

Written Justification for Boys and Girls Club of McAllen, South ARPA-23-122-329

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Description of Harm or Need

According to the CDC, the COVID-19 public health emergency exacerbated the health and well-being inequities that previously existed within marginalized communities, including Hispanics and those living in poverty. ¹ In fact, research continues to support that minority communities have a higher propensity of being negatively impacted by the pandemic especially in the following areas: income, education, and health.

In 2021 Bonham Elementary, found south of the expressway, closed its doors and immediately displaced families from accessing critical resources schools often bring to neighborhoods. ² With transportation issues plaguing south McAllen, especially after the pandemic, proximity is an important factor when meeting the needs of our most vulnerable populations.

According to McAllen ISD's PEIMS data, over 1,914 children and teens live in a three mile radius of Bonham Elementary. In fact, Texas Education Agency's data, prior to the COVID-19 public health emergency, shows over 90% of children living in poverty in south McAllen are considered at-risk resulting from living in poverty. ³ It is imperative that quality out of school time programs exist in south McAllen to combat risk factors associated with living in poverty including: lower literacy proficiencies, childhood obesity and diabetes, single parent homes, food insecurity, general instability and inaccessibility to mental health support.

Regarding income inequality that directly impacts the physical and mental health of children and teens, Pew Research supports the idea that the economy has generally bounced back but low income families have not- 46% still struggle to pay bills and support the basic needs of their families. ⁴With families struggling to make ends meet, children and teens often

¹ https://www.cdc.gov/pcd/issues/2021/21_0084.htm

²<https://www.valleycentral.com/uncategorized/mcallen-isd-will-close-bonham-elementary-at-the-end-of-the-school-year/>

³ https://rptsvr1.tea.texas.gov/cgi/sas/broker?_service=marykay&_debug=0&batch=N&app=PUBLIC&_program=perf rept.perfmast.sas&ptype=P&level=district&search=distnum&prgopt=2019/acct/campus_list.sas&namenum=108906

⁴ <https://www.pewresearch.org/fact-tank/2022/12/07/one-in-four-u-s-parents-say-theyve-struggled-to-afford-food-or-housing-in-the-past-year/>

feel the impact through food insecurity, lack of access to wifi, and access to other resources out of school time provides as a subsidy.

Texas Education Agency (TEA) mandates schools must provide at least approximately 157 days (75,600 minutes) of instruction for school-aged children and teens resulting in over 80% of their time deemed, “out of school time.”⁵

With the vast majority of children and teen’s time lived outside of a school setting, it is critical that communities equitably invest in an out of school time infrastructure to include the following: outcome-based academic interventions, positive culturally relevant mentors, mental health support, a response to food insecurity, physical activity, positive peer experiences and other research-based wraparound provisions that will enable our most at-risk population to reach their full potential.

In 2022, Boys & Girls Club of McAllen served over 12,000 children and teens through after school programming, summer camp, athletics and outreach. The need for out of school time programs continues to increase especially in the south McAllen area.

With the U.S. Census reporting 41,736 ⁶ people under the age of 18 living in McAllen and of those 21,540 of those attending McAllen ISD, our largest partnering district, it is reported that 58.3% of students were considered at risk of dropping out of school, 35.5% of students were enrolled in bilingual and English language learning programs and 74% of McAllen ISD living in poverty as a whole district, it is necessary to meet the needs of our most vulnerable population through out of school time services provided off campus. ⁷

In short, assisting the Boys and Girls Club of McAllen to invest in Bonham Elementary and convert it to a recreational facility that will provide quality outcome-based out of school time services creates sustainable opportunities for our most vulnerable children and teens that spend 80% of their time out of school. Investing in children today presents an equal opportunity to give them a foundation for the highest quality of life in and through adulthood in response to the public health emergency.

Justification of a Capital Expenditure

Though Boys & Girls Club of McAllen currently has two facilities, one in north McAllen near Buddy Owens and Ware Road and another facility in south Galveston off 23rd street, the increase in need of services two years after the COVID-19 pandemic has resulted in both facilities maximizing the space for out of school time programs. Additionally, both facilities aforementioned and their outdoor adjacent space for play are found north of the expressway immediately displacing children and teens south of McAllen from accessing critical out of school time services provided by Boys & Girls Club of McAllen.

With the increased demand for quality and affordable out of school time services, our current facilities have met their capacity capping availability to serve additional children and teens. Though bussing has been explored prior to maximizing the current space, displacing

⁵ <http://afterschoolalliance.org/documents/This-is-Afterschool-National-One-Pager.pdf>

⁶ <https://www.census.gov/quickfacts/fact/table/mcallencitytexas/PST045222>

⁷ https://rptsvr1.tea.texas.gov/cgi/sas/broker?_service=marykay&_debug=0&_batch=N&_app=PUBLIC&_program=perf rept.perfmast.sas&_ptype=P&_level=district&_search=distnum&_prgopt=2019/acct/campus_list.sas&_namenum=108906

families in south McAllen miles away from their home discouraged many from participating in out of school time services provided to their children.

Moreover, there is no quality out of school time stand alone programs south of the expressway resulting in an out of school time desert for children and teens to receive outcome based programs and additional services.

According to the CDC-Kaiser public health study, people under the age of 18 affected by adverse childhood experiences (ACEs), including general instability in their home due to poverty, are more likely to suffer chronic diseases, social and emotional problems, depression, and violence as adults. The research is clear that there is a direct link between childhood instability and the adverse effects it creates in adulthood.⁸

The Healthy Outcomes from Positive Experiences (HOPE) team at Tufts Medical Center have identified four building blocks that lessen the negative effects of ACEs: relationships, environments, engagement, and social emotional development⁹- all pillars emphasized by Boys & Girls Club of McAllen through outcome based deliberate out of school time interventions. With schools closing in the summer and holidays, many families are left with no option for quality and cost effective childcare during out of school time.

