

100% OCCUPIED | MONTH-TO-MONTH | VALUE ADD

1008 EAST PECAN BOULEVARD, MCALLEN, TX 78501



RETAIL PROPERTY FOR SALE

Presented By:

RANDY SUMMERS

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PROPOSAL • MARCH 30, 2026

DAVIS
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101

Weslaco, TX 78596

602 BOERNE STAGE AIRFIELD

Boerne, TX 78006

davisequity.com

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PROPERTY OVERVIEW

Strategically positioned along one of McAllen's primary commercial corridors, this **3.03-acre income-producing property** offers a rare opportunity to acquire a **fully leased, value-add asset** with strong frontage and long-term upside.

The site features **two ±10,000 SF buildings** totaling **±20,000 SF of leasable space**, currently **100% occupied** by established tenants on **month-to-month leases**, providing immediate flexibility for repositioning or rental rate increases.

Rare opportunity to acquire a **fully leased income-producing asset** in the heart of McAllen's commercial corridor.

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With **all tenants on month-to-month leases**, investors have immediate ability to:

- - Increase rents to market
- - Re-tenant or reposition
- - Redevelop long-term

This property offers both **stable cash flow today** and **strategic upside tomorrow**.

Strong surrounding infrastructure supports long-term tenancy and value.

LOCATION HIGHLIGHTS

- Located **just east of McColl Road**
- Direct access to **FM 495 (Pecan Blvd)**
- Minutes from **I-2 & I-69C**
- High traffic, high visibility corridor

SURROUNDING TENANTS

- UTRGV Cancer Center
- U.S. Post Office
- Rio Grande Plumbing
- Security First Credit Union

IDEAL FOR

- Value-Add Investors
- Owner/Users (future occupancy)
- Developers
- 1031 Exchange Buyers

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Section • Additional Photos



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Retailer Map



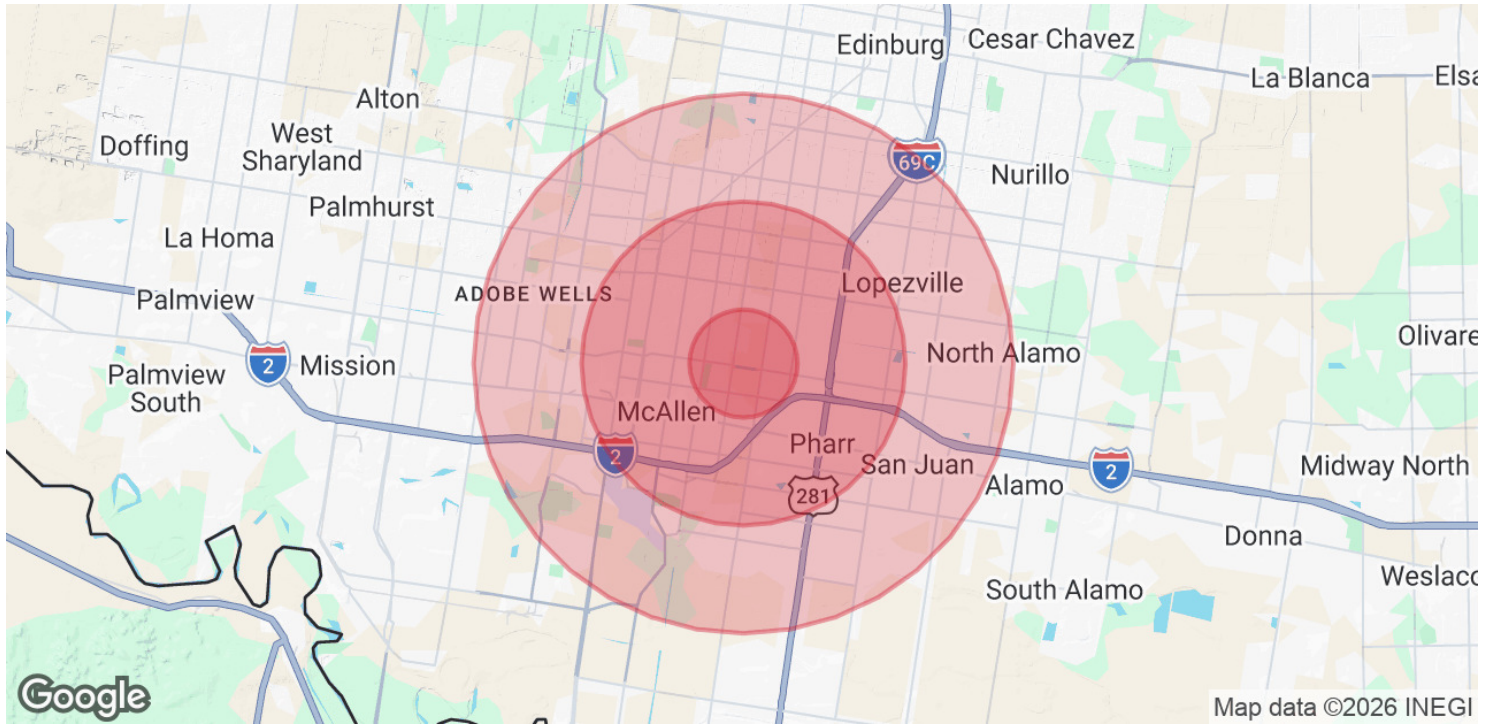
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,608	105,515	245,368
Average Age	29.8	34.8	33.7
Average Age (Male)	28.5	33.1	32.0
Average Age (Female)	29.1	37.0	35.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,747	37,536	80,757
# of Persons per HH	3.1	2.8	3.0
Average HH Income	\$61,442	\$75,656	\$80,189
Average House Value	\$81,328	\$164,305	\$168,443

2023 American Community Survey (ACS)

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Company Disclosure Statement

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TEXT HEADLINE

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