

1100 E WHITEWING AVE
MCALLEN, TX 78501

FLEX SPACE FOR LEASE
2,200 TO 16,800 SF AVAILABLE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

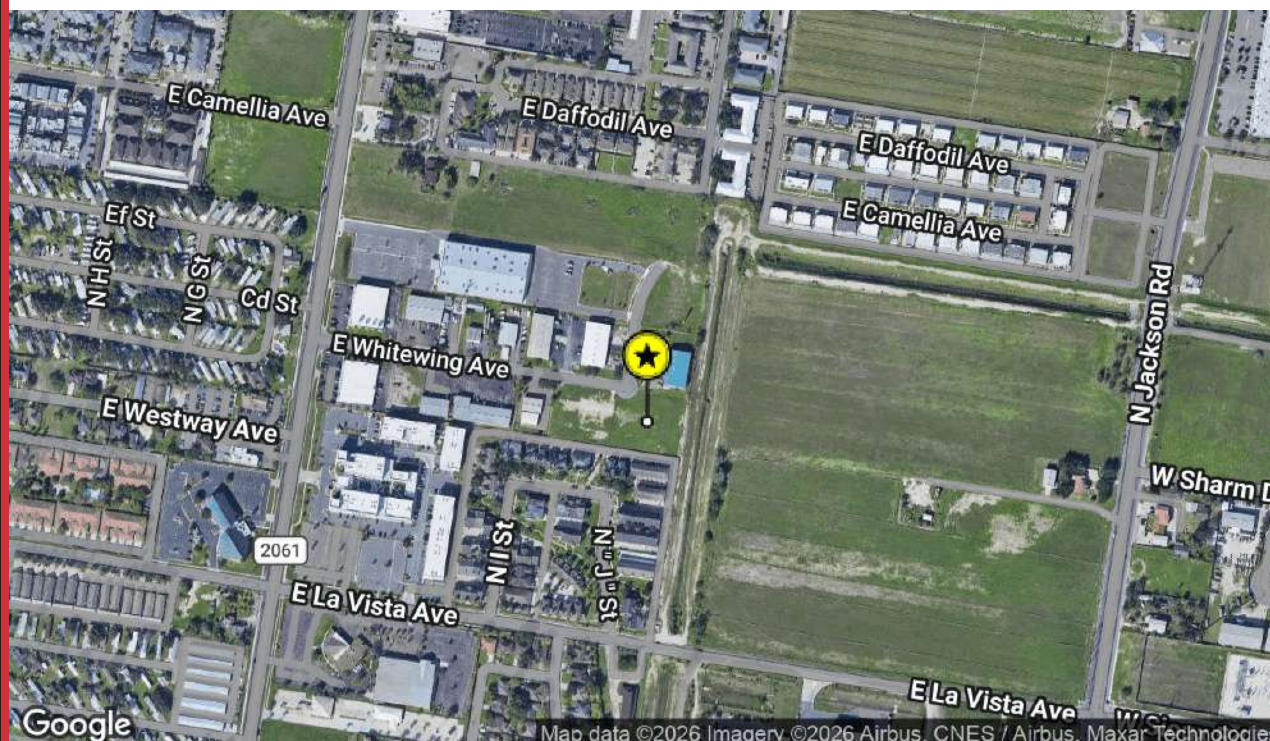
ERIC CORTEZ
Sales Associate
956.874.9225 | ericc@stx-cre.com

LAURA LIZA PAZ, SIOR
Senior Partner | Managing Broker
956.227.8000 | lauralizap@stx-cre.com



NAI STX | 800 W DALLAS AVE, MCALLEN, TX 78501 | 956.994.8900 | STX-CRE.COM

PROPERTY OVERVIEW



Now available for lease newly constructed flex complex offering seven move in ready suites across 16,800 SF of leasable space. Suites range from 2,200 to 2,550 SF and are individually built out with a private office, restroom, and open warehouse, ideal for businesses that need both professional presence and functional storage or operations space. The property features 18 to 21-foot clear heights, 10 x 10 overhead doors, three-phase power, and ample on-site parking. Office has HVAC, and it can be added to warehouse

Located in the McAllen MSA, the property offers quick access to I-2 (approximately 2.5 miles) and I-69 (approximately 2.8 miles). Neighboring demand drivers include South Texas College, Doctors Hospital at Renaissance, Driscoll Children's Hospital, the UTRGV Cancer Center, and McAllen International Airport.

