



For Sale

Prime Development Site

7.22 Acres | \$435,087 / AC

1100 N McColl Rd

McAllen, Texas 78501

Property Highlights

- 7.22 AC site in 495 Commerce Center, is encircled by the new UT Health Cancer & Surgery Center and UTRGV-McAllen ISD Collegiate Academy underline the area's dedication to advancing healthcare and education. In the neighborhood are the regional offices of the FBI, DEA, GSA, NSA, VA Clinic, and US Post Office.
- The site is 1.5 miles of I-69C and I-2, the site ensures seamless connectivity across the region, facilitating ease of commutation for employees, clients, and partners.

Property Description

This dynamic parcel of land presents an unrivaled canvas for visionary developers, investors, and businesses seeking a strategic foothold in one of the most vibrant and promising growth corridors within the 5th fastest-growing MSA in Texas. The site is near the major health care providers including DHR, Driscoll Children's Hospital, United Health Services, and Rio Grande Regional.

OFFERING SUMMARY

Sale Price	\$3,154,384
Lot Size	7.22 Acres

VIEW PROPERTY VIDEO

For more information

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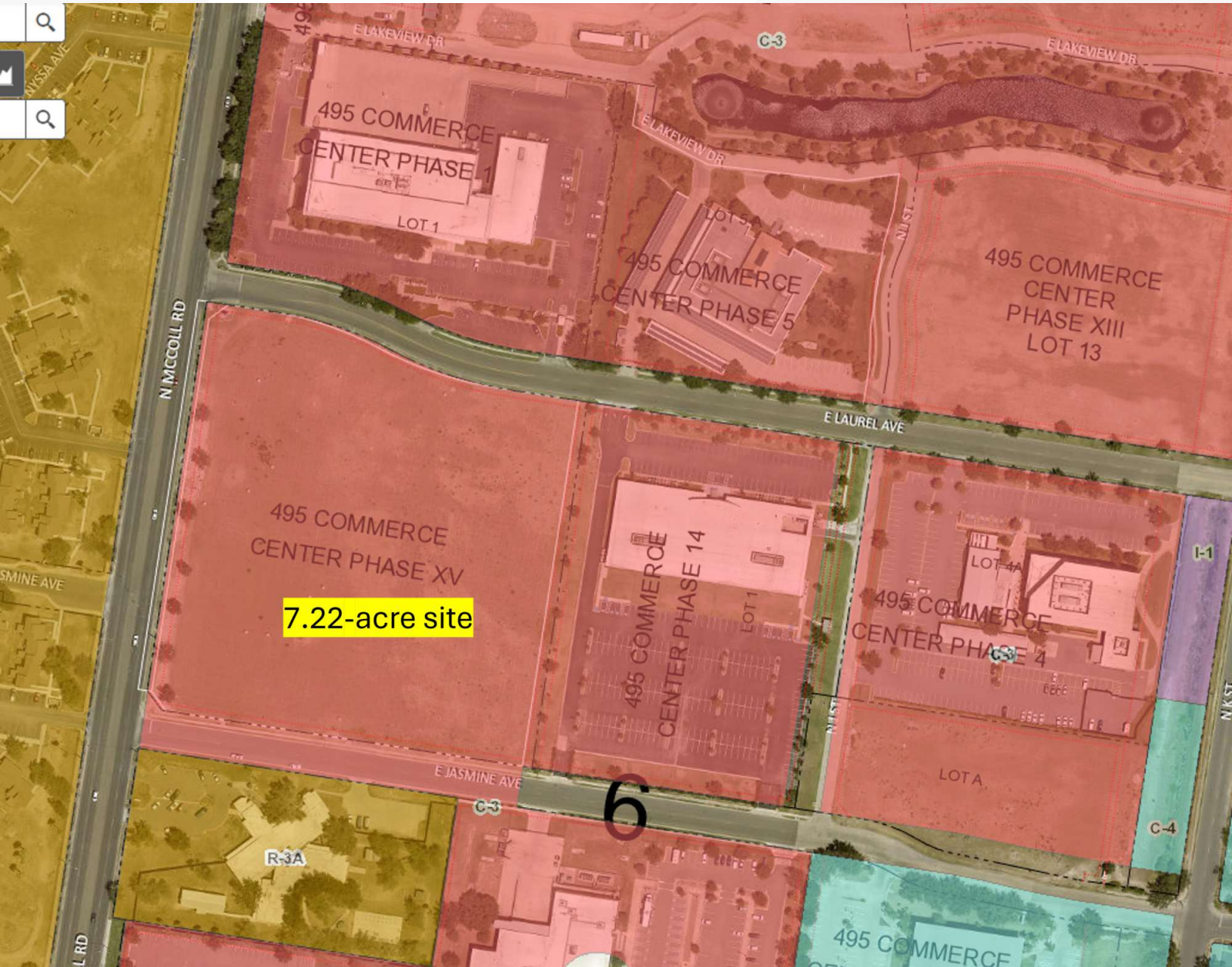
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Conceptual Site Plan For Mixed Use Development