Investing in infrastructure south of the expressway in McAllen gives families a safe alternative to leaving children at home while parents work- a response to the public health emergency, the aftereffects and negative economic impacts for the safety and well-being of children as well as a solution to workforce.

Comparison of the Proposed Capital Expenditure Against Alternatives

Hidalgo County has partnered with Boys and Girls Club of McAllen to assist with the best alternative for this capital investment. In making the best decision, several options were taken into consideration including leasing, retrofitting and finally new construction. The most superior alternative will leverage costs and optimize service outcomes for the long-term.

Leasing -

Based on the proximity of need to the residents of south McAllen, leasing of property deemed appropriate for out of school time services or land to build a new facility is unavailable. Leases in the vicinity do not meet the square footage deemed necessary to meet the disparate needs of the community. None of the leases will provide long term sustainability or be cost-effective for the provision of services. Attachment A contains several available leases in the area ranging from 800 square feet at \$11,700.00 per year to 7344 square feet at \$249,396.00 per year. The largest building at 7344 square feet would cost approximately \$2.5 million over a ten year span making this option unfeasible in comparison to the cost to purchase an existing "move in ready" school facility with minimal retrofitting at \$1 million. The proposed school facility spans approximately 46,354 square feet on 13.078 acre premises and is equipped to begin offering services making this option the most viable and sustainable option.

New Construction -

Attachment B, provided by ERO Architects provides an estimate of \$300.00 - \$475.00 per square foot to build a new facility. Taking the proposed facility specifications into account

⁸ <https://www.cdc.gov/violenceprevention/aces/about.html>

⁹ <https://www.pacesconnection.com/blog/better-normal-march-26-positive-and-adverse-childhood-experiences-paces-what-happens-in-childhood-matters>

(46,354 square feet on 13.078 acres), these estimates would range from approximately \$14,000,000.00 to \$22,000,000.00. New construction would not be cost-effective due to price inflation and delayed services. Investing in an existing facility to provide essential services to the community of South McAllen is the best alternative at the bargain price of \$1,000,000.00.

Retrofitting -

With leasing unavailable and new construction costs inflating daily, investing in and retrofitting the proposed school facility previously known as Bonham Elementary is the superior solution to the alternative capital expenditures, Attachment C.

A large portion of Bonham Elementary is “move in ready” allowing the Boys and Girls Club of McAllen to immediately begin serving the needs of families in the extension portion which includes a multi-purpose space and cafeteria. Because the property was originally built with children in mind, much of the infrastructure is thoughtful in layout and safety.

In summary, pre-pandemic poverty and systemic struggles faced by minority communities similar to those throughout Hidalgo County have been exacerbated by the effects of the COVID-19 public health emergency with children and teens being the bystanders of this inequality. Investing in quality out of school time programs in south McAllen ensures our most at-risk vulnerable families receive wraparound services such as academic interventions, food security, access to quality mental health support, access to broadband and technology- all while lessening the growing burden on families that are struggling to survive two years after COVID-19.

Regarding the direct impact to learning in children and teens, the Brookings Institute’s 2022 findings reflected a direct correlation between low math and reading scores in children living in poverty - a 15% drop in math scores and 15% drop in reading scores.¹⁰ Out of school time academic interventions are key to closing the persistent academic gaps the children in Hidalgo County face, including those living in south McAllen. With schools serving all children, it is important that out of school time providers like Boys & Girls Clubs receive resources to close the achievement gap and face adversities brought on by the pandemic. This facility will maintain asset life beyond the life of the Coronavirus State and Local Fiscal Recovery Funds and the services provided will promote the health, safety and well-being of residents while building a strong and healthy community.

¹⁰ <https://www.brookings.edu/blog/brown-center-chalkboard/2022/03/03/the-pandemic-has-had-devastating-impacts-on-learning-what-will-it-take-to-help-students-catch-up/>

Cross Property Client Full

MLS #: 399264 (Active)

List Price: \$975

601 S 23rd Street S #200, McAllen, TX 7850



Zoning:
Present Use: Retail
Office SqFt: 800
Warehouse SqFt: 100
Retail SqFt: 800
Other Bldg SqFt: 0
Est SqFt: 800
Lot Dimensions: 14000
Lot SqFt: 21,000
Acreage: 0.48
TaxGEO ID: W2400-00-006-0010-00
Days on Market: 15
Rented/Leased \$:
Display on Internet:
Display Address: Yes

Annual \$/SqFt: \$14.63
Base Rent Amt: 975
CAM Charges:
Annual Insurance: \$0
Base Taxes: \$13,190
Available Date: 2023-03-01
Parking Spcs: 0.00
Carport Spcs: 0.00
Parking: Blacktop, Handicap, Paved
Year Built: 2010
County: Hidalgo
Right to Lse Exclusively: Yes
Allow AVM: No
Allow Comments: Yes

Directions: From business 83, south on 23rd located east side of 23rd.
Remarks: Great Commercial Suite located on 23rd Street between Expressway 83 and business 83. Ready to move in. Front windows and door have metal rolling shutters. Would be great for professional office, finance, insurance office, retail etc. Call Listing Agent today for a tour.

Unit #: 200	Entire Floor No	SqFt Ttl Avl 800	Rent/SqFt \$1.00	Trans Type Direct	Date Avail: 06/20/2020
Floor # 1	Divisible No	SqFt Min Avl 800	SqFt Flr Cont 800	Occupancy Vacant	Lease Exp: 01/08/2020
Space Type: Retail		Rent Services N/A			

Listing information provided by Greater McAllen Association of REALTORS MLS.
 Information is deemed to be reliable but is not guaranteed.
 MLS #: R219842A

$\$975 \times 12 = \$11,700$ per year
 800 sq. ft.

