

EXCLUSIVE

Medical Office Condo For Sale

110 E. Savannah Ave, McAllen, TX 78503 | Unit 101 & 202



ENTRUST
COMMERCIAL ADVISORS

Powered by KW Commercial

Built Out Office
Ample Use Cases



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Medical Office Condo For Sale

110 E. Savannah Ave, McAllen, TX 78503 | Unit 101



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PROJECT OVERVIEW

Entrust Commercial Advisors, a division of KW Commercial, is pleased to present the exclusive opportunity to acquire a medical office condominium located in South McAllen's established medical corridor at 110 E. Savannah Avenue, Units 101 & 200. This offering presents an excellent opportunity for medical professionals or investors seeking well-located healthcare real estate within a mature and highly active submarket.

Unit 101 consists of approximately 4,943 square feet of fully built-out medical office space. The suite includes multiple exam rooms, private physician offices, an x-ray-equipped room, a reception and waiting area, and dedicated administrative office space, making it ideal for a medical user seeking to establish or expand a practice with minimal buildout requirements.

Unit 200, located directly above Unit 101, contains approximately 1,009 square feet of air-conditioned space and offers flexibility for administrative functions, storage, or complementary medical uses. The property sits less than one mile from Interstate 2, providing convenient access to McAllen, Mission, and Pharr. It is also within two miles of La Plaza Mall and McAllen International Airport, placing it near major retail amenities, healthcare facilities, and regional transportation hubs—further enhancing accessibility for both practitioners and patients.

PROJECT HIGHLIGHTS







- Rio Grande Regional Hospital Adjacent
- South Texas Health Systems Adjacent
- Convenient Access to Interstate-2
- Built Out Office | Ample Use Cases
- Established South McAllen Medical Hub
- Convenient Access to Boerne & SA
- Population of 83,000 | 3Mi. Radius