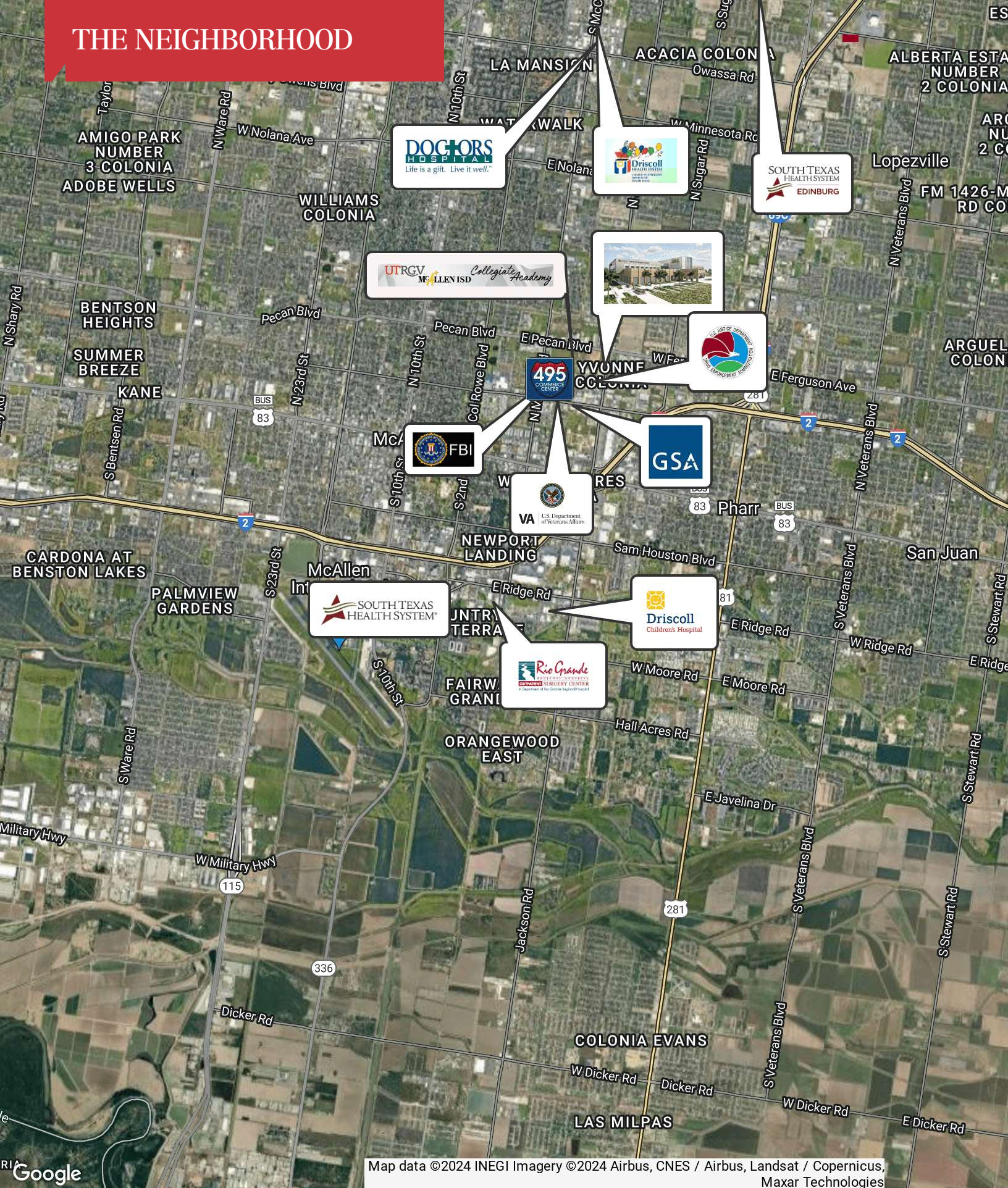


Mixed use site with over 73,000 sf office buildings and two pad sites containing 6,300 sf