MLS #: 397146 (Active)

List Price: \$1,300

2000 S 10th Street S, McAllen, TX 78503



Zoning:
Present Use: None
Office SqFt: 800
Warehouse SqFt: 0
Retail SqFt: 2,000
Other Bldg SqFt: 0
Est SqFt: 46,265
Lot Dimensions: 918.94x100
Lot SqFt: 91,894
Acreage: 2.11
TaxGEO ID: L0773-00-000-0001-00
Days on Market: 52
Rented/Leased \$:
Display on Internet:
Display Address: Yes

Annual \$/SqFt: \$0.00
Base Rent Amt: 1300
CAM Charges:
Annual Insurance: \$0
Base Taxes: \$49,824
Available Date: 2023-01-23
Parking Spcs: 1.00
Carport Spcs: 0.00
Parking: Handicap, Paved
Year Built: 1995
County: Hidalgo
Right to Lse Exclusively: Yes
Allow AVM: Yes
Allow Comments: Yes

Directions: From expressway 83 go south on 10th Street. Past the first light location will be on your right hand side.
Remarks: Commercial retail/office space available in busy area close to La Plaza Mall. Very busy area that would be a great opportunity for retail or to run your business out of. These suites wont last long so schedule your showing right away!

Unit #: 1	Entire Floor No	SqFt Ttl Avl 600	Rent/SqFt \$1.33	Trans Type Direct	Date Avail: 01/23/2023
Floor # 1	Divisible No	SqFt Min Avl 600	SqFt Flr Cont 550	Occupancy Vacant	Lease Exp: 01/01/2023
Space Type: Office, Retail Rent Services utilities					
Unit #: 2	Entire Floor No	SqFt Ttl Avl 600	Rent/SqFt \$1.33	Trans Type Direct	Date Avail: 01/23/2023
Floor # 1	Divisible No	SqFt Min Avl 600	SqFt Flr Cont 600	Occupancy Vacant	Lease Exp: 01/01/2023
Space Type: Office, Retail Rent Services utilities					
Unit #: 3	Entire Floor No	SqFt Ttl Avl 800	Rent/SqFt \$1.62	Trans Type Direct	Date Avail: 01/23/2023
Floor # 1	Divisible No	SqFt Min Avl 800	SqFt Flr Cont 800	Occupancy Vacant	Lease Exp: 01/01/2023
Space Type: Office, Retail Rent Services utilities					

Listing information provided by Greater McAllen Association of REALTORS MLS.
 Information is deemed to be reliable but is not guaranteed.
 MLS #: R219842A

$\$1,300 \times 12 = \$15,600$ per year
 800 sq. ft.

MLS #: 389727 (Active)

List Price: \$2,750

1916 S Main Street, McAllen, TX 78503



Zoning: CO
Present Use: Office, Retail
Office SqFt: 0
Warehouse SqFt: 0
Retail SqFt: 0
Other Bldg SqFt: 0
Est SqFt: 2,400
Lot Dimensions: 76x110
Lot SqFt: 15,564
Acreage: 0.36
TaxGEO ID: S4300-00-001-0011-00
Days on Market: 188
Rented/Leased \$:
Display on Internet:
Display Address: Yes

Annual \$/SqFt: \$15.00
Base Rent Amt: 2985
CAM Charges:
Annual Insurance: \$0
Base Taxes: \$11,986
Available Date: 2022-09-09
Parking Spcs: 22.00
Carport Spcs: 0.00
Parking: Handicap, Paved
Year Built: 1994
County: Hidalgo
Right to Lse Exclusively: Yes
Allow AVM: Yes
Allow Comments: Yes

Directions: Headed west on expressway 83 take exit 115 towards Main Street/23rd street. Take the main street overpass that sends you across the expressway and continue South on Main. The site will be the second to last building on your West side(right side if traveling South) with a large sign that says Crown Plaza.

Remarks: Crown Plaza is a retail hidden GEM. Located across the street from La Plaza Mall where over 19 Million people visit annually, this property has a higher than average traffic count for the area. Each suite is 2 floors with 1,200 SF on each floor. The first floor can be used for retail and the 2nd floor can be used for office space, it is a one-of-a-kind retail space. Contact us today to schedule a showing. 3D Matterport tour available: <https://my.matterport.com/show/?m=H1D8CbvoovY>

Unit #: 1,90	Entire Floor Yes	SqFt Ttl Avl 2,400	Rent/SqFt \$1.25	Trans Type Direct	Date Avail: 09/09/2022
Floor # 1	Divisible No	SqFt Min Avl 2,400	SqFt Flr Cont 1,200	Occupancy Vacant	Lease Exp: 09/08/2023
Space Type: Office, Retail		Rent Services Modified Gross			

Listing information provided by Greater McAllen Association of REALTORS MLS.
 Information is deemed to be reliable but is not guaranteed.
 MLS #: R219842A

$$\$ 2,750 \times 12 = \$ 33,000 \text{ per year} \\
 2,400 \text{ sq. ft.}$$

MLS #: 389663 (Active)

List Price: \$2,750

1912 S Main Street, McAllen, TX 78503



Zoning: CO
Present Use: Office, Retail
Office SqFt: 0
Warehouse SqFt: 0
Retail SqFt: 0
Other Bldg SqFt: 0
Est SqFt: 2,400
Lot Dimensions: 76x110
Lot SqFt: 15,564
Acreage: 0.36
TaxGEO ID: S4300-00-001-0011-00
Days on Market: 188
Rented/Leased \$:
Display on Internet:
Display Address: Yes

Annual \$/SqFt: \$15.00
Base Rent Amt: 2985
CAM Charges: 0
Annual Insurance: \$0
Base Taxes: \$11,986
Available Date: 2022-09-09
Parking Spcs: 22.00
Carport Spcs: 0.00
Parking: Handicap, Paved
Year Built: 1994
County: Hidalgo
Right to Lse Exclusively: Yes
Allow AVM: Yes
Allow Comments: Yes

Directions: Headed west on expressway 83 take exit 115 towards Main Street/23rd street. Take the main street overpass that sends you across the expressway and continue South on Main. The site will be the second to last building on your West side(right side if traveling South) with a large sign that says Crown Plaza.