This complex is well suited for medical device and health product distributors, auto related sales and services, solar, electrical, and mechanical contractors, e-commerce fulfillment and last-mile delivery operations, light manufacturing and assembly, building supply warehouse / showroom, and import/export and trade logistics businesses.

PROPERTY SPECIFICATIONS

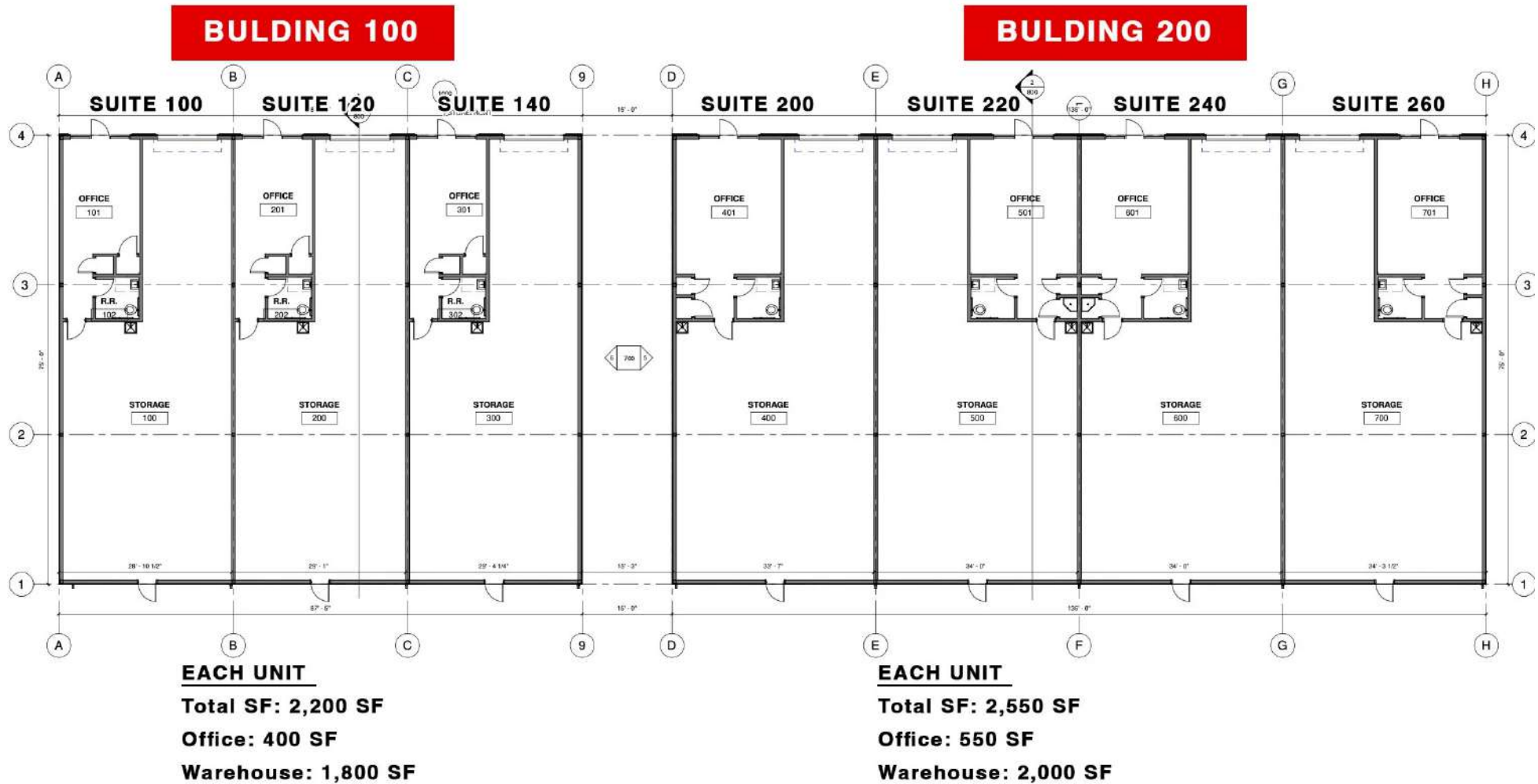
Building Size	16,800 SF
Available Spaces (7 suites)	2,200 SF - 2,550 SF
Overhead Door	10' x 10' 18' to 21'
Ceiling Height	18' to 21'
Power	Three-Phase

