

**1210 LINDA ST,**  
ALTON, TX 78573

**LAND FOR SALE**  
3.35 ACRES



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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**NAI** Rio Grande  
Valley  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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# PROPERTY SUMMARY

1210 LINDA STREET, ALTON, TX | ALTON, TX 78573



## PROPERTY DESCRIPTION

3.35 acres of prime residential land zoned R-2 are now available for sale. This exceptional property offers a unique opportunity to build a home or create a private compound. Conveniently accessible via Linda Street, the land is between Glasscock and Stewart Road, just north of Lark Avenue, in the highly sought-after Sharyland School District. Don't miss this rare opportunity to own a versatile property in a desirable location!

## PROPERTY HIGHLIGHTS

- Great for a home
- Between Stewart Rd & Glasscock.
- Sharyland School District

## OFFERING SUMMARY

<b>Sale Price:</b>	\$399,000
<b>Taxes:</b>	\$5,446
<b>Lot Size:</b>	3.35 Acres
<b>Zoning:</b>	R-2 Residential

## DEMOGRAPHICS

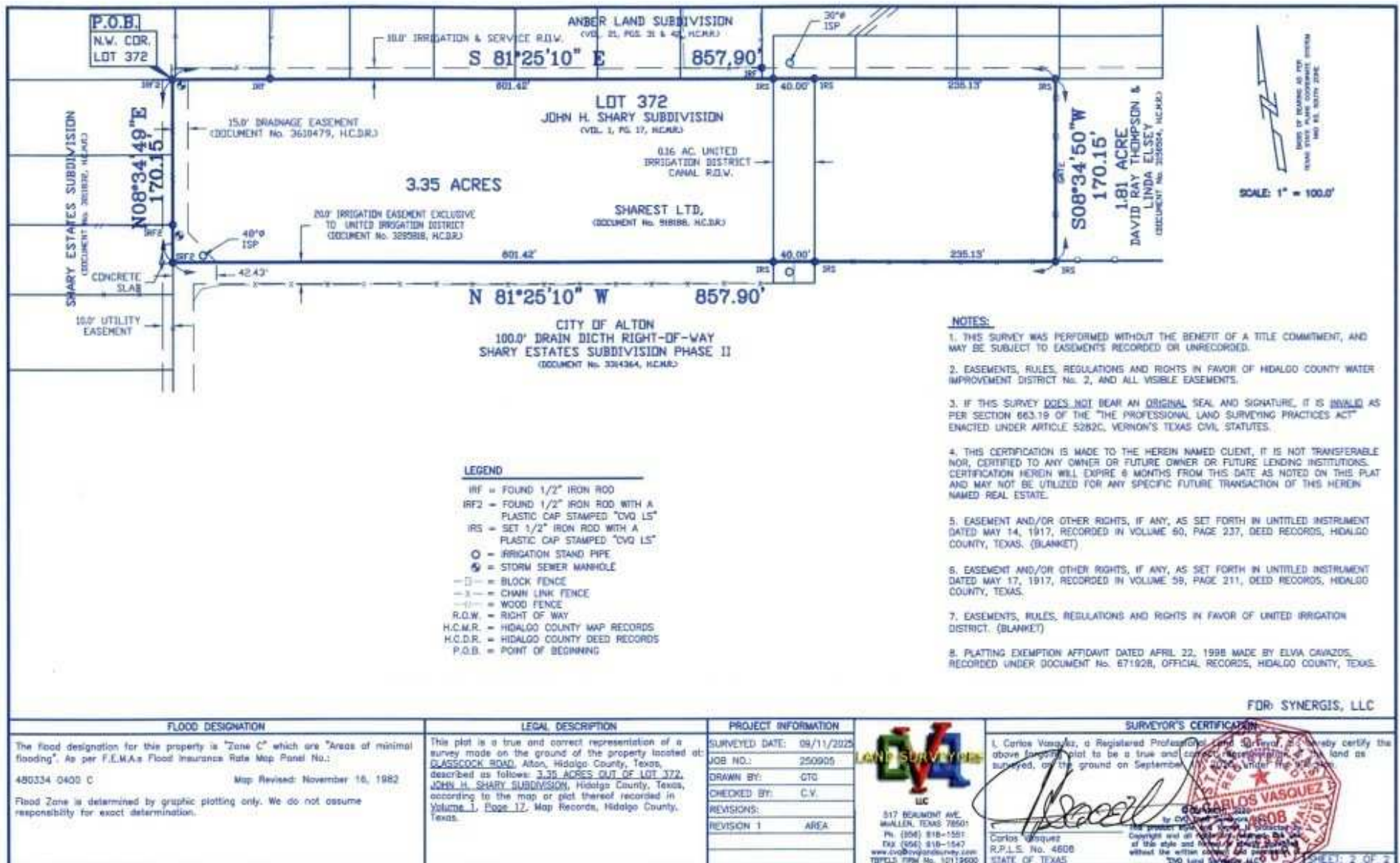
	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	1,556	16,961	59,661
<b>Total Population</b>	5,133	57,738	187,062
<b>Average HH Income</b>	\$59,811	\$88,022	\$79,154

