



For Sale

Land

16.6 Acres | \$595,000

W Business 83 & Walsh Ave

Mission, Texas 78572

Property Highlights

- City of Mission
- Frontage on Holland Ave.
- 4 AC Zoned C-2
- 12.69 AC Zoned R-1

Property Description

Subject Property is located in an area of Mission that welcomes more commercial and residential development. As per the City of Mission Zoning; 4 acres zoned C-2 (Neighborhood Commercial) on the frontage of Holland Avenue, 12.69 acres zoned R-1 (Single Family Residential). Plenty of rooftops and people to benefit.

OFFERING SUMMARY

Sale Price	\$595,000
Lot Size	16.6 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	12,917	\$36,423
3 Miles	62,277	\$47,377
5 Miles	127,690	\$52,042

For more information

Laura Liza Paz, Broker

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 laurap@nairgv.com

Property Details

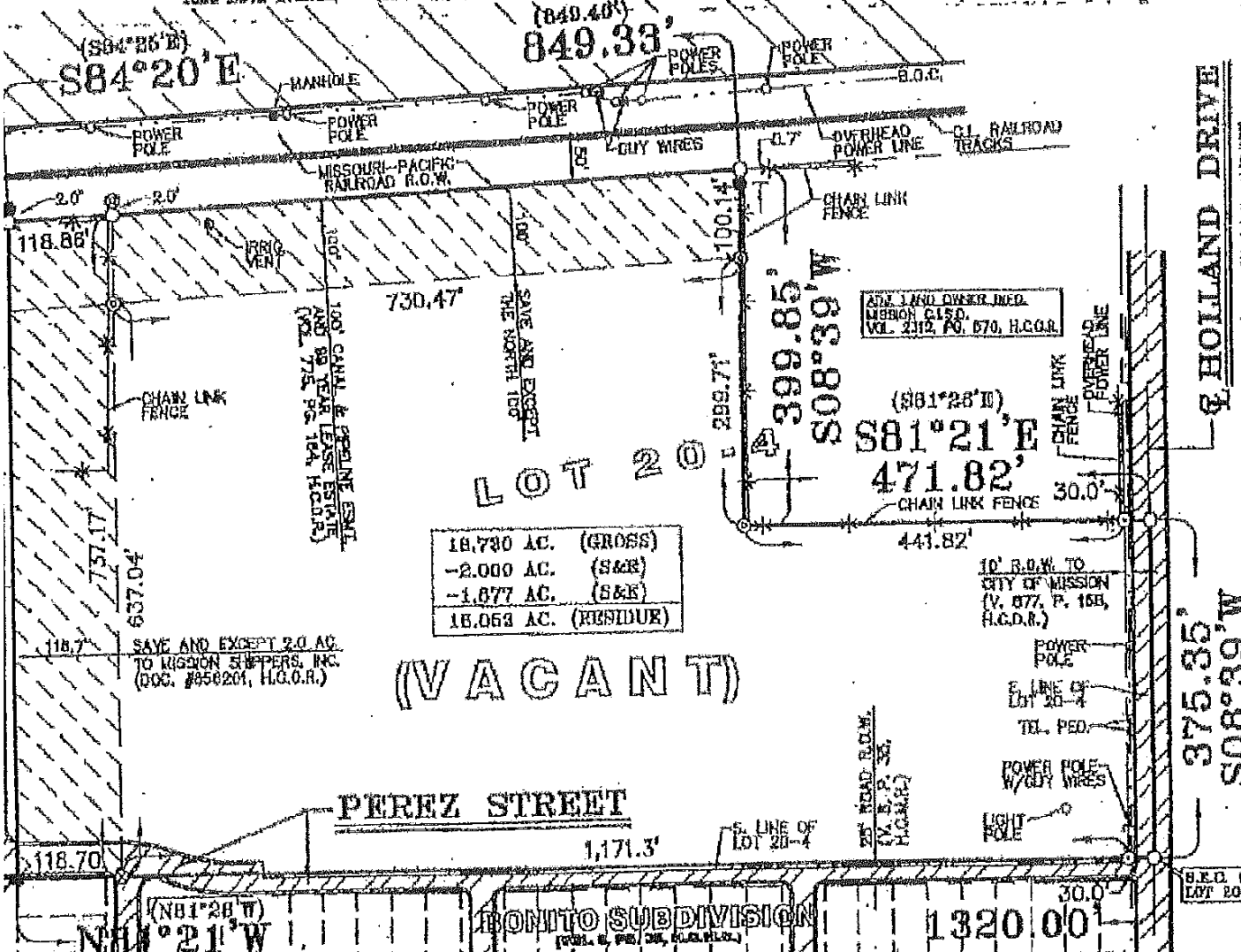
PROPERTY ADDRESS:	W Business 83 & Walsh Ave Mission, TX 78572
HIDALGO CAD ID:	W0100-00-020-0004-00
LOT SIZE:	16.6 Acres
ZONING:	C-2 (Neighborhood Commercial)

