

**3240 FM 511
Brownsville, TX**

**ASKING PRICE
\$1,895,000**



LAND:

21.85 acres or 951,786 SF
527.46' of frontage along SH 550/FM 511
407.55' of frontage along Dr. Hugh Emerson Road
aka FM 3248

LOCATION:

From I-69E: Travel south on I-69E and exit toll road State Highway 550 and continue on SH 550 for 5.8 miles +/-; the property will be on your right.

From Padre Island Highway (SH 48): Enter SH 550 (headed northwest) and exit South FM 511 and take turn-around (4.7 miles +/-); continue southeast for about one mile; property will be on the right.

Easy access to SH 550/FM 511, Interstate 69 East, possible access to Dr. Hugh Emerson Road, South Padre Island, Brownsville/South Padre Island International Airport and all three international bridges (via SH 48), less than 5 miles from the Port of Brownsville, and 23 miles +/- to Space X - Starbase.

SUMMARY:

21.85-acre tract with frontage onto SH 550/FM 511 and Dr. Hugh Emerson Road; 6" potable water line readily available along Dr. Hugh Emerson Road. Majority of the property is in Flood Zone X, an area of minimal flooding (see survey).

TXB REALTY SERVICES, LLC
1304 EAST ADAMS STREET
BROWNSVILLE, TX 78520
(956) 579-9890



ELIZA VASQUEZ
Broker/Appraiser
956.579.9890
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PROPERTY PHOTOS



TXB REALTY SERVICES, LLC
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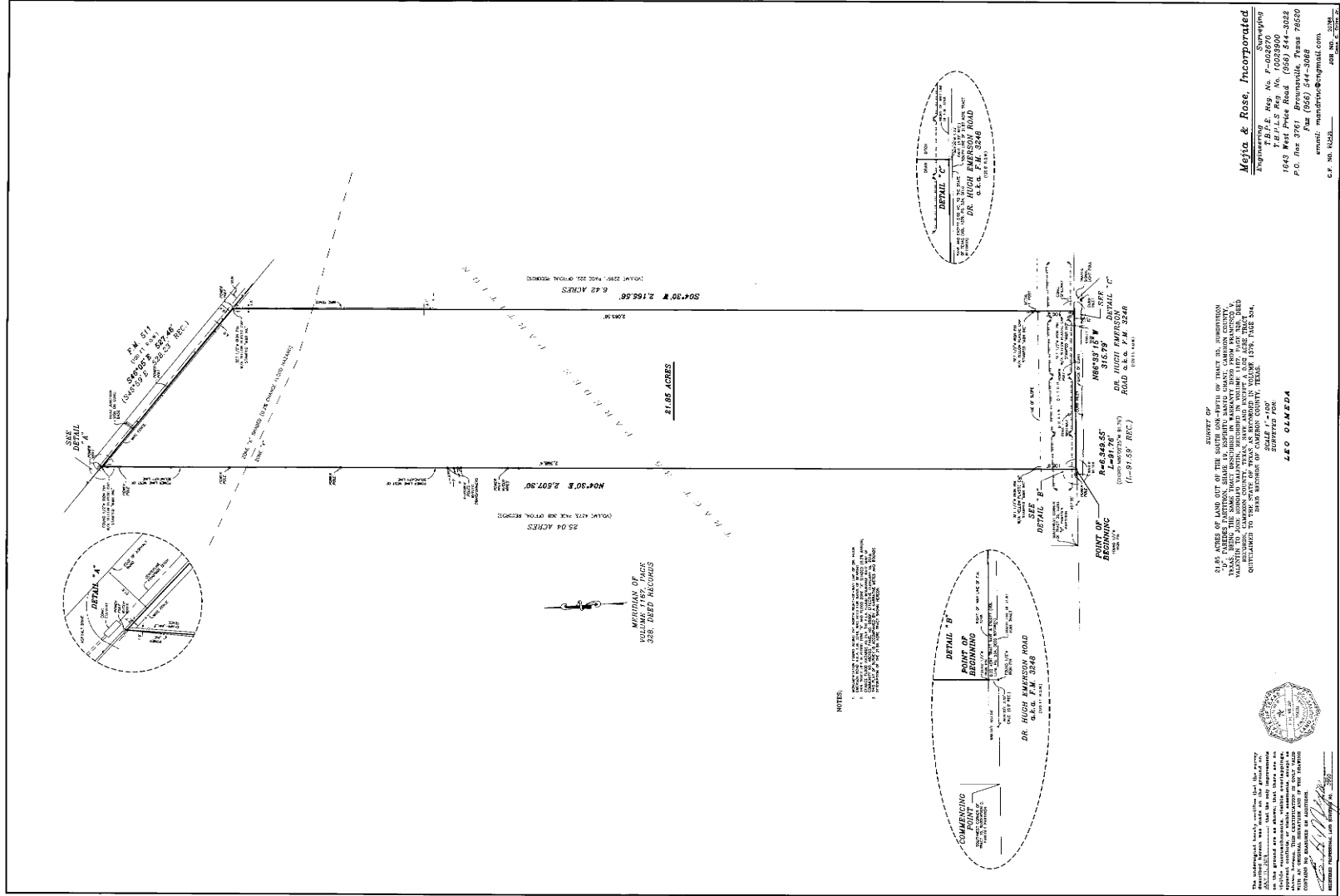


