

## 107 W NOLANA OFFICE BUILDING

MCALLEN, TX 78504

FOR SALE



Sale Price

**\$525,000****OFFERING SUMMARY**

|                |                                     |
|----------------|-------------------------------------|
| Building Size: | 2,250 SF                            |
| Lot Size:      | 6,750 SF                            |
| Price / SF:    | \$233.33                            |
| Year Built:    | 2011                                |
| Zoning:        | C                                   |
| Taxes:         | \$5,800 (2025)                      |
| Market:        | McAllen, Mission, Edinburg<br>- MSA |
| Submarket:     | Greater McAllen                     |

**PROPERTY OVERVIEW**

2,250 Square feet, ideal for Law Office, medical, chiropractor, CPA and other professional use. 10 offices, 1 conference room, 2 bathrooms & a breakroom. Close proximity to hospitals, medical facilities, retail and rooftops. High traffic area with great visibility.

**LOCATION OVERVIEW**

High traffic location between N. 1st St. and N. Col Rowe Blvd. Across the street from Cinemark Hollywood USA Move Theater with nearby restaurants, banks, business centers, residential subdivisions, and numerous commercial developments.

**PROPERTY HIGHLIGHTS**

- 2,250 Sf Available
- High Traffic Area
- Great Visibility
- Plenty Of Parking
- LED Digital Sign
- Marquee Street Sign
- 2 Bathrooms
- Conference Room
- 10 Offices- Medium & Large Office

**CHARLES MARINA, CCIM**

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## PROPERTY INFORMATION

|                  |                                                                           |
|------------------|---------------------------------------------------------------------------|
| Property Type    | Office                                                                    |
| Property Subtype | Office Building                                                           |
| Zoning           | C                                                                         |
| Lot Dimension    | 25x270                                                                    |
| Lot Size         | 6,750 SF                                                                  |
| APN #            | N4640-00-000-0021-00                                                      |
| Lot Frontage     | 25 ft                                                                     |
| Lot Depth        | 270 ft                                                                    |
| Corner Property  | No                                                                        |
| Amenities        | Electronic message Center,<br>Conference room, breakroom,<br>2 bathrooms, |
| Waterfront       | No                                                                        |
| Power            | Yes                                                                       |

## PARKING &amp; TRANSPORTATION

|                |         |
|----------------|---------|
| Street Parking | No      |
| Parking Type   | Surface |

## UTILITIES &amp; AMENITIES

|                      |     |
|----------------------|-----|
| Security Guard       | No  |
| Handicap Access      | Yes |
| Elevators            | N/A |
| Number of Elevators  | 0   |
| Number of Escalators | 0   |
| Central HVAC         | Yes |
| Restrooms            | Yes |
| Landscaping          | Yes |

## LOCATION INFORMATION

|                      |                                                                        |
|----------------------|------------------------------------------------------------------------|
| Street Address       | 107 W Nolana                                                           |
| City, State, Zip     | McAllen, TX 78504                                                      |
| County               | Hidalgo                                                                |
| Market               | McAllen, Mission, Edinburg - MSA                                       |
| Sub-market           | Greater McAllen                                                        |
| Cross-Streets        | W. Nolana Avenue & N. 1st St.                                          |
| Township             | McAllen                                                                |
| Side of the Street   | South                                                                  |
| Signal Intersection  | No                                                                     |
| Road Type            | Paved                                                                  |
| Market Type          | Medium                                                                 |
| Nearest Highway      | Expressway 281                                                         |
| Nearest Airport      | McAllen International Airport (MFE)                                    |
| Location Description | Close proximity to hospitals & medical facilities, retail, restaurants |

## BUILDING INFORMATION

|                     |           |
|---------------------|-----------|
| Building Dimension  | 25x90     |
| Building Size       | 2,250 SF  |
| Building Class      | B         |
| Tenancy             | Single    |
| Number of Floors    | 1         |
| Average Floor Size  | 2,250 SF  |
| Year Built          | 2011      |
| Construction Status | Existing  |
| Condition           | Very Good |
| Roof                | Flat      |
| Free Standing       | No        |