ART SALINAS
ENGINEERING & SURVEYING

1684 DOWE AVENUE, McALLEN, TEXAS 78504 PH: (361) 618-8568 FAX: (361) 615-8540

(849.40°)
849.33'

(S84°26'E)
S84°20'E



18,730 AC.	(GROSS)
-2,000 AC.	(S&E)
-1,877 AC.	(S&E)
18,063 AC.	(RESIDUE)

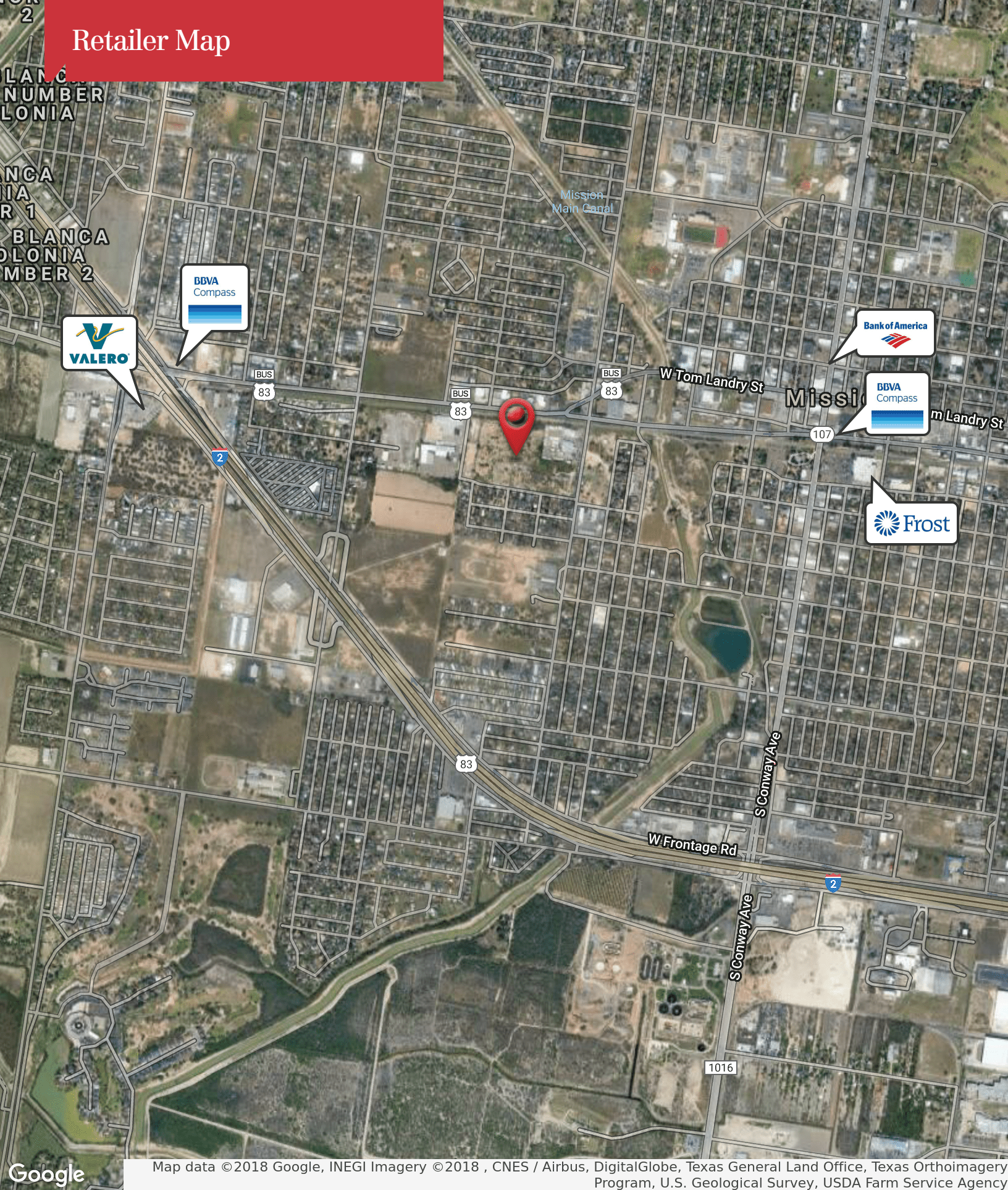
(VACANT)

