



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

MED POINT

\$430,000

AVAILABLE SPACE

3,039 SF



FOR SALE

CBCWORLDWIDE.COM

OFFICE - MEDICAL

Daniel Galvan, SIOR, CCIM
956 451 2983
dgalvan@cbcworldwide.com

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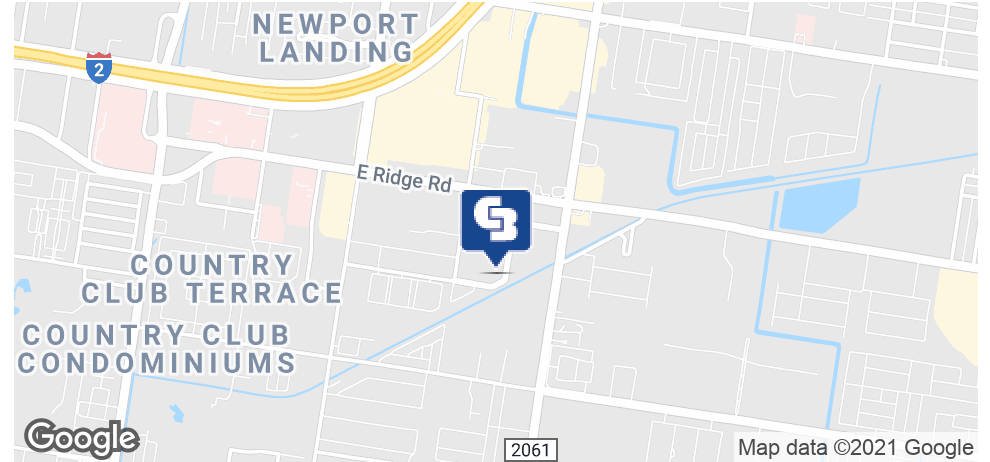
COLDWELL BANKER COMMERCIAL
RIO GRANDE VALLEY
508 E Dove Ave, McAllen, TX 78504
956.631.1322



MED POINT

2108 "M" Street , McAllen, TX 78504

SALE



OFFERING SUMMARY

Sale Price:	\$430,000
Available Size:	3,039 SF
Lot Size:	0.24 Acres
Year Built:	2005
Zoning:	Commercial
Parking Ratio	10.00/1,000

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PROPERTY OVERVIEW

Med point is located within McAllen's Medical Corridor and is ideal for medical and office users. Proximity to all major hospitals and medical facilities. Accessible by all major, arterial roads.

PROPERTY HIGHLIGHTS

- Accessible by All Major Arterial Roads
- Proximity to Shopping, Entertainment, and Dining
- Great Exposure