SUITE SPECIFICATIONS

Building 100	2,200 SF / Unit
Office	400 SF / Unit
Warehouse	1,800 SF / Unit
Building 200	2,550 SF / Unit
Office	550 SF / Unit
Warehouse	2,000 SF / Unit

FLOOR PLANS

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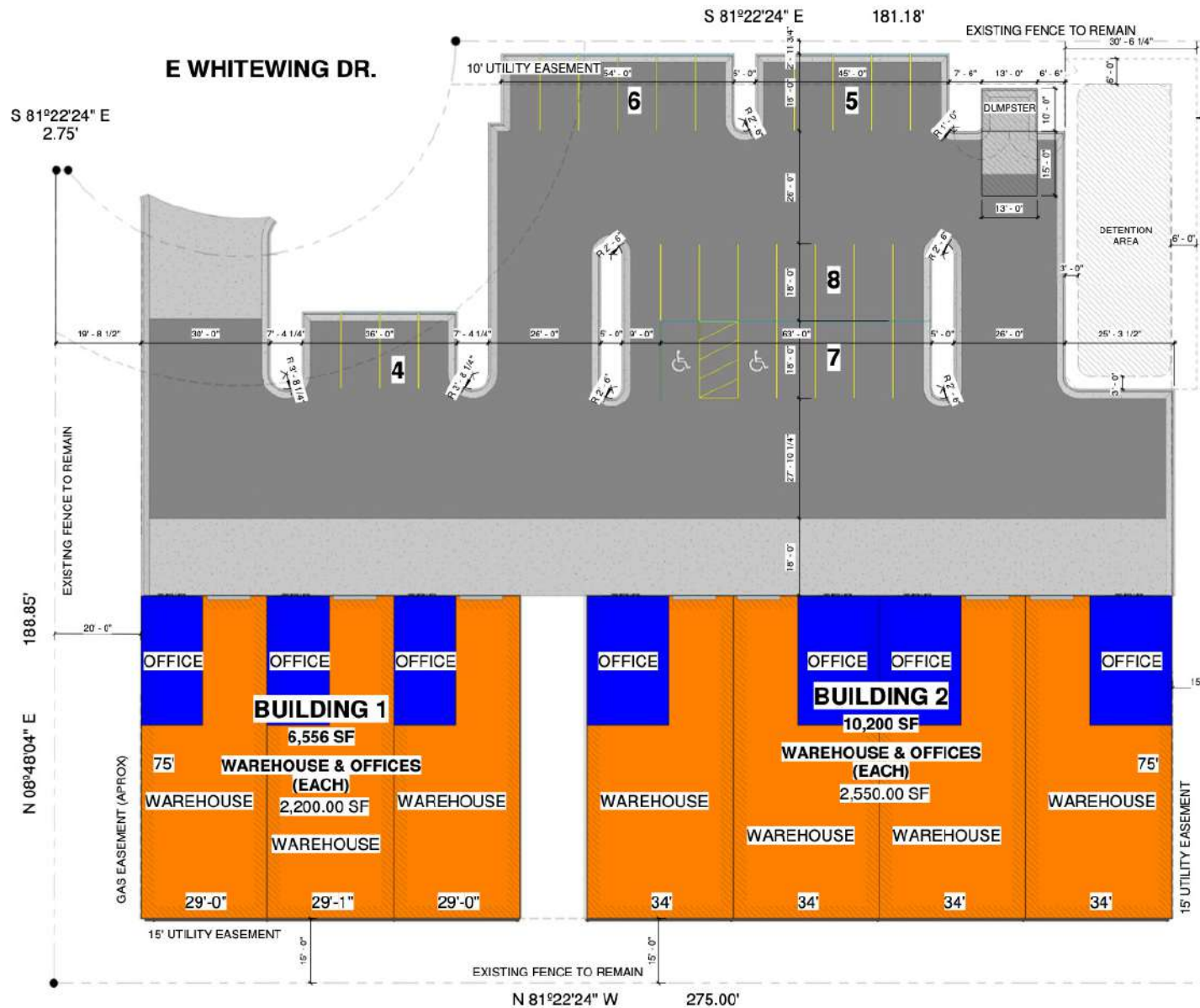