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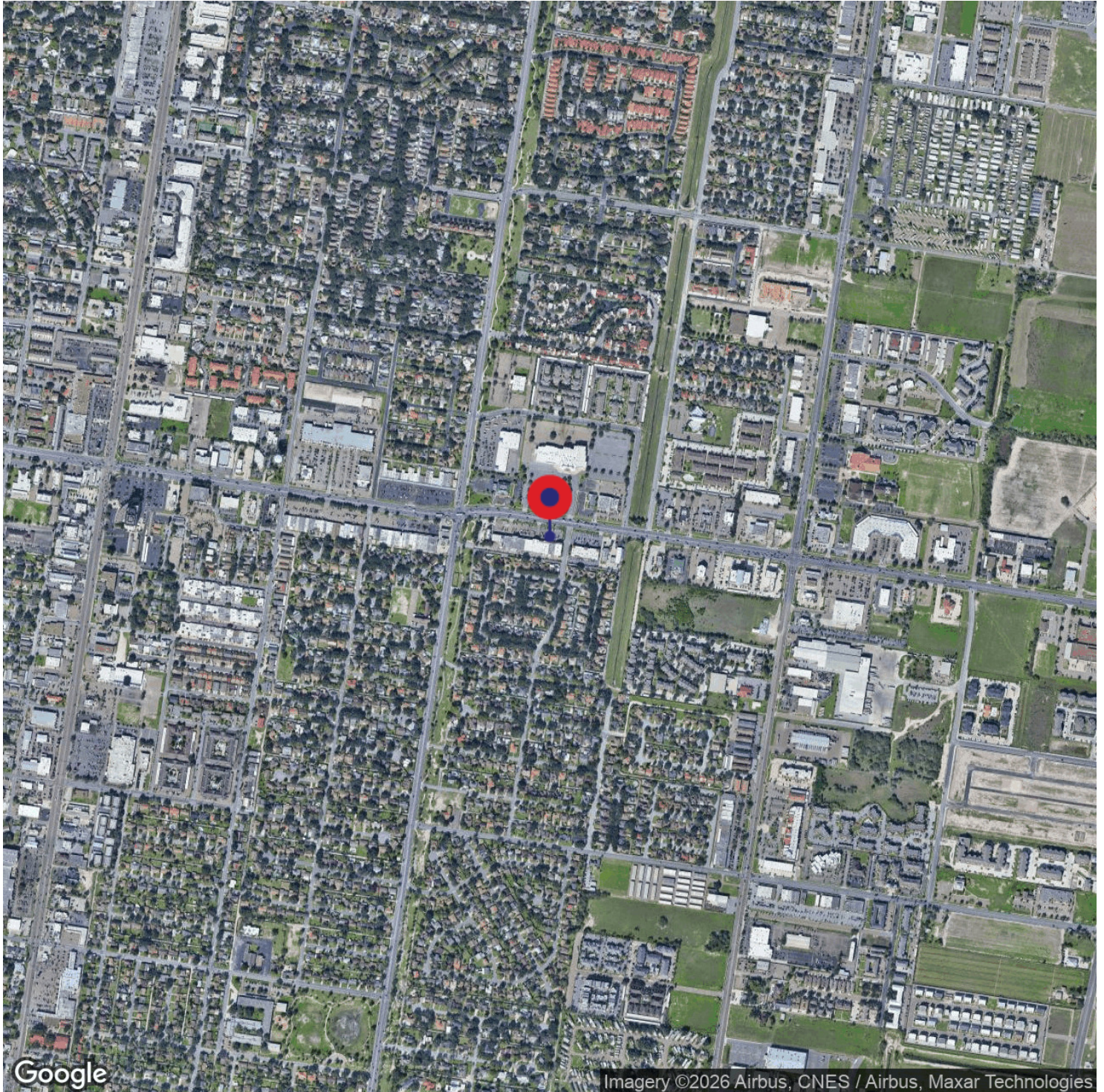


