

LAND FOR SALE

George McVay Dr || McAllen TX, 78503



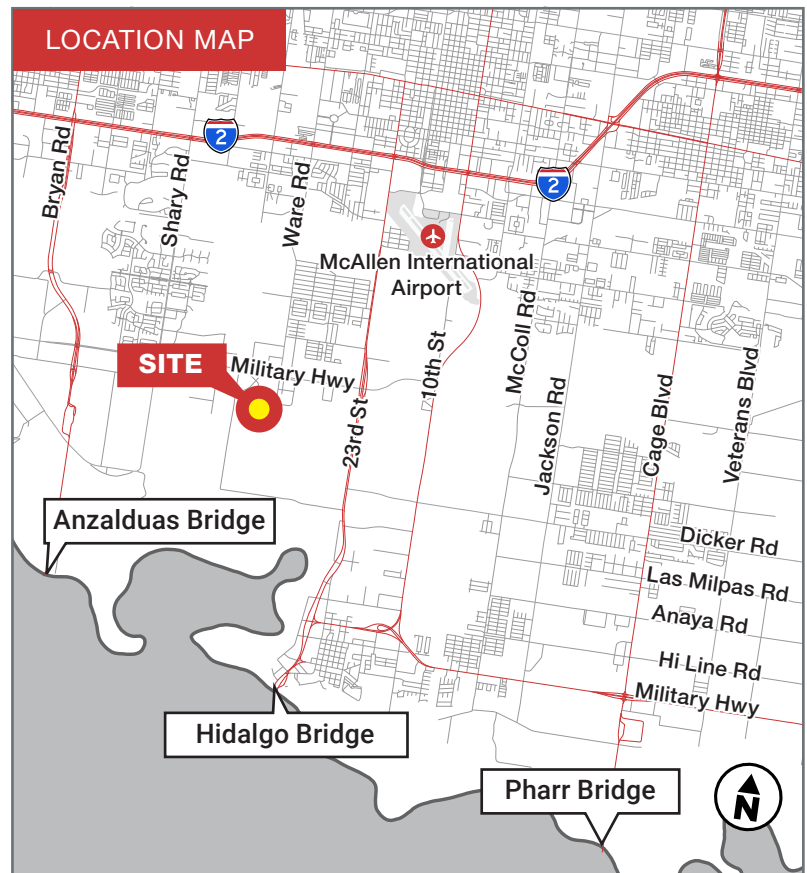
LOCATION OVERVIEW

This 6.87-acre property is Lot 5 of the Sharyland Business Park and is located at the intersection of International Parkway and George McVay Drive. This corner Lot has high visibility and is centrally located in the Sharyland Business Park. Adjacent to Lot 5 is a combination of Light Industrial zoned Class A warehouses including Cold Storage warehouses, Manufacturing facilities and Dry Storage warehouses – making Lot 5 a prime location for any warehouse.

- 4.0 Miles to Interstate 2
- 6.2 miles to McAllen International Airport
- 1.5 miles to McAllen Free Trade Zone
- 10.5 miles to Pharr International Bridge
- 6.7 miles to the McAllen-Hidalgo International Bridge
- 11.5 miles to the Anzalduas International Bridge

LOCATION FEATURES

- 6.87 Acres in McAllen, Texas
- Property is shovel ready with rail available
- Zoned Light Industrial
- Centrally located between the Pharr & Anzalduas International Bridges



PRESENTED BY:

LAURA LIZA PAZ

Partner | Co-Managing Broker
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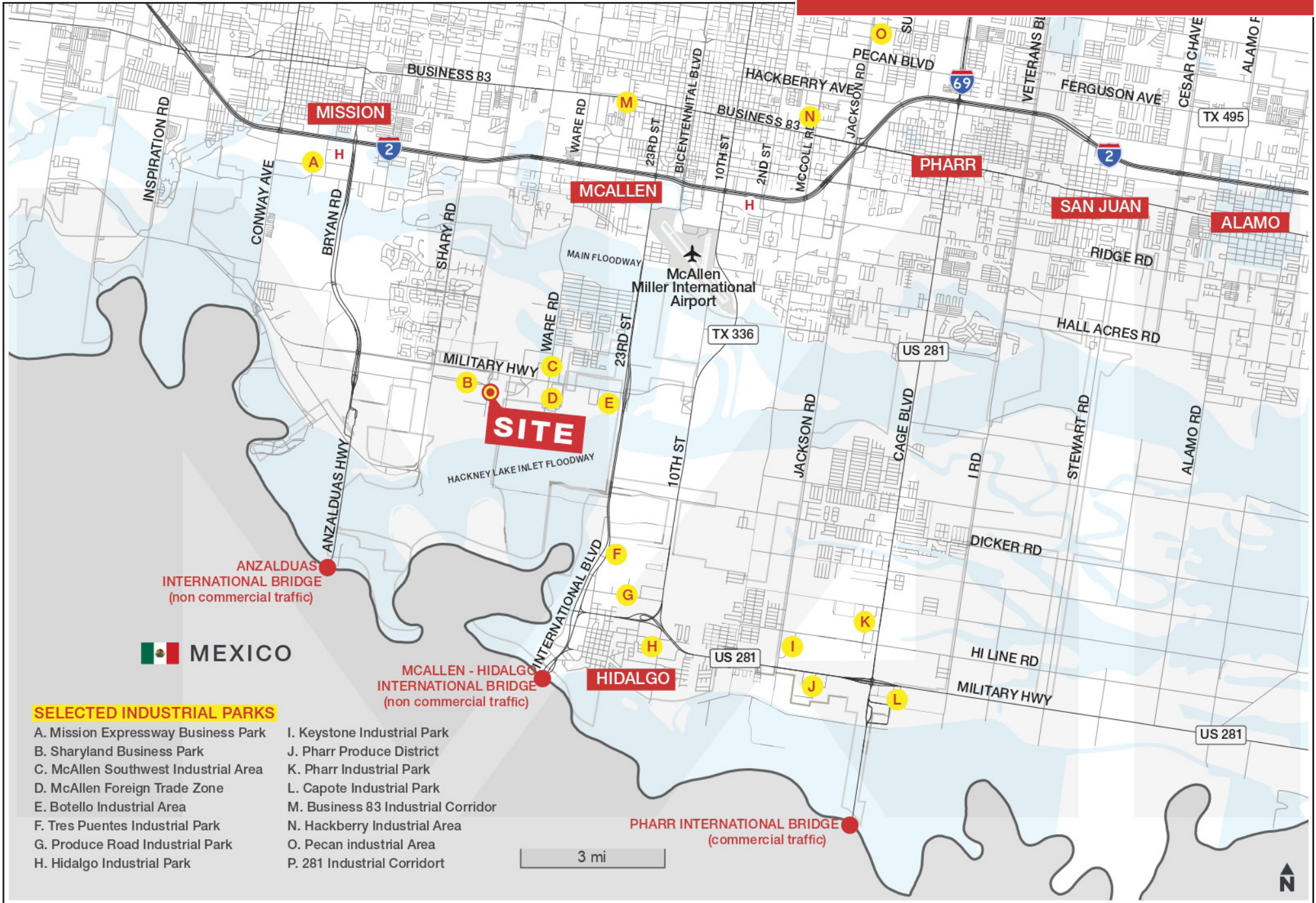
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MCALLEN MSA INDUSTRIAL PARKS