ED A SURVEY ON THE PROPERTY WHICH IS LOCATED AT _____ HOLLAND DRIVE, IN MISSION, TEXAS, DESCRIBED AS
ND OUT OF LOT 20-4, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP
OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL
49.40 FEET AND FURTHER SAVE AND EXCEPT 2.0 ACRES CONVEYED TO MISSION SHIPPERS, INC. DATED OCTOBER
MBER 556201, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

RIGHT 2012 ART SALINAS ENGINEERING INC. THIS SURVEY WAS
DED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER.

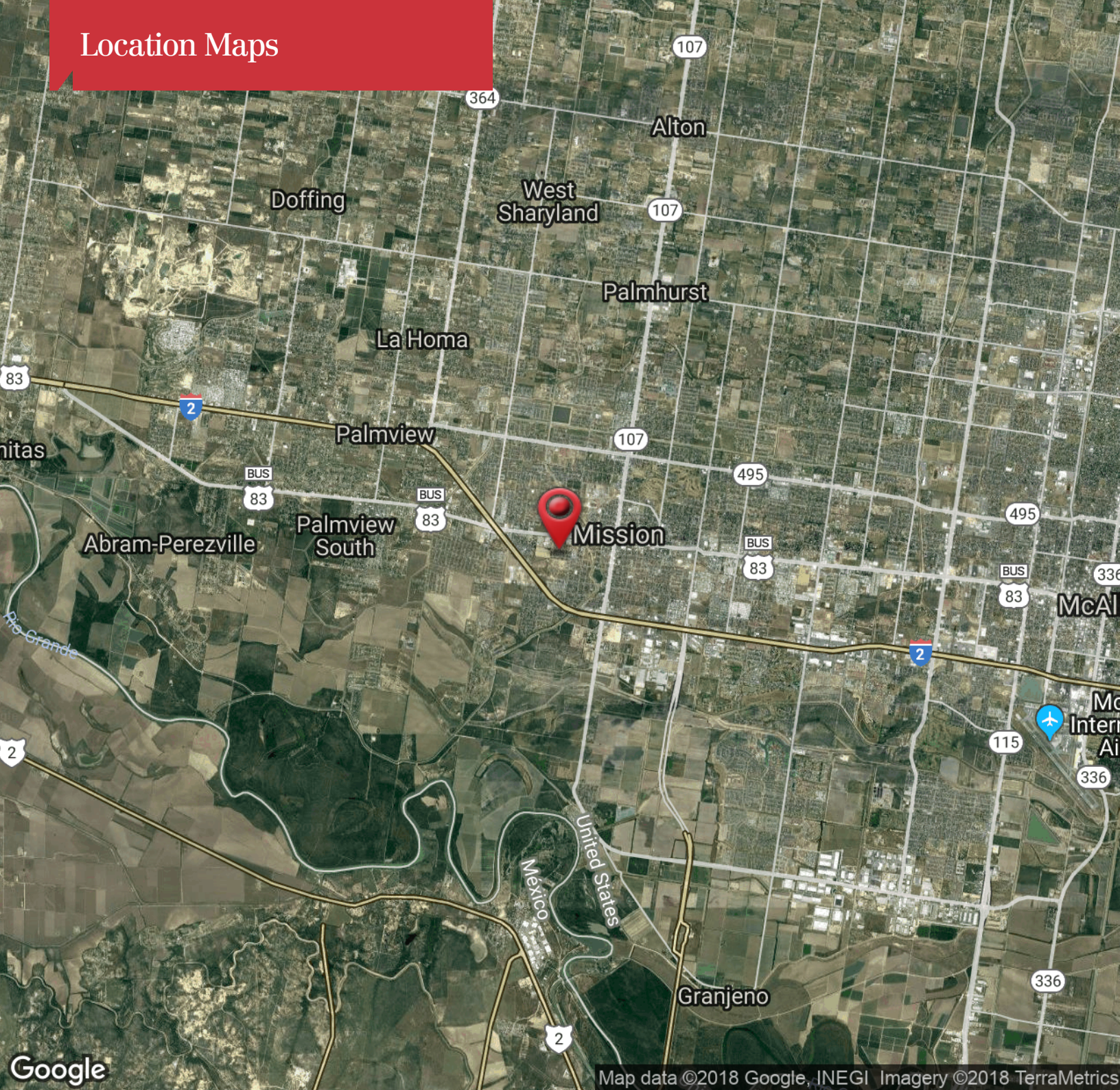


Retailer Map



Map data ©2018 Google, INEGI Imagery ©2018, CNES / Airbus, DigitalGlobe, Texas General Land Office, Texas Orthoimagery Program, U.S. Geological Survey, USDA Farm Service Agency