Remarks: Crown Plaza is a retail hidden GEM. Located across the street from La Plaza Mall where over 19 Million people visit annually, this property has a higher than average traffic count for the area. Each suite is 2 floors with 1,200 SF on each floor. The first floor can be used for retail and the 2nd floor can be used for office space, it is a one-of-a-kind retail space. Contact us today to schedule a showing. 3D Matterport tour available: <https://my.matterport.com/show/?m=H1D8CbvoowY>

Unit #: 1,90	Entire Floor Yes	SqFt Ttl Avl 2,400	Rent/SqFt \$1.25	Trans Type Direct	Date Avail: 09/09/2022
Floor # 1	Divisible No	SqFt Min Avl 2,400	SqFt Flr Cont 1,200	Occupancy Vacant	Lease Exp: 09/08/2023
Space Type: Office, Retail		Rent Services Modified Gross			

Listing information provided by Greater McAllen Association of REALTORS MLS.
 Information is deemed to be reliable but is not guaranteed.
 MLS #: R219842A

$$\$ 2,750 \times 12 = \$ 33,000 \text{ per year}$$

$$2,400 \text{ sq. ft.}$$

MLS #: 391617 (Active)

List Price: \$6,928

2201 S 10th Street #3, McAllen, TX 78505



Zoning:
Present Use: None
Office SqFt: 0
Warehouse SqFt: 0
Retail SqFt: 2,448
Other Bldg SqFt: 0
Est SqFt: 2,448
Lot Dimensions: 72x34
Lot SqFt: 16,775
Acreage: 0.39
TaxGEO ID: W5555-00-000-00A2-00
Days on Market: 167
Rented/Leased \$:
Display on Internet:
Display Address: Yes

Annual \$/SqFt: \$28.00
Base Rent Amt: 2.33
CAM Charges: .50
Annual Insurance: \$0
Base Taxes: \$229,045
Available Date: 2022-09-30
Parking Spcs: 35.00
Carport Spcs: 0.00
Parking: Blacktop
Year Built: 2021
County: Hidalgo
Right to Lse Exclusively: Yes
Allow AVM: No
Allow Comments: No

Directions: Corner of Wichita and South 10th Street
Remarks: This New Construction Strip Center is Located in One of McAllen, TX Busiest Retail Districts. This Multi-Tenant Strip Center Sits Directly Across from the La Plaza Mall, One of Simon Properties Highest Grossing Malls, and Has Excellent Expressway Proximity. The Site Also has Proximity to Entertainment, Shopping, and Dining. The Exposure from La Plaza Mall Provides this Premier Strip Center with Excellent Exposure and Makes it Ideal for Retail and Professional Service Users.

Unit #: 1	Entire Floor Yes	SqFt Ttl Avl 2,448	Rent/SqFt \$2.33	Trans Type Direct	Date Avail: 04/27/2022
Floor # 1	Divisible Yes	SqFt Min Avl 2,448	SqFt Flr Cont 2,448	Occupancy Vacant	Lease Exp: 06/30/2022
Space Type: Mixed Use, Office, Retail			Rent Services TBD		
Unit #: 3	Entire Floor Yes	SqFt Ttl Avl 2,448	Rent/SqFt \$2.33	Trans Type Direct	Date Avail: 09/30/2022
Floor # 1	Divisible Yes	SqFt Min Avl 2,448	SqFt Flr Cont 2,448	Occupancy Vacant	Lease Exp: 09/27/2023
Space Type: Mixed Use, Office, Retail			Rent Services TBD		

Listing information provided by Greater McAllen Association of REALTORS MLS.
 Information is deemed to be reliable but is not guaranteed.
 MLS #: R219842A

$\$6,928 \times 12 = 83,136$ per year
 2,448 sq. ft.

MLS #: 391618 (Active)

List Price: \$6,928

2201 S 10th Street #2, McAllen, TX 78505



Zoning:
Present Use: None
Office SqFt: 0
Warehouse SqFt: 0
Retail SqFt: 2,448
Other Bldg SqFt: 0
Est SqFt: 2,448
Lot Dimensions: 72x34
Lot SqFt: 16,775
Acreage: 0.39
TaxGEO ID: W5555-00-000-00A2-00
Days on Market: 167
Rented/Leased \$:
Display on Internet:
Display Address: Yes

Annual \$/SqFt: \$28.00
Base Rent Amt: 2.33
CAM Charges: .50
Annual Insurance: \$0
Base Taxes: \$229,045
Available Date: 2022-09-30
Parking Spcs: 35.00
Carport Spcs: 0.00
Parking: Blacktop
Year Built: 2021
County: Hidalgo
Right to Lse Exclusively: Yes
Allow AVM: No
Allow Comments: No

Directions: Corner of Wichita and South 10th Street
Remarks: This New Construction Strip Center is Located in One of McAllen, TX Busiest Retail Districts. This Multi-Tenant Strip Center Sits Directly Across from the La Plaza Mall, One of Simon Properties Highest Grossing Malls, and Has Excellent Expressway Proximity. The Site Also has Proximity to Entertainment, Shopping, and Dining. The Exposure from La Plaza Mall Provides this Premier Strip Center with Excellent Exposure and Makes it Ideal for Retail and Professional Service Users.