EXECUTIVE SUMMARY

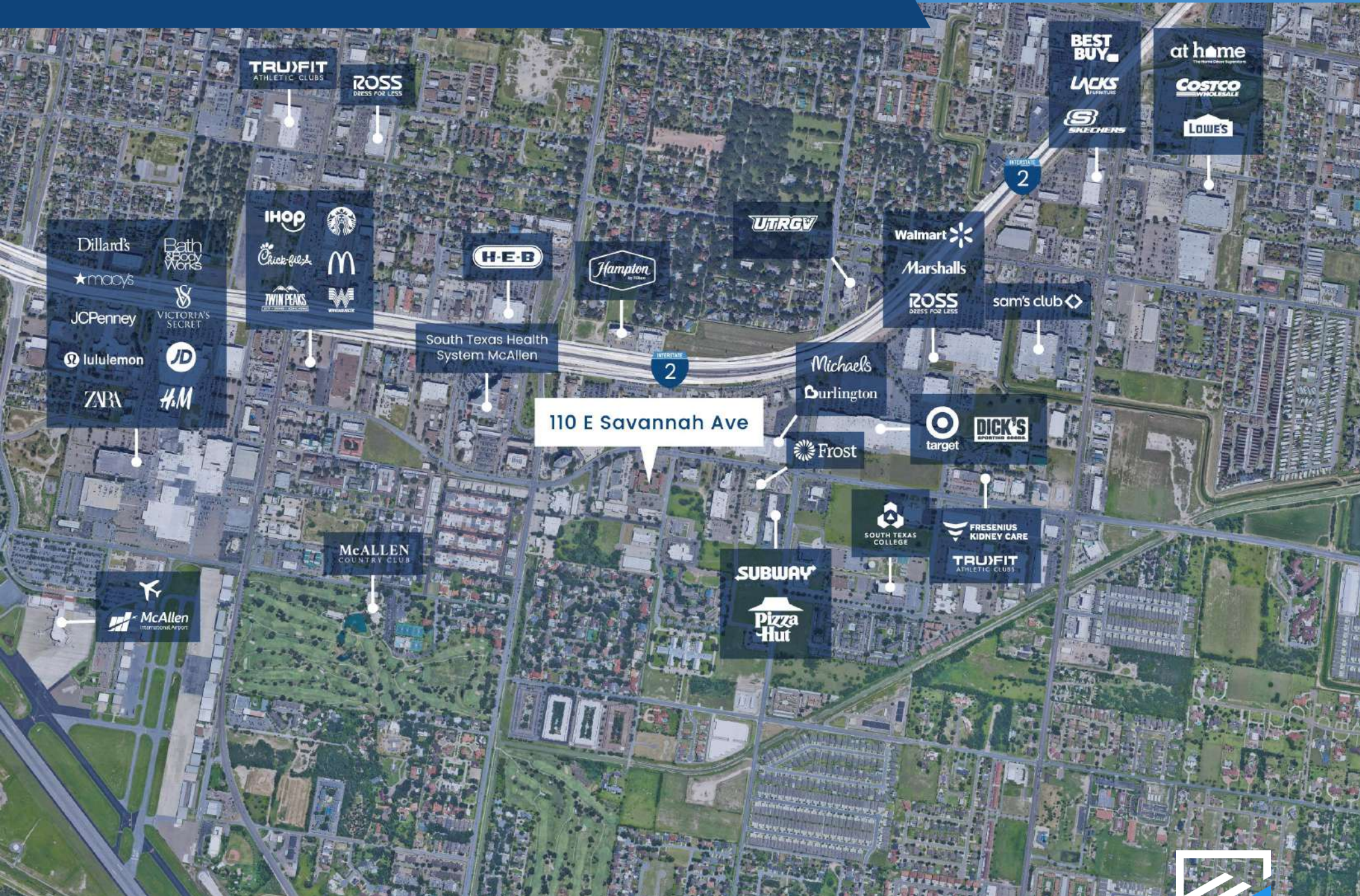
EXCLUSIVE OFFERING MEMORANDUM



	ASKING PRICE \$635,000
	RENTABLE BUILDING AREA 5,952 SF
	PRICE / SF \$106.69
	PROPERTY TYPE Medical Office
	YEAR BUILT 1986
	SUBMARKET Greater McAllen
	OWNERSHIP Condominium Units 102, 103, 104
	BUILDING NAME South Texas Specialist Center
	GEO ID S4765-00-00B-0101- 00, S4765-00-00B- 0200-00



AERIAL MAP



110 E Savannah Ave





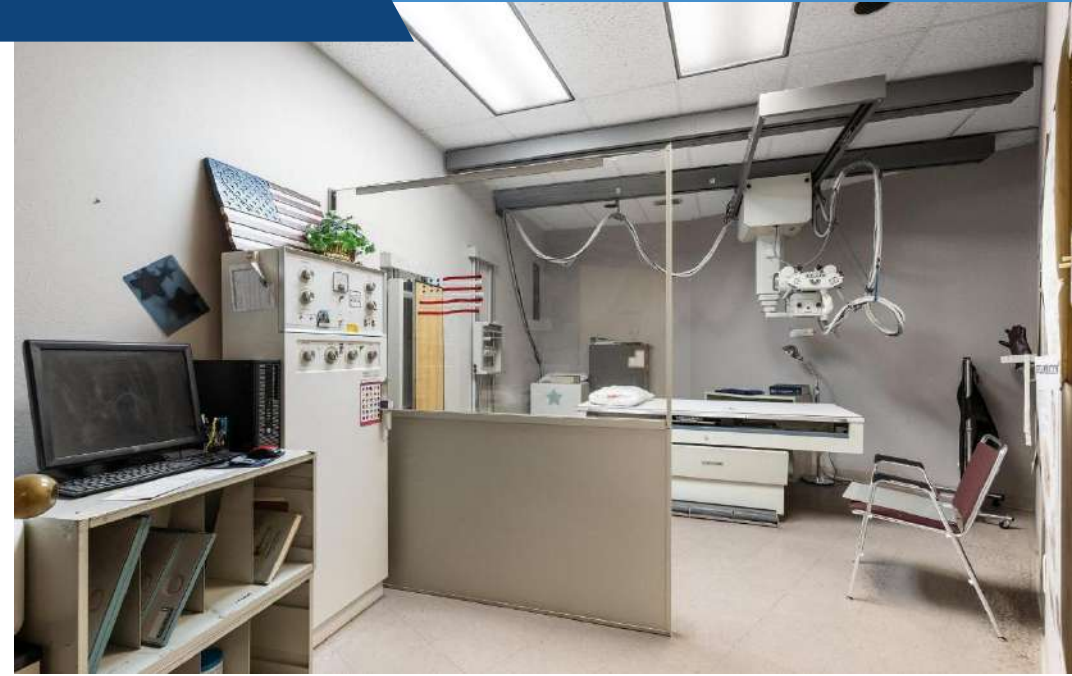
Units 101 & 200 are located within the shaded building but are not the entire building.



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DEMOGRAPHICS

EXCLUSIVE OFFERING MEMORANDUM