SELECTED INDUSTRIAL PARKS

- | | |
|--------------------------------------|------------------------------------|
| A. Mission Expressway Business Park | I. Keystone Industrial Park |
| B. Sharyland Business Park | J. Pharr Produce District |
| C. McAllen Southwest Industrial Area | K. Pharr Industrial Park |
| D. McAllen Foreign Trade Zone | L. Capote Industrial Park |
| E. Botello Industrial Area | M. Business 83 Industrial Corridor |
| F. Tres Puentes Industrial Park | N. Hackberry Industrial Area |
| G. Produce Road Industrial Park | O. Pecan industrial Area |
| H. Hidalgo Industrial Park | P. 281 Industrial Corridor |

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SHARYLAND BUSINESS PARK

George McVay Dr || McAllen TX, 78503



PROPERTY INFORMATION

SALE PRICE

\$2,245,000

TAXES 2024

\$13,126

LOT SIZE

±6.87 AC

CROSS STREETS

George McVay Dr & International Pkwy

MARKET

McAllen MSA

SUBMARKET

Sharyland Plantation

COUNTY

Hidalgo County

TRAFFIC COUNT

Military Hwy: 12,750 VPD

ZONING

I1: Light Industrial

SURVEY

Available Upon Request

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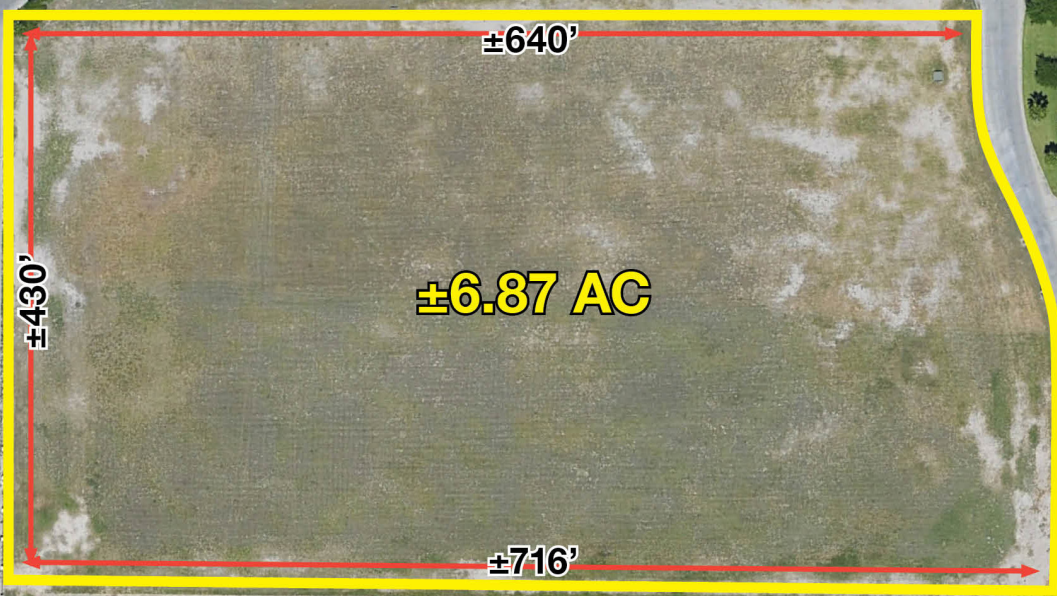


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George McVay Dr
McAllen, TX 78503

George McVay Dr

International Pkwy



PREPARED BY:





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.

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date