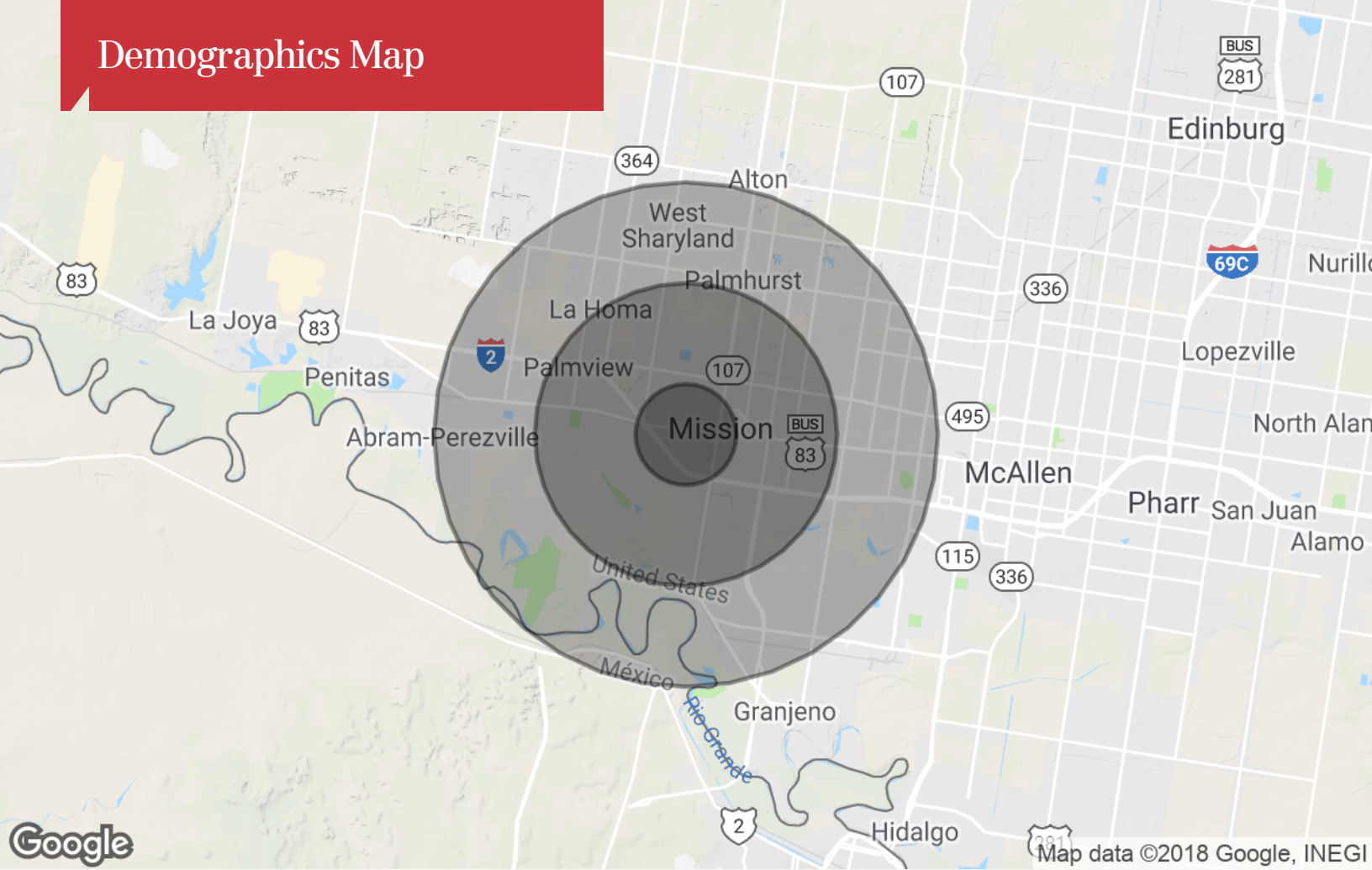
Location Maps



LOCATION DESCRIPTION

Property is next to Mission ISD Bus Barn off of Business 83 & Holland Drive.

Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	12,917	62,277	127,690
MEDIAN AGE	29.5	31.0	30.5
MEDIAN AGE (MALE)	27.8	29.4	29.0
MEDIAN AGE (FEMALE)	31.6	32.1	31.5

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,799	18,150	36,197
# OF PERSONS PER HH	3.4	3.4	3.5
AVERAGE HH INCOME	\$36,423	\$47,377	\$52,042
AVERAGE HOUSE VALUE	\$62,498	\$99,066	\$114,950

* Demographic data derived from 2010 US Census



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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.

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 coincidental 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>MICHAEL J. BLUM CO dba NAI RIO GRANDE VALLEY</u>	<u>525989</u>	<u>mikeb@nairgv.com</u>	<u>(956)451-5596</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>NAI Rio Grande Valley</u>	<u>525989</u>	<u>mikeb@nairgv.com</u>	<u>(956)451-5596</u>
Designated Broker of Firm	License No.	Email	Phone
<u>MICHAEL J. BLUM</u>	<u>426545</u>	<u>mikeb@nairgv.com</u>	<u>(956)451-5596</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
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
IABS 1-0 Date**

W Business 83 & Walsh Ave

Mission, Texas 78572

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For More Information:



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