FOR LEASE | INDUSTRIAL PROPERTY

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SITE PLANS

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INTERIOR PHOTOS

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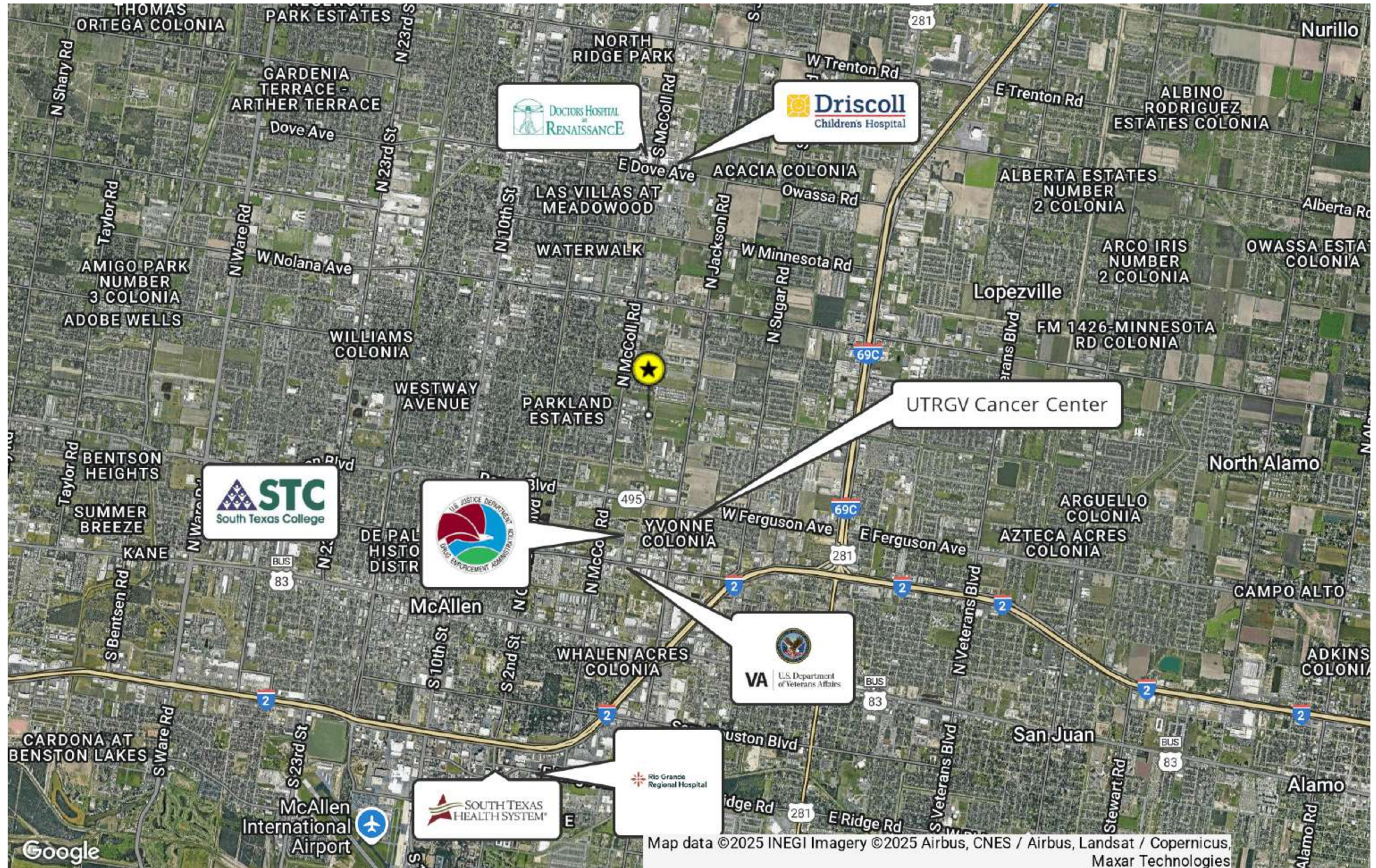


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RETAILER MAP

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NAI STX

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ericc@stx-cre.com
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NAI STX

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lauralizap@stx-cre.com
956.227.8000



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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally;
- And
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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NAI STX	9008410	lauralizap@stx-cre.com	956.994.8900
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Laura Liza Paz, SIOR	437175	lauralizap@stx-cre.com	956.994.8900
Designated Broker of The Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eric Cortez	TX #752788	ericcc@stx-cre.com	956.874.9225
Sales Agent / Associate's Name	License No.	Email	Phone