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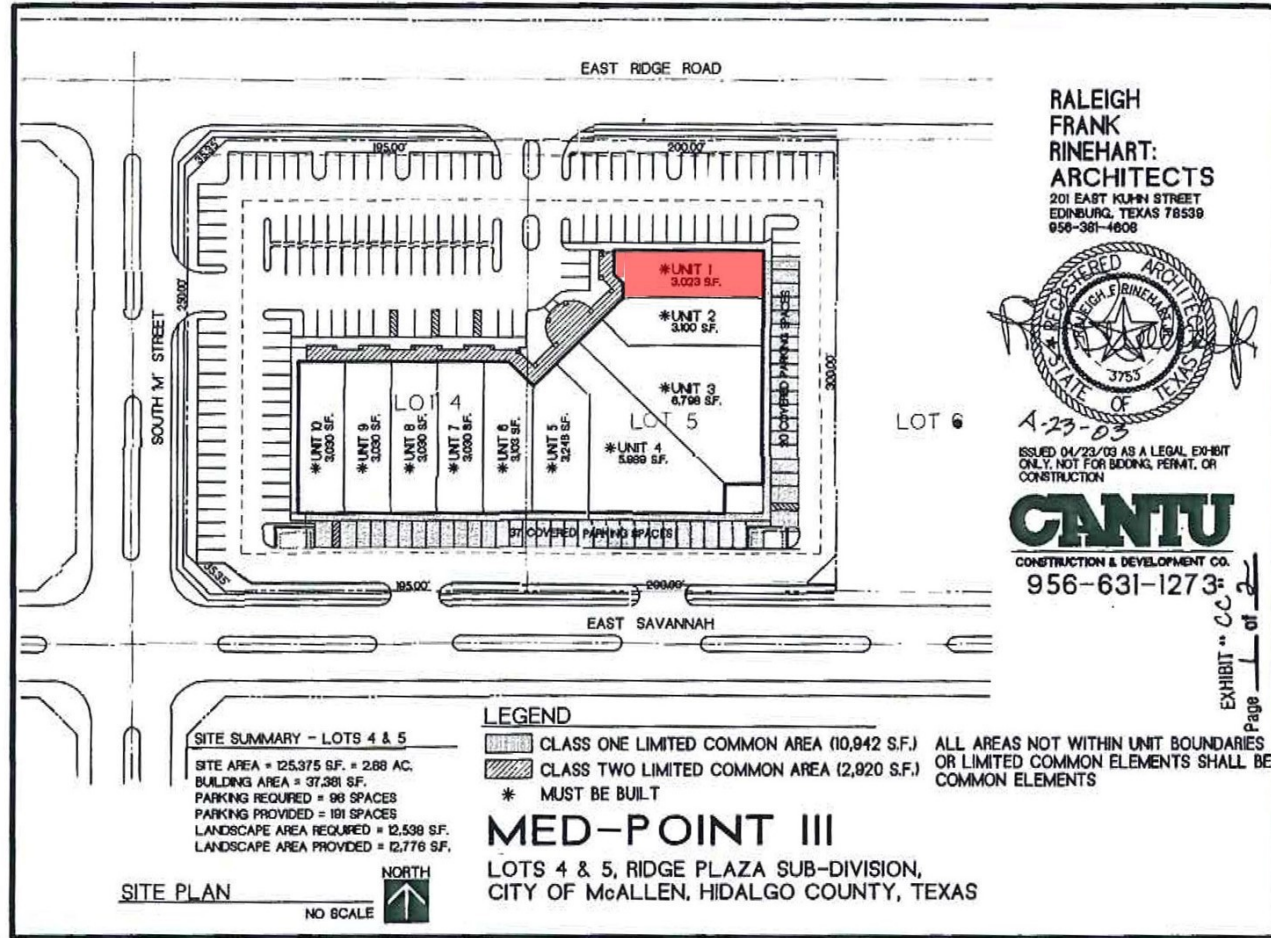
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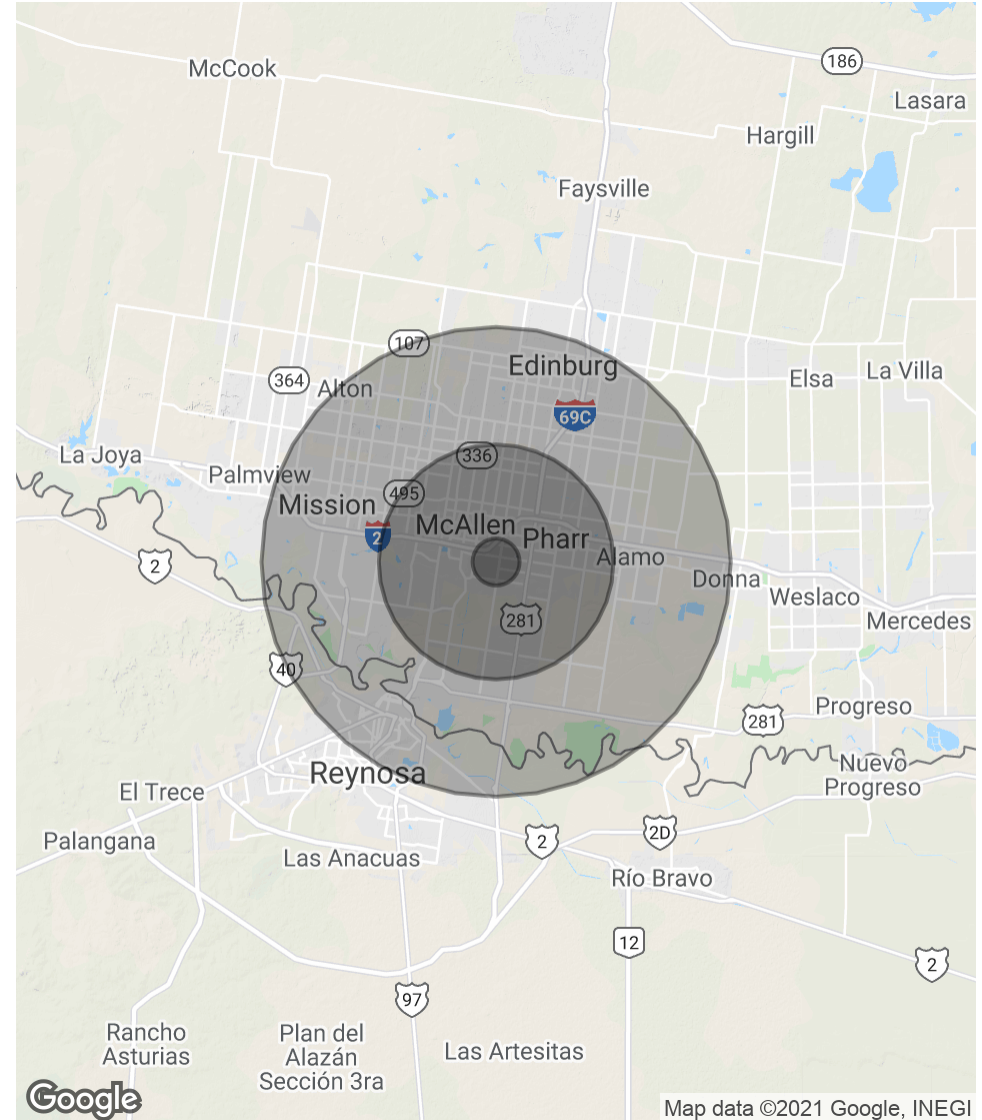
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,789	175,582	475,306
Average age	35.0	30.1	29.9
Average age (Male)	34.2	28.2	28.3
Average age (Female)	35.9	32.2	31.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,379	53,549	139,533
# of persons per HH	2.7	3.3	3.4
Average HH income	\$72,466	\$47,431	\$51,403
Average house value	\$176,628	\$103,928	\$111,198

* Demographic data derived from 2010 US Census



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