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SURVEY



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AERIAL MAP



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AERIAL MAP (ACCESS POINTS)

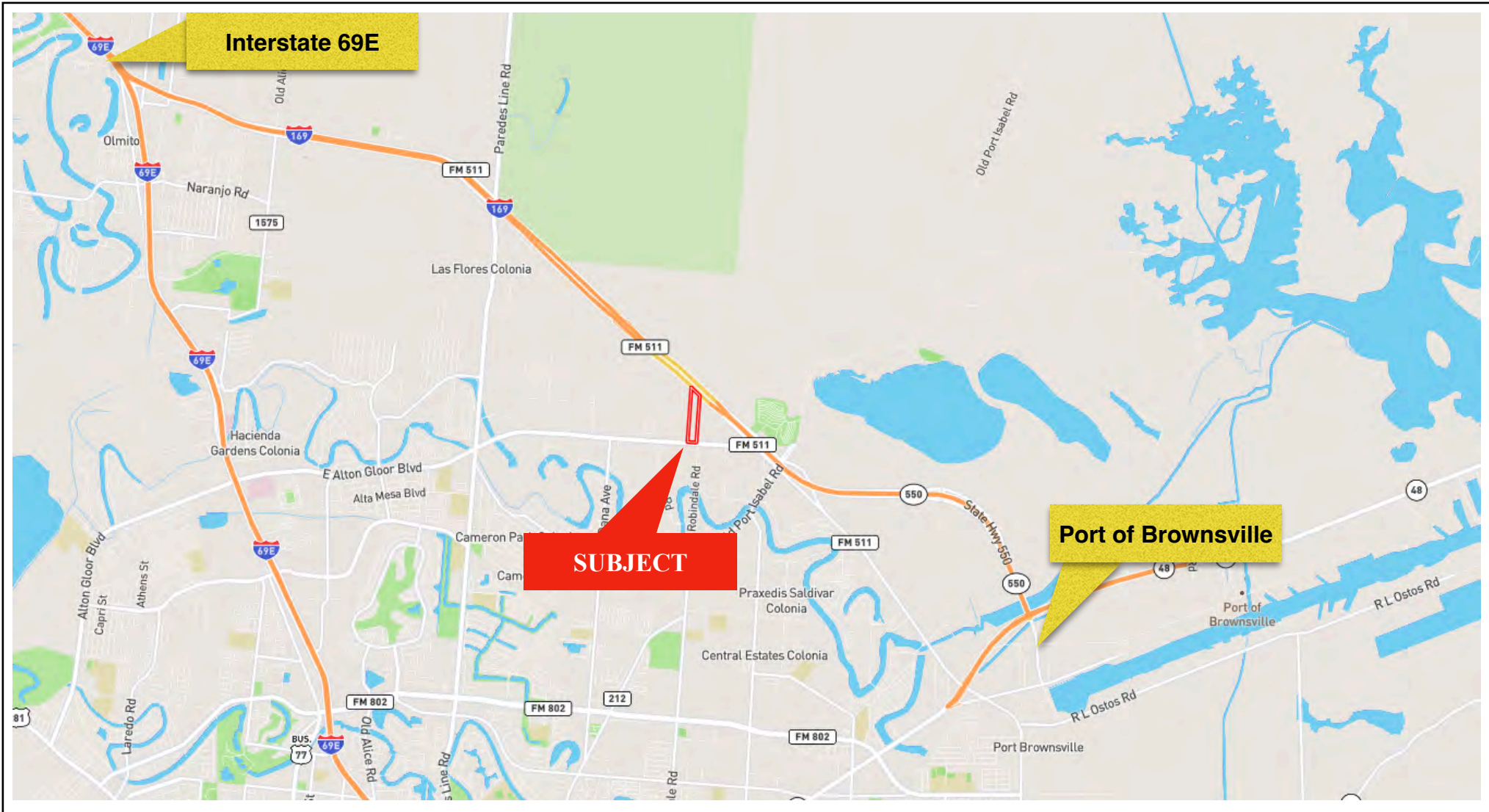


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STREET MAP



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Eliza Vasquez</u>	<u>595888</u>	<u>evasquez@txb-realty.com</u>	<u>(956)579-9890</u>
Designated Broker of Firm	License No.	Email	Phone
_____ 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
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date