Zoning Map Of The Site

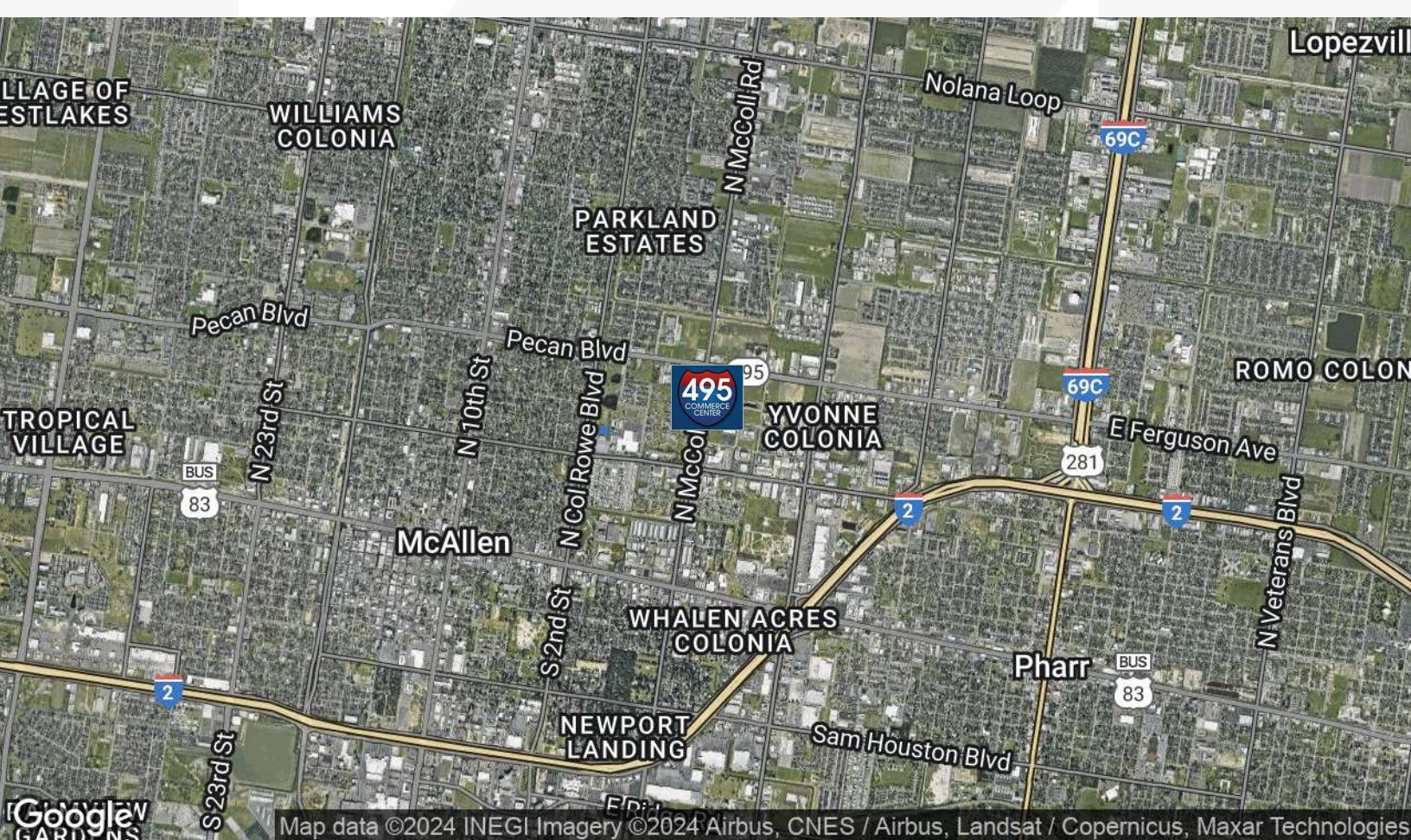