Unit #: 1	Entire Floor Yes	SqFt Ttl Avl 2,448	Rent/SqFt \$2.33	Trans Type Direct	Date Avail: 04/27/2022
Floor # 1	Divisible Yes	SqFt Min Avl 2,448	SqFt Flr Cont 2,448	Occupancy Vacant	Lease Exp: 06/30/2022
Space Type: Mixed Use, Office, Retail			Rent Services TBD		
Unit #: 2	Entire Floor Yes	SqFt Ttl Avl 2,448	Rent/SqFt \$2.33	Trans Type Direct	Date Avail: 09/30/2022
Floor # 1	Divisible Yes	SqFt Min Avl 2,448	SqFt Flr Cont 2,448	Occupancy Vacant	Lease Exp: 09/27/2023
Space Type: Mixed Use, Office, Retail			Rent Services TBD		

Listing information provided by Greater McAllen Association of REALTORS MLS.
 Information is deemed to be reliable but is not guaranteed.
 MLS #: R219842A

$\$6,928 \times 12 = \$83,136$ per year
 2,448 sq. ft.

MLS #: 391619 (Active)

List Price: \$6,928

2201 S 10th Street #1, McAllen, TX 78505



Zoning:
Present Use: None
Office SqFt: 0
Warehouse SqFt: 0
Retail SqFt: 2,448
Other Bldg SqFt: 0
Est SqFt: 2,448
Lot Dimensions: 72x34
Lot SqFt: 16,775
Acreage: 0.39
TaxGEO ID: W5555-00-000-00A2-00
Days on Market: 167
Rented/Leased \$:
Display on Internet:
Display Address: Yes

Annual \$/SqFt: \$28.00
Base Rent Amt: 2.33
CAM Charges: .50
Annual Insurance: \$0
Base Taxes: \$229,045
Available Date: 2022-09-30
Parking Spcs: 35.00
Carport Spcs: 0.00
Parking: Blacktop
Year Built: 2021
County: Hidalgo
Right to Lse Exclusively: Yes
Allow AVM: No
Allow Comments: No

Directions: Corner of Wichita and South 10th Street
Remarks: This New Construction Strip Center is Located in One of McAllen, TX Busiest Retail Districts. This Multi-Tenant Strip Center Sits Directly Across from the La Plaza Mall, One of Simon Properties Highest Grossing Malls, and Has Excellent Expressway Proximity. The Site Also has Proximity to Entertainment, Shopping, and Dining. The Exposure from La Plaza Mall Provides this Premier Strip Center with Excellent Exposure and Makes it Ideal for Retail and Professional Service Users.

Unit #: 1	Entire Floor Yes	SqFt Ttl Avl 2,448	Rent/SqFt \$2.33	Trans Type Direct	Date Avail: 09/30/2022
Floor # 1	Divisible Yes	SqFt Min Avl 2,448	SqFt Flr Cont 2,448	Occupancy Vacant	Lease Exp: 09/27/2023
Space Type: Mixed Use, Office, Retail			Rent Services TBD		

Listing information provided by Greater McAllen Association of REALTORS MLS.
 Information is deemed to be reliable but is not guaranteed.
 MLS #: R219842A

$$\$6,928 \times 12 = \$83,136 \text{ per year}$$

2,448 sq. ft.

MLS #: 391597 (Active)

List Price: \$7,980

3701 W Expressway 83, McAllen, TX 78501



Zoning:
Present Use: None
Office SqFt: 0
Warehouse SqFt: 0
Retail SqFt: 3,000
Other Bldg SqFt: 0
Est SqFt: 3,000
Lot Dimensions: --
Lot SqFt: 68,465
Acreage: 1.57
TaxGEO ID: S6432-02-000-0005-00
Days on Market: 167
Rented/Leased \$:
Display on Internet:
Display Address: Yes

Annual \$/SqFt: \$24.00
Base Rent Amt: 2.00
CAM Charges: .66
Annual Insurance: \$0
Base Taxes: \$50,441
Available Date: 2022-09-30
Parking Spcs: 0.00
Carport Spcs: 0.00
Parking: Blacktop, Handicap, Paved
Year Built: 2019
County: Hidalgo
Right to Lse Exclusively: Yes
Allow AVM: No
Allow Comments: No

Directions: SW corner of Ware Road & Expressway 83
Remarks: This anchored Shopping Center is located in one of McAllen, TX's busiest retail districts. The Center is in an extremely, high traffic area with great visibility. The site enjoys excellent, easy access and is surrounded by dense retail development. The shopping center has excellent proximity to major, arterial roads allowing for easy access to I-69C and I-2.

Unit #: 400	Entire Floor: No	SqFt Ttl Avl: 3,000	Rent/SqFt: \$2.00	Trans Type: Direct	Date Avail: 09/30/2022
Floor #: 1	Divisible: No	SqFt Min Avl: 3,000	SqFt Flr Cont: 3,000	Occupancy: Vacant	Lease Exp: 09/30/2023
Space Type: Retail			Rent Services: TBD		

Listing information provided by Greater McAllen Association of REALTORS MLS.
 Information is deemed to be reliable but is not guaranteed.
 MLS #: R219842A

$$\$ 7,980 \times 12 = \$ 95,760 \text{ per year}$$

3,000 sq. ft.