AERIAL MAP

# 107 W NOLANA OFFICE BUILDING

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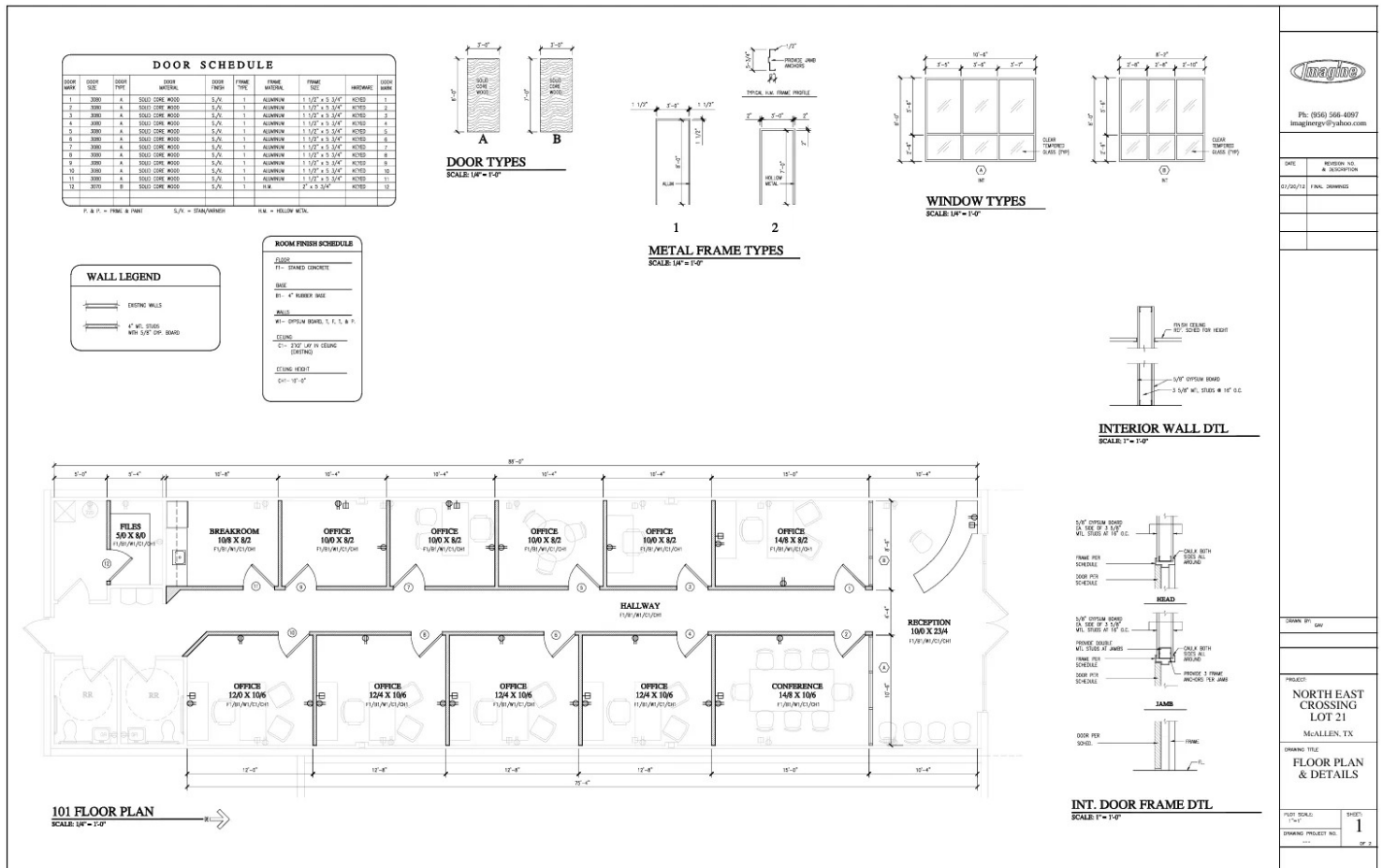
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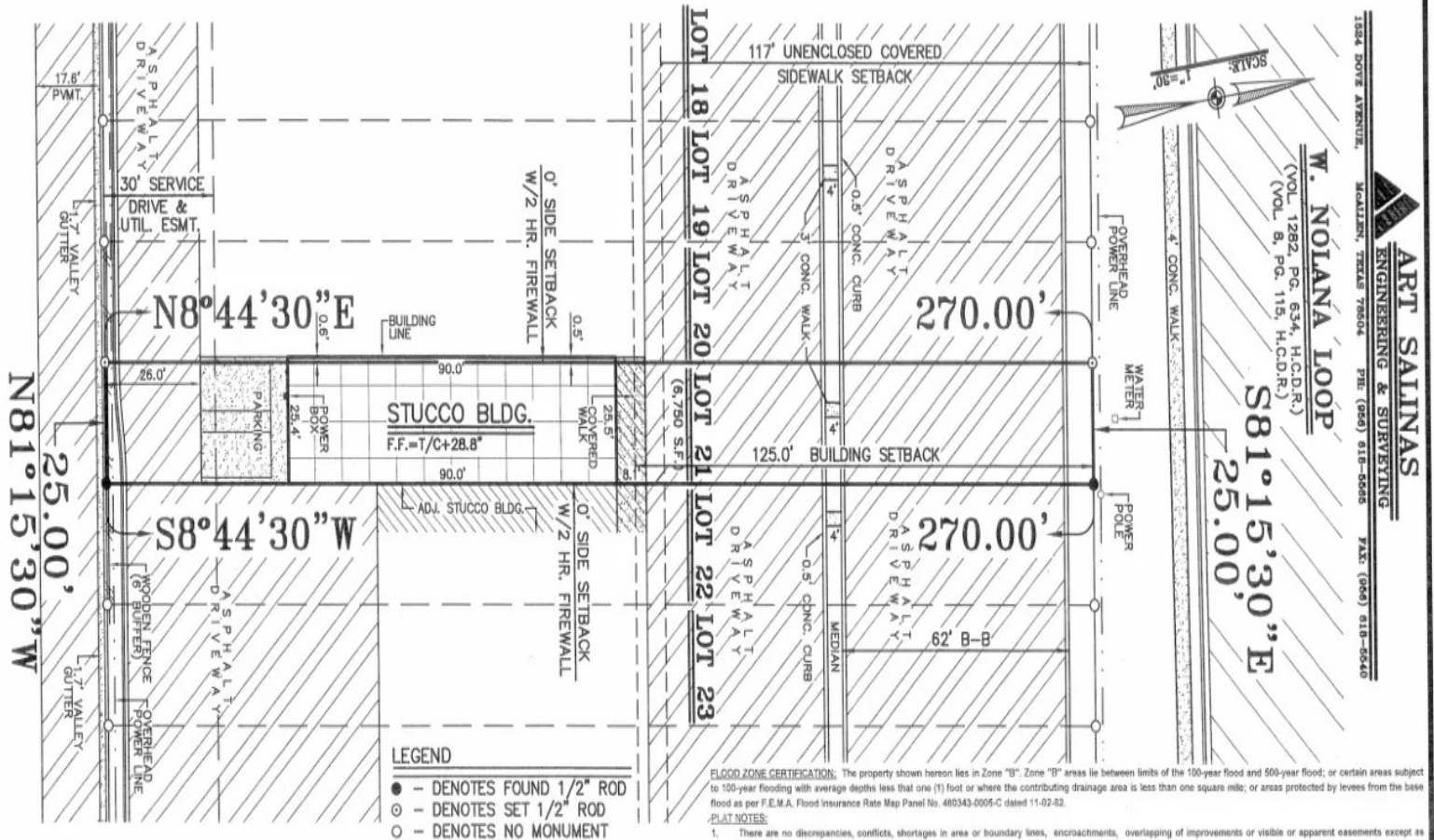
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THIS IS TO CERTIFY TO THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE PROPERTY WHICH IS LOCATED AT 107 W. NOLANA LOOP, In McAllen, TEXAS, DESCRIBED AS FOLLOWS: LOT 21, NORTH EAST CROSSING, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 28, PAGE 186A, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

