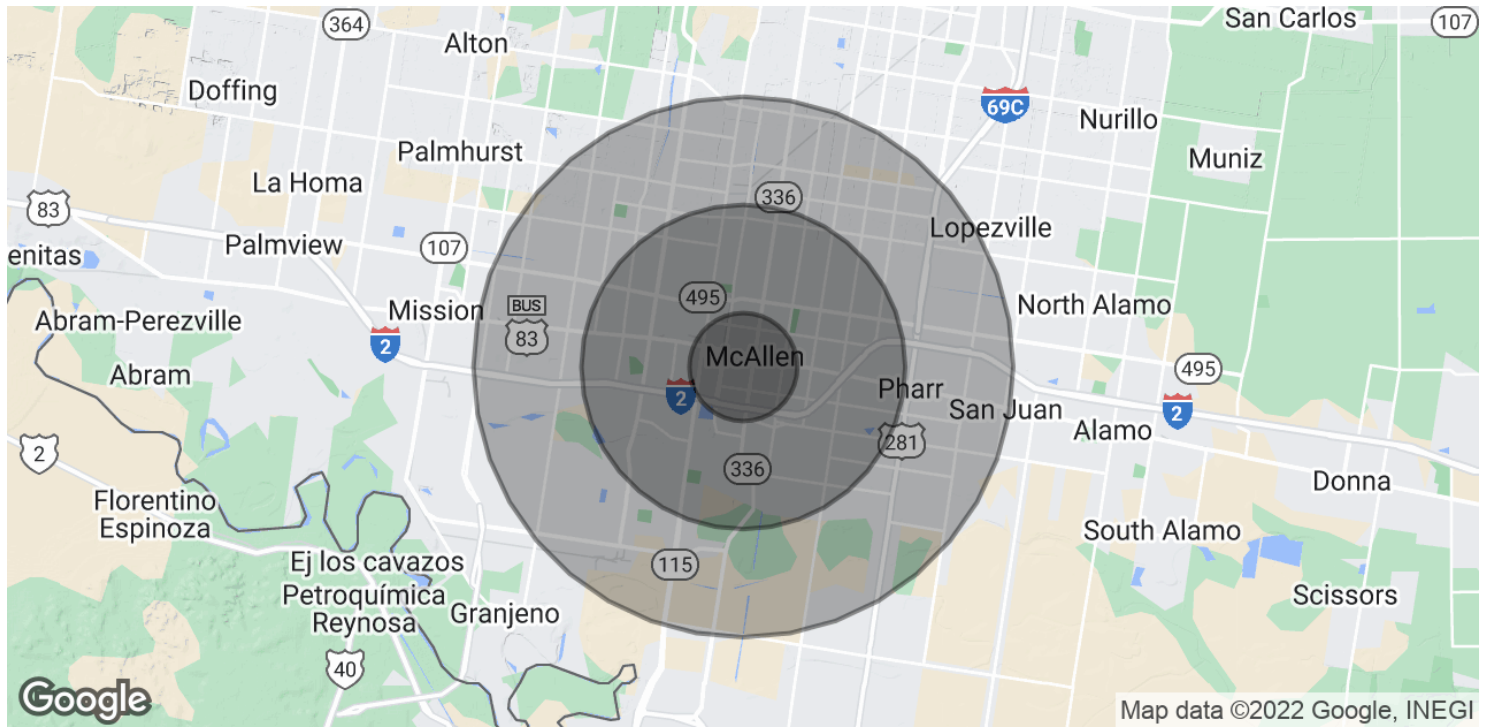
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,886	89,159	223,775
Average age	39.8	34.5	33.8
Average age (Male)	33.8	31.1	31.3
Average age (Female)	45.3	38.5	36.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,032	35,025	82,484
# of persons per HH	2.4	2.5	2.7
Average HH income	\$37,137	\$46,786	\$58,303
Average house value	\$99,255	\$112,469	\$128,649

* 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

Information available at www.trec.texas.gov
IABS 1-0 Date