

**3724 BUDDY OWENS BLVD
MCALLEN, TX 78504**

**WELL-POSITIONED FREESTANDING RETAIL BUILDING
IN COMMERCIAL CORRIDOR SURROUNDED BY
ESTABLISHED RETAILERS & NEW DEVELOPMENT**

FOR SALE

(\$918,000 AS-IS)

OR LEASE

(\$8,500/month NNN)



LYNANN PINKHAM

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

EXECUTIVE SUMMARY



Sale Price

\$918,000 AS-IS

OFFERING SUMMARY

Lease Rate:	\$8,500/month NNN
Property Type:	Freestanding Retail (Available for SALE or LEASE)
Building Size:	9,207 SF Total
Lot Size:	0.89 Acres (38,956 SF)
Tenant:	Family Dollar (tenant is not renewing lease)
Year Built:	2004
Parking:	28 Surface Spaces
Zoning:	C-3L (Light Commercial)
Market:	McAllen/Edinburg/Pharr
Submarket:	Greater McAllen

PROPERTY OVERVIEW

Positioned in one of McAllen's fastest-growing commercial corridors, this 9,207 SF freestanding retail building presents an outstanding opportunity for an owner-user or tenant seeking a highly visible location in the Rio Grande Valley's premier retail market. Situated on ± 0.89 acres with ample on-site parking and excellent accessibility, the property benefits from steady daily traffic ($\pm 16,778$ VpD) and a well-established retail presence. **Family Dollar currently occupies the building but will not be renewing its lease**, creating an exceptional opportunity for a new user to establish a presence in this desirable location.

The surrounding area continues to experience significant commercial growth. The property is located between Burger King and AutoZone, directly across from Circle K and just behind recently developed Jiffy Lube and Papa John's. Wing Daddy's is also under construction nearby, further strengthening the retail corridor. Just two blocks away, The Parke at Nolana—anchored by Target, Walmart, Academy Sports + Outdoors, Burlington, Ross, Five Below and other national retailers—continues to reinforce northwest McAllen as one of the region's most active shopping destinations, serving a trade area of more than 1.4 million consumers throughout the Rio Grande Valley.

PROPERTY HIGHLIGHTS

- Existing Family Dollar location for Sale or Lease (building available upon lease expiration)
- Located within McAllen, the retail hub of the Rio Grande Valley serving a regional trade area of more than 1.4 million consumers
- High-visibility location along Buddy Owens Blvd with $\pm 16,778$ vehicles per day (ESRI)
- Positioned between Burger King & AutoZone; across the street from Circle K; adjacent to recent commercial development including Jiffy Lube, Papa John's & future Wing Daddy's; two blocks from The Parke at Nolana anchored by Target, Walmart, Academy Sports + Outdoors

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SURVEY

[illegible]

RECORD DESCRIPTION
LOT "A", FAMILY DOLLAR STORE SUBDIVISION, an addition to the City of Madison, Madison County, Tennessee, as per map or plat thereof recorded in Volume 424, Page 85, Map Records of Madison County, Tennessee. THE PROPERTY DESCRIBED AND HEREIN REFERRED TO HAS CURRENTLY BEEN RECORDED IN DIVISION 6 OF PUBLIC NATIONAL TITLE INSURANCE COMPANY FILE DOCUMENT NO. 4422030000 WITH AN EFFECTIVE DATE OF JANUARY 25, 2012.

[illegible]

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AERIAL VIEW OF LOCATION



COMING SOON at Parke at Nolana:



AND MORE!

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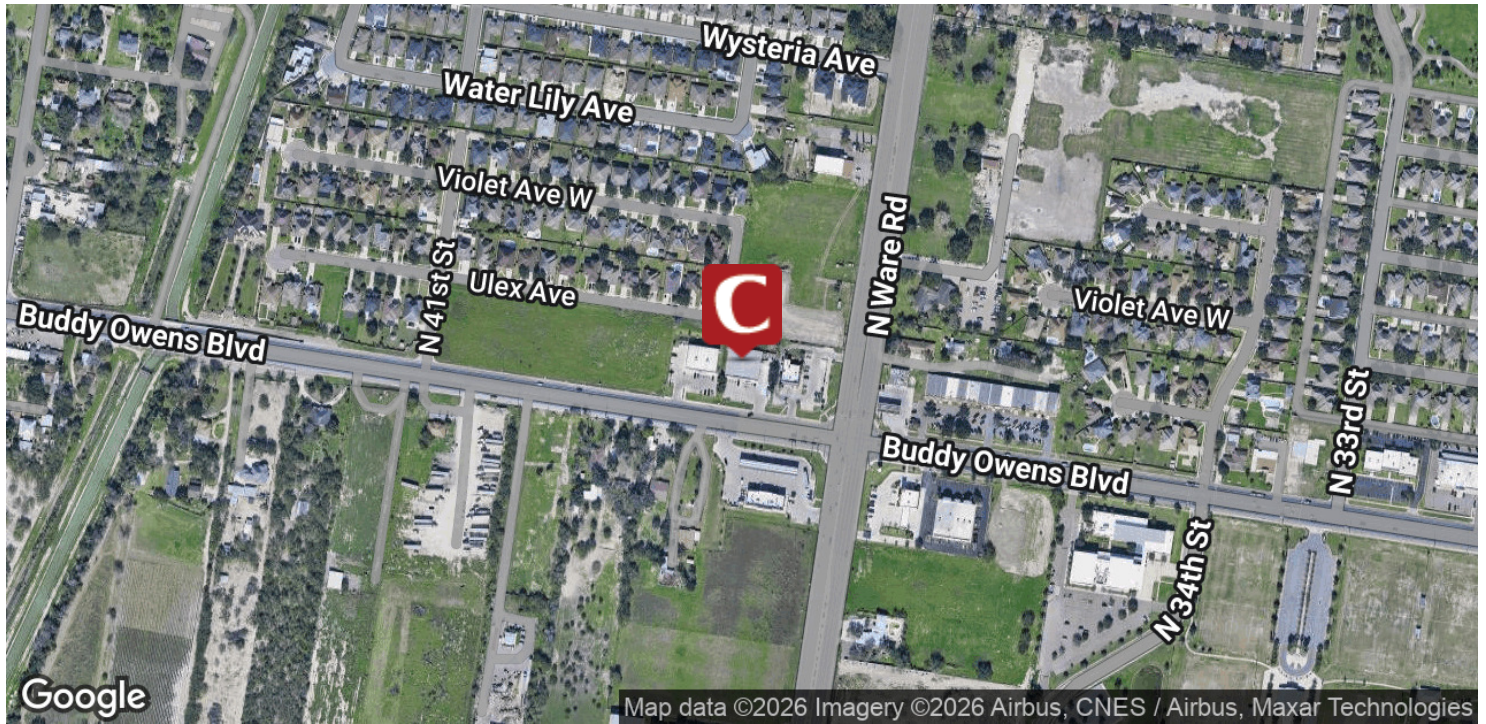
RETAILER MAP



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LOCATION MAP



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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.

11-03-2025



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.**

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.

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.

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.

Cravey Real Estate Services, Inc.	TX #0409080	matt@craveyrealestate.com	361.289.5168
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Lynann Pinkham	TX #319336	lynann@craveyrealestate.com	361.288.3102
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date