MLS #: 391494 (Active)

List Price: \$5,686

2017 S 10th Street #C1, McAllen, TX 78503



Zoning:
Present Use: Office
Office SqFt: 0
Warehouse SqFt: 0
Retail SqFt: 2,760
Other Bldg SqFt: 0
Est SqFt: 2,760
Lot Dimensions: IRREGULAR
Lot SqFt: 51,363
Acreage: 1.18
TaxGEO ID: C6080-00-000-000A-00
Days on Market: 170
Rented/Leased \$:
Display on Internet:
Display Address: Yes

Annual \$/SqFt: \$18.00
Base Rent Amt: 1.50
CAM Charges: .56
Annual Insurance: \$0
Base Taxes: \$48,777
Available Date: 2022-09-28
Parking Spcs: 0.00
Carport Spcs: 0.00
Parking: Blacktop
Year Built: 1982
County: Hidalgo
Right to Lse Exclusively: Yes
Allow AVM: No
Allow Comments: No

Directions: From Expressway 83, South on 10th st
Remarks: Twenty Seventeen South 10th St Plaza is Located in One of McAllen, TX's Busiest Retail Districts. This Multi-Tenant, Strip Center Sits Directly Across from La Plaza Mall, One of Simon Properties Highest Grossing Malls, and Has Excellent Expressway Proximity. Proximity to Entertainment, Shopping, and Dining Provides this Premier Strip Center with Excellent Exposure and Makes it Ideal for Retail and Professional Service Users

Unit #: 1	Entire Floor Yes	SqFt Ttl Avl 3,320	Rent/SqFt \$2.06	Trans Type Direct	Date Avail: 04/27/2022
Floor # 1	Divisible No	SqFt Min Avl 3,320	SqFt Flr Cont 3,320	Occupancy Vacant	Lease Exp: 06/30/2022
Space Type: Mixed Use, Office, Retail			Rent Services TBD		

Listing information provided by Greater McAllen Association of REALTORS MLS.
 Information is deemed to be reliable but is not guaranteed.
 MLS #: R219842A

$\$5,686 \times 12 = \$68,232$ per year
 3,320 sq. ft.

MLS #: 386659 (Active)

List Price: \$5,725

707 Savannah Avenue, McAllen, TX 78503



Zoning:
Present Use: None
Office SqFt: 0
Warehouse SqFt: 0
Retail SqFt: 0
Other Bldg SqFt: 0
Est SqFt: 4,226
Lot Dimensions: IRREGULAR
Lot SqFt: 13,813
Acreage: 0.32
TaxGEO ID: S2010-00-000-0002-00
Days on Market: 227
Rented/Leased \$:
Display on Internet:
Display Address: Yes

Annual \$/SqFt: \$16.20
Base Rent Amt: 1.35
CAM Charges:
Annual Insurance: \$0
Base Taxes: \$11,619
Available Date: 2022-08-04
Parking Spcs: 10.00
Carport Spcs: 0.00
Parking: Paved
Year Built: 1991
County: Hidalgo
Right to Lse Exclusively: Yes
Allow AVM: Yes
Allow Comments: Yes

Directions: From Hwy. 83 go south on 10th street go East on Savannah . Office will be on the right hand side.
Remarks: Large Office Available with Parking. Conveniently located near Expressway, Hotels, Hospitals and La Plaza Mall. Formerly used as an office for Radiology. Located next to an Ob Gyn Office.

Unit #: 1	Entire Floor: Yes	SqFt Ttl Avl: 4,241	Rent/SqFt: \$1.35	Trans Type: Direct	Date Avail: 08/04/2022
Floor #: 1	Divisible: Yes	SqFt Min Avl: 4,241	SqFt Flr Cont: 4,241	Occupancy: Vacant	Lease Exp: 08/04/2026
Space Type: Medical, Office, Retail			Rent Services: N/A		

Listing information provided by Greater McAllen Association of REALTORS MLS.
 Information is deemed to be reliable but is not guaranteed.
 MLS #: R219842A

$\$5,725 \times 12 = \$68,700$ per year
 4,241 sq. ft.

MLS #: 391426 (Active)

List Price: \$9,408

2017 S 10th Street #D, McAllen, TX 78501



Zoning:
Present Use: None
Office SqFt: 0
Warehouse SqFt: 0
Retail SqFt: 4,567
Other Bldg SqFt: 0
Est SqFt: 4,567
Lot Dimensions: 00x00
Lot SqFt: 51,363
Acreage: 1.18
TaxGEO ID: C6080-00-000-000A-00
Days on Market: 170
Rented/Leased \$:
Display on Internet:
Display Address: Yes

Annual \$/SqFt: \$18.00
Base Rent Amt: 1.50
CAM Charges: .56
Annual Insurance: \$0
Base Taxes: \$53,016
Available Date: 2022-09-27
Parking Spcs: 0.00
Carport Spcs: 0.00
Parking: Paved
Year Built: 1982
County: Hidalgo
Right to Lse Exclusively: Yes
Allow AVM: No
Allow Comments: No

Directions: From Exp 83, South on 10th street
Remarks: Twenty Seventeen South 10th Street Plaza is located in one of McAllen, TX's busiest retail districts. This multi-tenant, Strip Center sits directly across from La Plaza Mall, one of Simon Properties highest grossing malls, and has excellent Expressway proximity. Proximity to Entertainment, Shopping, and Dining provides this premier strip center with excellent exposure and makes it ideal for retail and professional service users.