12-42374 06-21-12  
Job No. Date

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Registered Professional Land Surveyor No. 4802

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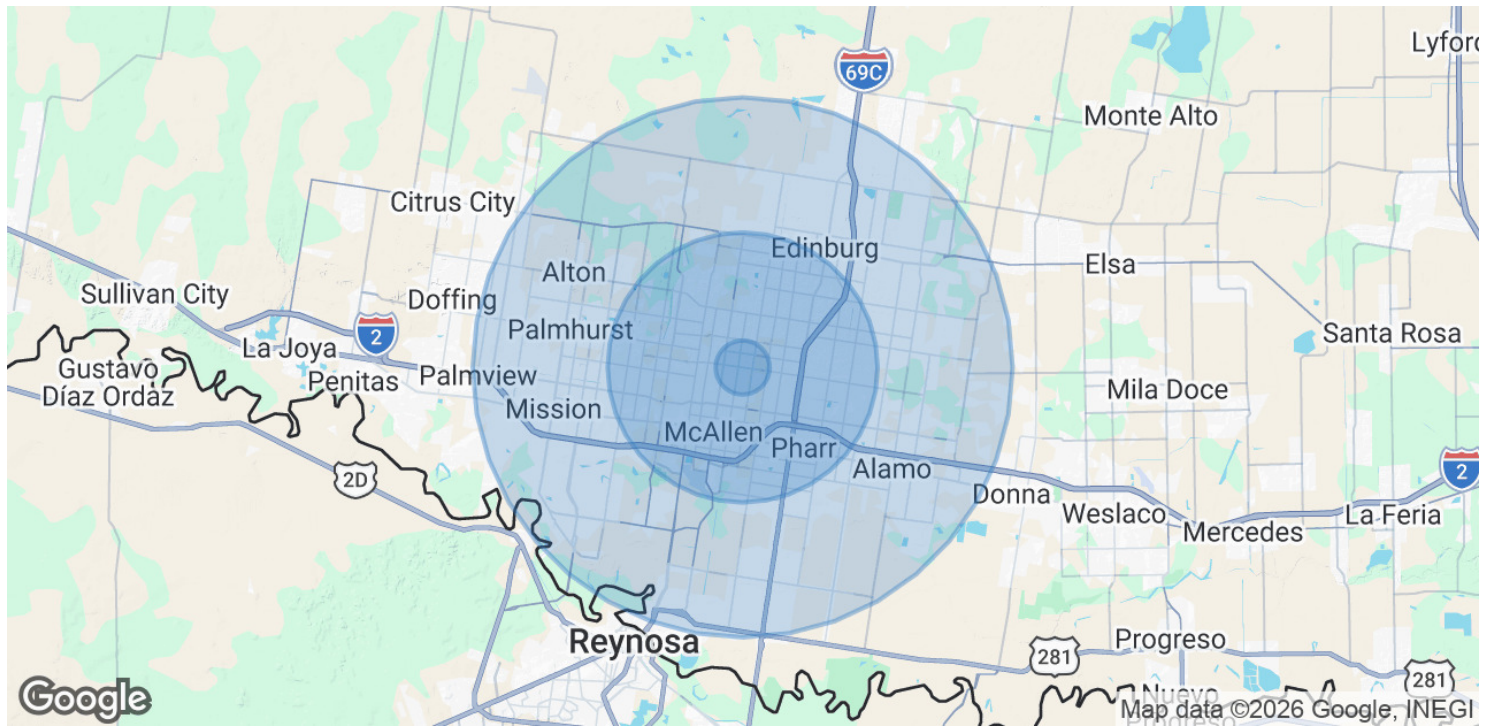
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## 107 W NOLANA OFFICE BUILDING

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**POPULATION****1 MILE****5 MILES****10 MILES**

|                      |        |         |         |
|----------------------|--------|---------|---------|
| Total Population     | 13,225 | 254,407 | 596,589 |
| Average Age          | 36.7   | 33.7    | 32.3    |
| Average Age (Male)   | 35.5   | 31.9    | 30.9    |
| Average Age (Female) | 40.7   | 35.4    | 33.6    |

**HOUSEHOLDS & INCOME****1 MILE****5 MILES****10 MILES**

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total Households    | 5,779     | 85,067    | 186,812   |
| # of Persons per HH | 2.3       | 3.0       | 3.2       |
| Average HH Income   | \$101,558 | \$83,213  | \$76,424  |
| Average House Value | \$225,835 | \$179,347 | \$156,529 |

2023 American Community Survey (ACS)

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DISCLAIMER

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## DISCLAIMER

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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.*

2-10-2025



### 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.

### 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. **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.

**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>First American Realty Company</u>                                  | <u>444231</u> | <u>cmarina@firstamericanrealty.com</u> | <u>(956)682-3000</u> |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.   | Email                                  | Phone                |
| <u>Charles Marina, CCIM, CRB, GRI</u>                                 | <u>229272</u> | <u>cmarina@firstamericanrealty.com</u> | <u>(956)682-3000</u> |
| Designated Broker of Firm                                             | License No.   | Email                                  | Phone                |
| <u>Charles Marina, CCIM, CRB, GRI</u>                                 | <u>229272</u> | <u>cmarina@firstamericanrealty.com</u> | <u>(956)682-3000</u> |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No.   | Email                                  | Phone                |
| <u>Charles Marina, CCIM, CRB, GRI</u>                                 | <u>229272</u> | <u>cmarina@firstamericanrealty.com</u> | <u>(956)495-3000</u> |
| Sales Agent/Associate's Name                                          | License No.   | Email                                  | Phone                |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1  
TXR 2501