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# SURVEY

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# METES AND BOUNDS

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**METES AND BOUNDS DESCRIPTION  
3.35 ACRES OF LAND OUT OF LOT 372  
JOHN H. SHARY SUBDIVISION  
HIDALGO COUNTY, TEXAS**



Revision 1 - Area  
Job No. 250905  
3.35 acres of land  
Sheet No.: 1 of 2

A tract of land containing 3.35 acres of land, situated in Hidalgo County, Texas, being part or portion of **Lot 372, JOHN H. SHARY SUBDIVISION**, Hidalgo County, Texas, map reference: Volume 1 Page 17 and 42, Map Records, Hidalgo County, Texas, said 3.35 acres being part or portion of that tract of land deeded to SHAREST LTD., recorded in Document Number 918188, Deed Records, Hidalgo County, Texas, said 3.35 acres of land also being more particularly as follows;

**BEGINNING** at a ½" iron rod with a plastic cap stamped "CVQ LS" found, at the northwest corner of said Lot 372, the northwest corner of a utility easement recorded in Document No. 3610479, Deed Records, Hidalgo County, Texas, the southwest corner of Amber Land Subdivision, map reference: Volume 21 Page 31, Map Records, Hidalgo County, Texas, for the Northwest corner of this tract;

**THENCE** S 81° 25' 10" E, along the north line of said Lot 372, the south line of said Amber Land Subdivision, at a distance of 15.00 feet pass the northeast corner of said utility easement, at a distance of 601.42 feet pass a ½" iron rod with a plastic cap stamped "CVQ LS" set on the west line of United Irrigation District 40.0 foot canal right-of-way, at a distance of 646.42 feet pass a ½" iron rod with a plastic cap stamped "CVQ LS" set on the east line of said canal right-of-way and continuing a total distance of 857.90 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set, for the northeast of said Sharest tract and the northwest corner of a 1.81 acre tract of land deeded to David Ray Thompson and Linda Elsey, recorded in Document No. 6150504, Deed Records, Hidalgo County, Texas for the northwest corner of this tract;

**THENCE** S 08° 34' 50" W, along the common line of said Sharest tract and said Thomson-Elsey tract a distance of 170.15 feet, to a ½" iron rod with a plastic cap stamped "CVQ LS" set, on the north line of Shary Estates Subdivision Phase II, map reference: Document Number 3314364 Map Records, Hidalgo County, Texas and the common south corner of said Sharest tract and Thomson-Elsey tract, for the Southeast corner of this tract;

**THENCE** N 81° 25' 10" W, along the north line of said Shary Estates Subdivision Phase II and the south line of said Sharest tract, at a distance of 235.13 feet pass a ½" iron rod with a plastic cap stamped "CVQ LS" set on the east line of said canal right-of-way, at a distance of 275.13 feet pass a ½" iron rod with a plastic cap stamped "CVQ LS" set on the west line of said canal right-of-way, at a distance 825.47 feet pass the east line of a utility easement and continuing a total distance of 857.90 feet, to a ½" iron rod with a plastic cap stamped "CVQ LS" found on the west line of said Lot 372 and the common west corner of said Shary Estates Subdivision Phase II and said Sharest tract, for the Southwest corner of this tract;

**THENCE** N 08° 34' 50" E, along the common west line of said Lot 372 and said Sharest tract, a distance of 170.15 feet, to the **POINT OF BEGINNING**, containing 3.35 acres of land, more or less.

Bearing basis as per TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, South Zone.

**THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION  
ON SEPTEMBER 11, 2025.**

Carlos Vasquez, R.P.L.S. No. 46085303  
CVQ Land Surveyors, LLC  
T.B.P.E.L.S. Firm No. 10119600



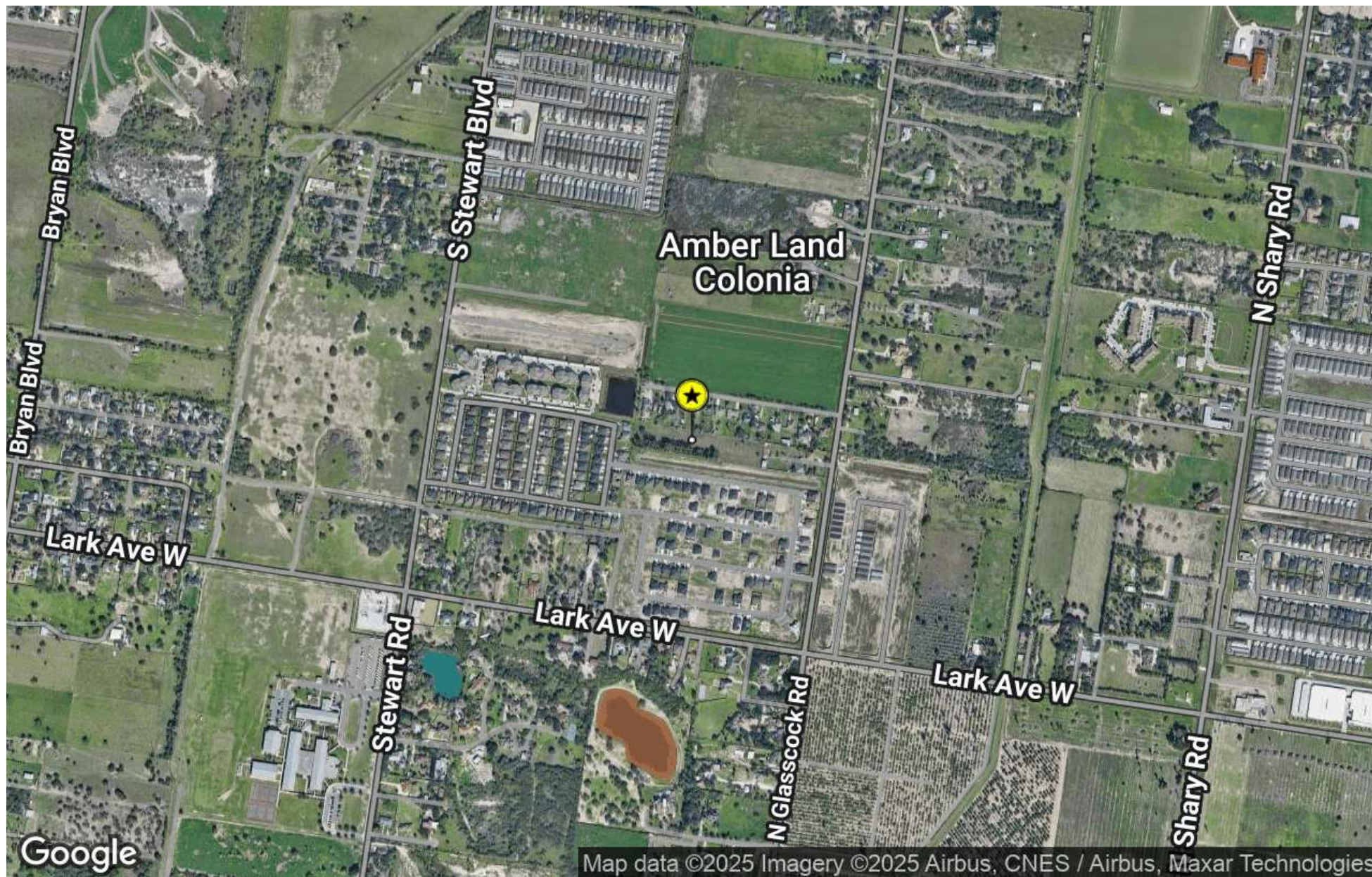
P.O. Box 5066 • McALLEN, TEXAS 78502 • PHONE (956) 618-1551 • FAX (956) 618-1547

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# AERIAL MAP

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The information contained herein has been obtained from sources we believe to be reliable; however, NAI Rio Grande Valley have not verified, and will not verify, any of the information contained herein, nor have the aforementioned Broker conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.



# Information About Brokerage Services

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

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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 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
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Laura Liza Paz	437175	laurap@nairgv.com	956-994-8900
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date