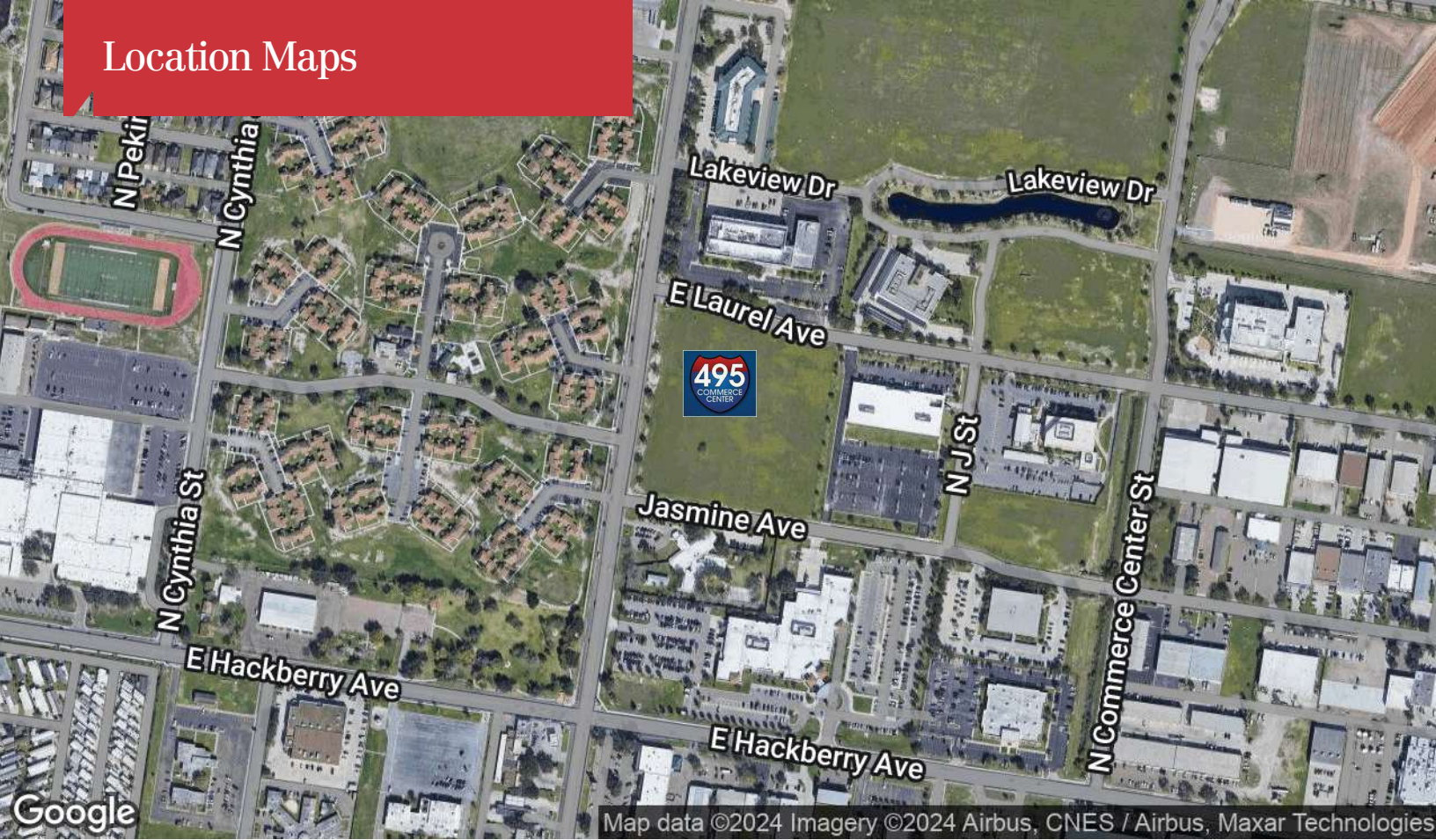


