

EXCLUSIVE

# Medical Office Condo For Sale

110 E. Savannah Ave, McAllen, TX 78503 | Unit 101 & 200



**ENTRUST**  
COMMERCIAL ADVISORS

*Powered by KW Commercial*

**Built Out Office**  
**Ample Use Cases**



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## PROJECT OVERVIEW

Entrust Commercial Advisors, a division of KW Commercial, is pleased to present the exclusive opportunity to acquire a medical office condominium located in South McAllen's established medical corridor at 110 E. Savannah Avenue, Units 101 & 200. This offering presents an excellent opportunity for medical professionals or investors seeking well-located healthcare real estate within a mature and highly active submarket.

Unit 101 consists of approximately 4,943 square feet of fully built-out medical office space. The suite includes multiple exam rooms, private physician offices, an x-ray-equipped room, a reception and waiting area, and dedicated administrative office space, making it ideal for a medical user seeking to establish or expand a practice with minimal buildout requirements.

Unit 200, located directly above Unit 101, contains approximately 1,009 square feet of air-conditioned space and offers flexibility for administrative functions, storage, or complementary medical uses. The property sits less than one mile from Interstate 2, providing convenient access to McAllen, Mission, and Pharr. It is also within two miles of La Plaza Mall and McAllen International Airport, placing it near major retail amenities, healthcare facilities, and regional transportation hubs—further enhancing accessibility for both practitioners and patients.

## PROJECT HIGHLIGHTS

- Rio Grande Regional Hospital Adjacent
- South Texas Health Systems Adjacent
- Convenient Access to Interstate-2
- Built Out Office | Ample Use Cases
- Established South McAllen Medical Hub
- Convenient Access to Boerne & SA
- Population of 83,000 | 3Mi. Radius



# EXECUTIVE SUMMARY

EXCLUSIVE OFFERING MEMORANDUM



ASKING PRICE

\$635,000



RENTABLE BUILDING AREA

5,952 SF



PRICE / SF

\$106.69



PROPERTY TYPE

Medical Office



YEAR BUILT

1986



SUBMARKET

Greater McAllen



OWNERSHIP

Condominium Units  
102, 103, 104



BUILDING NAME

South Texas Specialist  
Center



GEO ID

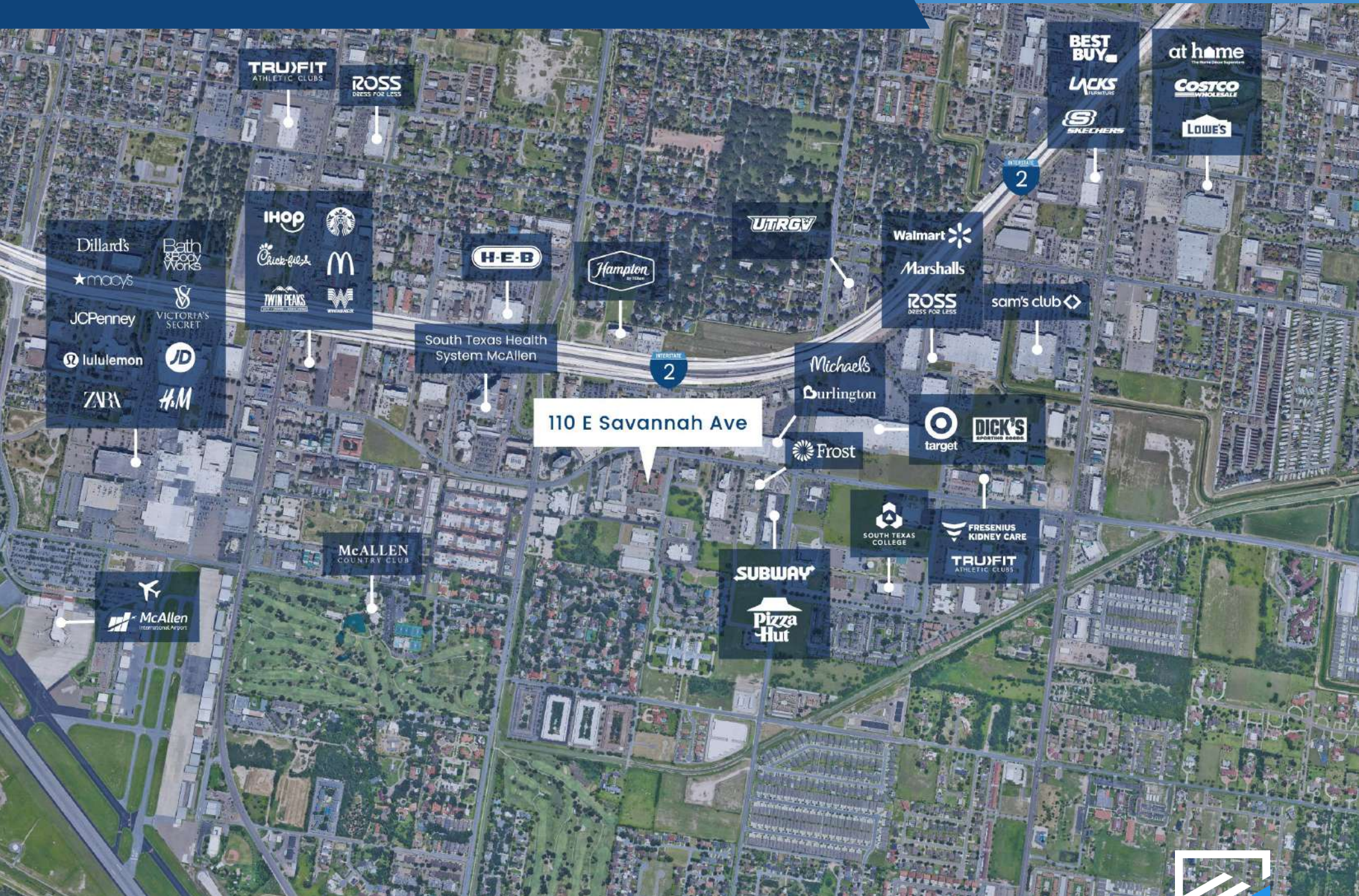
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Google Earth



# AERIAL MAP

EXCLUSIVE OFFERING MEMORANDUM



110 E Savannah Ave







Google Earth





# INTERIOR UNIT-101

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# INTERIOR UNIT-200

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# DEMOGRAPHICS

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