Unit #: 1	Entire Floor No	SqFt Ttl Avl 4,725	Rent/SqFt \$1.50	Trans Type Direct	Date Avail: 04/28/2022
Floor # 1	Divisible No	SqFt Min Avl 4,725	SqFt Flr Cont 4,725	Occupancy Vacant	Lease Exp: 10/31/2022
Space Type: Retail		Rent Services tbd			

Listing information provided by Greater McAllen Association of REALTORS MLS.
 Information is deemed to be reliable but is not guaranteed.
 MLS #: R219842A

$$\$9,408 \times 12 = \$112,896 \text{ per year}$$

$$4,725 \text{ sq. ft.}$$

MLS #: 391427 (Active)

List Price: \$10,271

2017 S 10th Street #B, McAllen, TX 78501



Zoning:
Present Use: None
Office SqFt: 0
Warehouse SqFt: 0
Retail SqFt: 4,986
Other Bldg SqFt: 0
Est SqFt: 4,986
Lot Dimensions: 00x00
Lot SqFt: 51,363
Acreage: 1.18
TaxGEO ID: C6080-00-000-000A-00
Days on Market: 169
Rented/Leased \$:
Display on Internet:
Display Address: Yes

Annual \$/SqFt: \$18.00
Base Rent Amt: 1.50
CAM Charges: .56
Annual Insurance: \$0
Base Taxes: \$53,016
Available Date: 2022-09-28
Parking Spcs: 0.00
Carport Spcs: 0.00
Parking: Paved
Year Built: 1982
County: Hidalgo
Right to Lse Exclusively: Yes
Allow AVM: No
Allow Comments: No

Directions: From Exp 83, South on 10th street
Remarks: Twenty Seventeen South 10th Street Plaza is located in one of McAllen, TX's busiest retail districts. This multi-tenant, Strip Center sits directly across from La Plaza Mall, one of Simon Properties highest grossing malls, and has excellent Expressway proximity. Proximity to Entertainment, Shopping, and Dining provides this premier strip center with excellent exposure and makes it ideal for retail and professional service users.

Unit #: 1	Entire Floor No	SqFt Ttl Avl 4,986	Rent/SqFt \$1.50	Trans Type Direct	Date Avail: 09/27/2022
Floor # 1	Divisible No	SqFt Min Avl 3,500	SqFt Flr Cont 8,486	Occupancy Vacant	Lease Exp: 09/27/2023
Space Type: Retail		Rent Services tbd			

Listing information provided by Greater McAllen Association of REALTORS MLS.
 Information is deemed to be reliable but is not guaranteed.
 MLS #: R219842A

$$\$10,271 \times 12 = \$123,252 \text{ Per Year} \\
 4,986 \text{ sq. ft.}$$

MLS #: 392260 (Active)

List Price: \$16,500

4037 W Expressway 83, McAllen, TX 78503



Zoning:
Present Use: Other
Office SqFt: 0
Warehouse SqFt: 0
Retail SqFt: 5,647
Other Bldg SqFt: 0
Est SqFt: 5,647
Lot Dimensions: IRREGULAR
Lot SqFt: 5,027
Acreage: 0.12
TaxGEO ID: C4940-00-000-0110-00
Days on Market: 153
Rented/Leased \$:
Display on Internet:
Display Address: Yes

Annual \$/SqFt: \$0.00
Base Rent Amt: 16500
CAM Charges:
Annual Insurance: \$0
Base Taxes: \$31,058
Available Date: 2022-10-14
Parking Spcs: 0.00
Carport Spcs: 0.00
Parking: Shopping Mall
Year Built: 2012
County: Hidalgo
Right to Lse Exclusively: No
Allow AVM: Yes
Allow Comments: Yes

Directions: From Expressway 83 exit Shary Rd, turn right on Cotton Wood St. Property on the north side of Plaza.
Remarks: Huge building, formerly Indigo Club, is located in a high traffic area with great access to Expressway 83 and Ware Rd. This 5,647 SF building is comprised of 3 units suitable for many uses. Ste 100 is 1909 SF, Ste 105 is 1869, and Ste 110 is 1869 SF. The opportunities are endless! Call me today for more information and to schedule your viewing appointment.

Unit #: 1	Entire Floor: Yes	SqFt Ttl Avl: 5,647	Rent/SqFt: \$0.00	Trans Type: Direct	Date Avail: 10/14/2022
Floor #: 1	Divisible: No	SqFt Min Avl: 5,647	SqFt Flr Cont: 5,647	Occupancy: Vacant	Lease Exp: 10/31/2023
Space Type: Mixed Use, Office, Retail			Rent Services: N/A		

Listing information provided by Greater McAllen Association of REALTORS MLS.
 Information is deemed to be reliable but is not guaranteed.
 MLS #: R219842A

$$\$16,500 \times 12 = \$198,000 \text{ Per Year}$$

$$5,647 \text{ sq. ft.}$$

MLS #: 391423 (Active)

List Price: \$20,783

2201 S 10th Street, McAllen, TX 78505



Zoning:
Present Use: None
Office SqFt: 0
Warehouse SqFt: 0
Retail SqFt: 7,344
Other Bldg SqFt: 0
Est SqFt: 7,344
Lot Dimensions: 72x34
Lot SqFt: 16,775
Acreage: 0.39
TaxGEO ID: W5555-00-000-00A2-00
Days on Market: 170
Rented/Leased \$:
Display on Internet:
Display Address: Yes

Annual \$/SqFt: \$28.00
Base Rent Amt: 2.33
CAM Charges: .50
Annual Insurance: \$0
Base Taxes: \$229,045
Available Date: 2022-09-27
Parking Spcs: 35.00
Carport Spcs: 0.00
Parking: Blacktop, Handicap
Year Built: 2021
County: Hidalgo
Right to Lse Exclusively: Yes
Allow AVM: No
Allow Comments: No

Directions: Corner of Wichita and 10th Street
Remarks: This new construction strip center is located in one of McAllen, TX busiest retail districts. This multi-tenant strip center sits directly across from the La Plaza Mall, one of Simon Properties highest grossing malls, and has excellent Expressway proximity. The site also has proximity to Entertainment, Shopping, and Dinning. The exposure from La Plaza Mall provides this premier strip center with excellent exposure and makes it ideal for retail and professional service users.