THE NEIGHBORHOOD

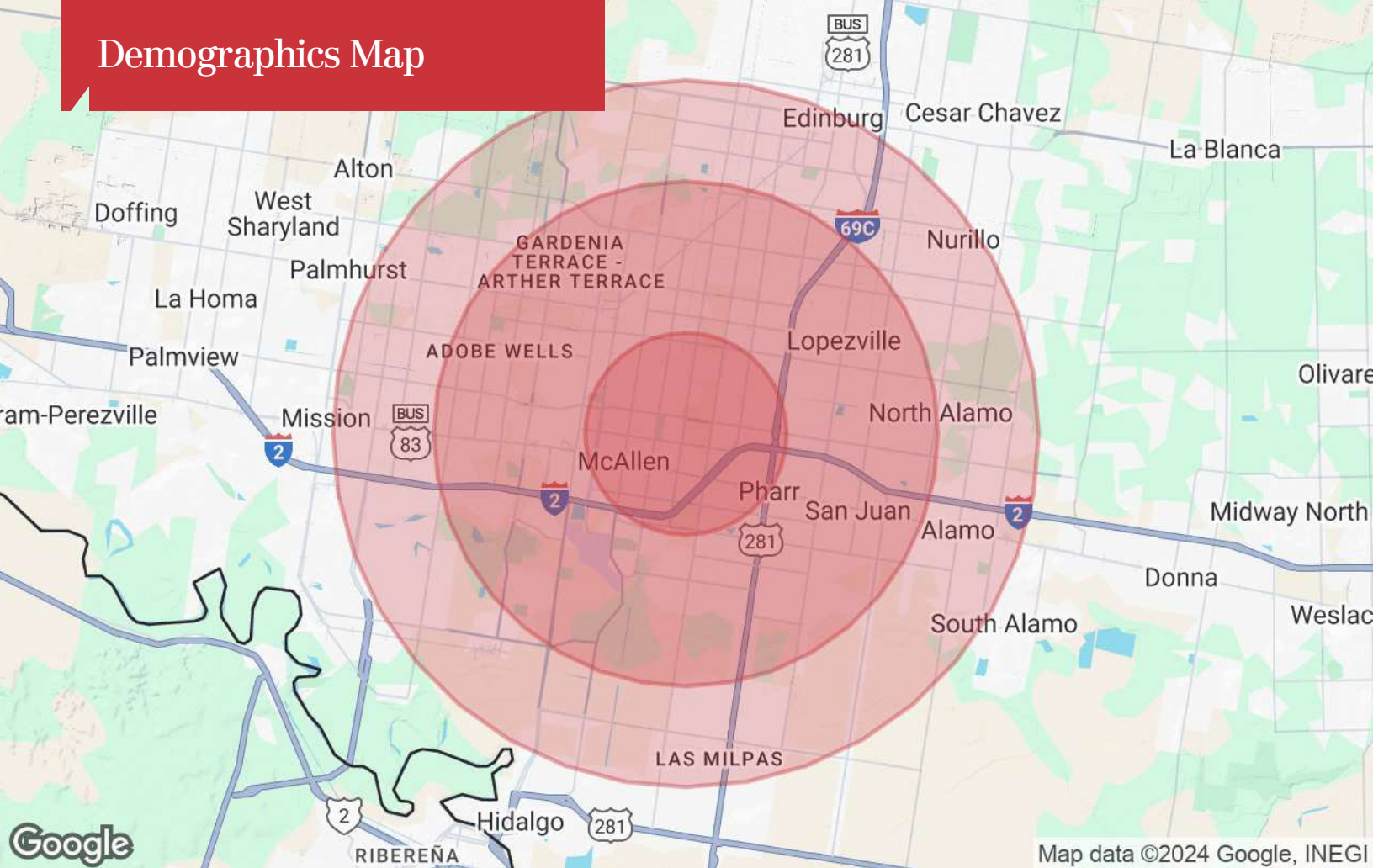


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Location Maps



Demographics Map



Population	2 Miles	5 Miles	7 Miles
TOTAL POPULATION	46,401	240,750	395,695
MEDIAN AGE	34.2	33.0	32.3
MEDIAN AGE (MALE)	30.8	30.7	30.5
MEDIAN AGE (FEMALE)	37.2	35.4	34.4
Households & Income	2 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	18,658	85,325	137,212
# OF PERSONS PER HH	2.5	2.8	2.9
AVERAGE HH INCOME	\$47,858	\$57,729	\$58,489
AVERAGE HOUSE VALUE	\$113,150	\$123,714	\$124,011

* Demographic data derived from 2020 ACS - US Census

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For More Information:



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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 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.

<u>NAI Rio Grande Valley</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9008410</u> License No.	<u>mikeb@nairgv.com</u> Email	<u>956-994-8900</u> Phone
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<u>Michael J. Blum</u> Sales Agent/Associate's Name	<u>426545</u> License No.	<u>mikeb@nairgv.com</u> Email	<u>956-994-8900</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date