Unit #: 1	Entire Floor Yes	SqFt Ttl Avl 7,344	Rent/SqFt \$2.33	Trans Type Direct	Date Avail: 09/27/2022
Floor # 1	Divisible Yes	SqFt Min Avl 2,448	SqFt Flr Cont 7,344	Occupancy Vacant	Lease Exp: 09/27/2023
Space Type: Mixed Use, Office, Retail			Rent Services TBD		

Listing information provided by Greater McAllen Association of REALTORS MLS.
 Information is deemed to be reliable but is not guaranteed.
 MLS #: R219842A

$$\$ 20,783 \times 12 = \$ 249,396 \text{ per year}$$

7,344 sq. ft.



BOYS AND GIRLS CLUB OF McALLEN

LETTER OF INTENT FOR PURCHASE OF BONHAM SCHOOL LOCATED AT 501 JORDAN RD W, McALLEN, TX 78503

To: McAllen ISD, Assistant Superintendent for District Operations, Alejandra Gonzalez
From: Heriberto Manrique de Lara, President and Chief Volunteer Officer, Boys and Girls Club of McAllen
Date: February 1, 2023

The following are the proposed terms under Boys and Girls Club of McAllen and or assigns is interested in the purchase of the following location.

Buyer: Boys and Girls Club of McAllen
Seller: McAllen ISD

Premises: Approximate 46,354 square feet of Building premises on 13.078 Acres, located at 501 Jordan Rd W, McAllen, TX 78503
Legal Description: LOT 67 and the west 3.0 acres of LOT 70, McAllen 2ND SUBURBAN CITRUS GROVE, Hidalgo County, TX
Use: School, McAllen ISD
Sales Price: \$1,000,000.00 - One million dollars with zero cents. Cash/Conventional commercial loan. \$1,044,644.00 in goods and services
Closing Date: 10 days after option period.

Seller will sell and convey the Property together with:

- (1) all buildings, improvements, furniture, fixtures, structures, and any other equipment that is present at the premises.
(2) all rights, privileges, and appurtenances pertaining to the Property, including Seller's right, title, and interest in any minerals, utilities, adjacent streets, alleys, strips, gores, and rights-of-way.
(3) Seller's interest in all licenses and permits related to the Property;
(4) Seller's interest in all third-party warranties or guaranties, if transferable, relating to the Property or any fixtures.
(5) Seller's interest in any trade names, if transferable, used in connection with the Property; and
(6) all Seller's tangible personal property located on the Property that is used in connection with the Property's operations.

Feasibility Period: 120 days. Seller will provide Buyer the following:

- 1. Fire sprinkler and/or fire alarm system certification(s) that system(s) is/are in compliance with code and operable. Or any current riser or fire system per unit and the common areas.
2. Construction plans or current floorplans. Documents shall include, but not be limited to, any and all architectural, structural, civil, MEP, and ITS construction documents (plans and specifications) for the original construction and any subsequent facility additions and/or renovations.
3. Any record/as-built documents as delineated in item 2 above.
4. Any electronic/digital CAD files for documents delineated in item 2 above.
5. Any and all roofing warranties.
6. Any and all installation, operational, and maintenance manuals.
7. Any and all asbestos surveys and management plans.
8. Provide Property Tax History for the last 3 years.
9. Provide any and all maintenance expenses, repairs, warranties, utility bills, management, for the last 3 years.
10. Provide any previous inspection or assessment of the building or the plaza including structural and pest control.
11. Inventory of personal property to be conveyed.
12. Current Survey by Seller.
13. Access to inspections by buyer

Title Policy: Seller, at Seller's expense, will furnish Buyer an Owner's Policy of Title Insurance by Title Company
Escrow: \$5,000 at Title Company (pending)
Commission: N/A

[Signature page follows]



BOYS & GIRLS CLUB
OF McALLEN

This is a letter of intent only. It is not intended to be, and shall not constitute in any way a binding or legal agreement, or impose any legal obligation or duty on either buyer or seller. If the foregoing reflects our mutual statement of intention, please sign and return the enclosed copy of this letter.

Heriberto Manrique de Lara

Buyer

Boys and Girls Club of McAllen.

Heriberto Manrique de Lara

Board President

Date: February 1, 2023

Seller

McAllen ISD (Board of Trustees)

NAME: _____

TITLE: _____

Date: _____



March 15, 2023

Ms. Dalinda Gonzalez Alcantar
Chief Professional Officer
Boys & Girls Clubs of McAllen
2620 W. Galveston
McAllen, TX 78501

sent via email: dalcantar@bgmcallen.net

Re: Construction Cost for RGV Education Facilities

Dear Dalinda:

ERO Architects is pleased to provide you with information regarding the cost of construction for RGV education facilities -- today's market bidding prices. We have designed over 285 education facilities, and recently over a dozen the last two years in the RGV and outside the area in major metro areas – renovations, additions and new build.

Based on our own recent RGV projects going out for bid submitted by regional contractors, ongoing research and discussions with local general contractors, and using RSMeans (industry standard cost estimating tool), we believe that a typical new education facility with classrooms, general support spaces and general site development may bid in the \$350 per square foot range, give or take \$20 per SF.

Education building types have different price points ranging from \$300 to \$475 per SF depending on the complexity of the building spaces, building systems, density of room spaces and site development.

Keep in mind that this is today's cost per square foot. We add 4-5% per month to account for construction market inflation going forward as we don't know when you plan to bid and build in the future. One other point to consider, the local construction market is very unstable and volatile right now, more than any other area in the state, and in some cases, contractors, when bidding, are adding a high contingency percentage in their bid price to cover limited sub resources in the RGV.

We hope this assists your decision making for planning new construction of education facilities. Thank you for providing ERO Architects the opportunity to assist.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'BG', with a stylized flourish extending from the bottom right.

Brian Godinez, Principal
ERO Architects