

For Sale

# Development site

9.01 Acres | \$277,469 / AC



## 8601 N 10TH DEVELOPMENT SITE

8601 N 10TH

McAllen, Texas 78504

### Property Highlights

- Proximity to N McAllen Retail Corridor
- Proximity to high end residential development
- Proximity to Townhouse Zoned Property for sale
- Proximity to Edinburg Regional Medical Center, Doctors Hospital, and new Driscoll Children's hospital, now under construction
- Proximity to UTRGV, UTRGV Medical School and Texas A & M University

### Property Description

This 9.01 acre tract is located on the west side of N. 10th St, (SH 336). 280' of frontage on 10th. The site has access to city of McAllen Public utilities, AEP power, and all other relevant infrastructure. The site is ripe for mixed use development.

### OFFERING SUMMARY

Sale Price	\$2,300,000
Lot Size	9.01 Acres
Zoning	C-3 & R-1
Taxes for 2022	\$102.19

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	6,752	\$103,040
3 Miles	64,607	\$74,463
5 Miles	174,648	\$59,831

For more information

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















## LEGEND

### Water










#### Water Distribution System

##### Water Network

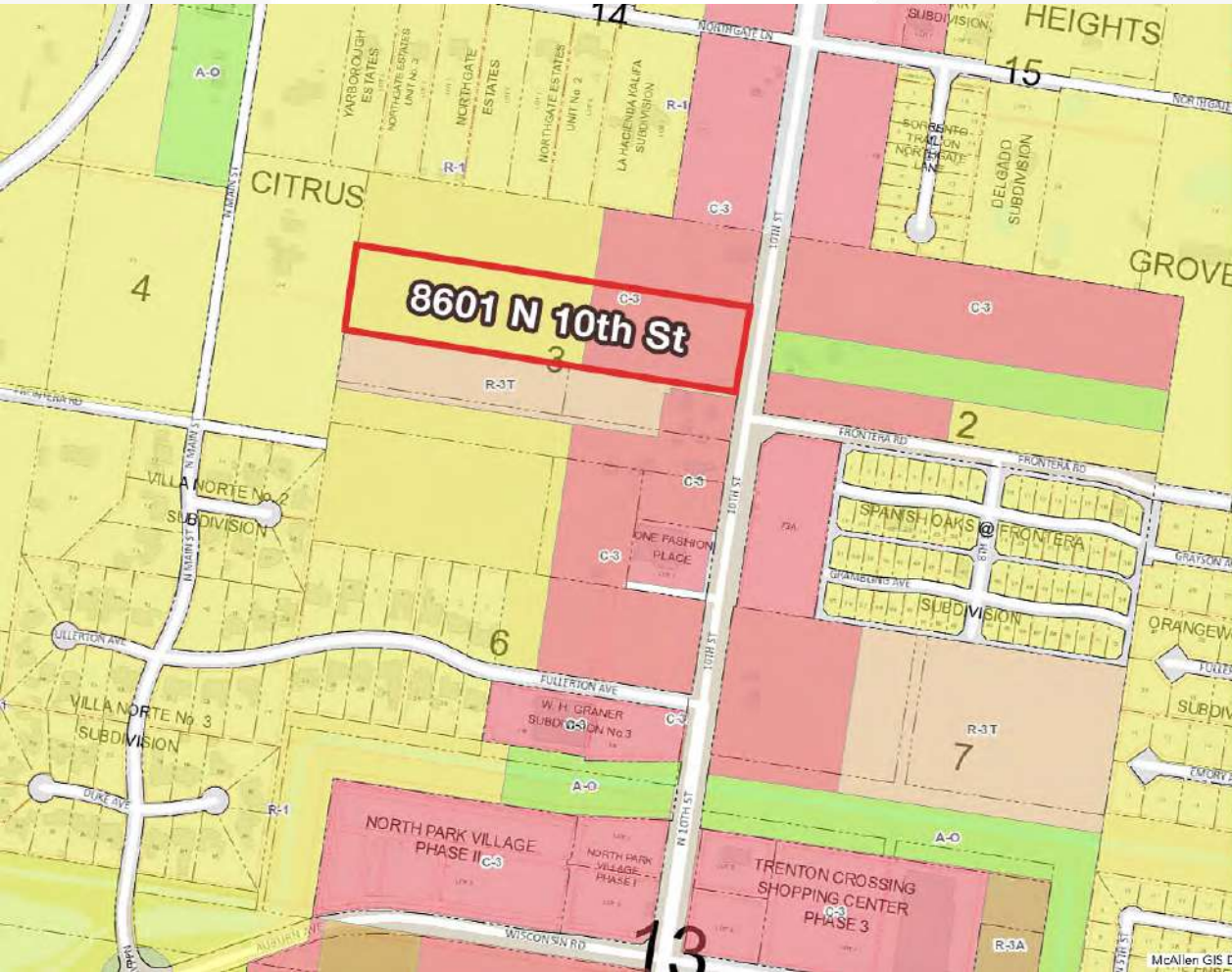
- Water Hydrants  Main Water 
- Water Hydrants Other  Raw Water 
- WNetwork Structure  City View
- WNetwork Structure  WNetwork Structure
- Water System Valves  WNetwork Structure  TREATMENT PLANT
- Water Hydrant Valves  WTowers  WTowers
- Water Blow Off Valves  Raw Water 
- WTowers  Water CCN 

### Sewer

#### Sewer Network

- SSLift Stations  Gravity Mains 
- Network Structures  Reclaimed 
- Network Structures  AMI Meters 
- SSManholes  CityView
- SSManholes - Abandoned  SSLift Stations 
- Force Mains  Network Structures 
- Force Mains  TreatmentPlant 
- Force Mains  Sewer CCN 

# ZONING MAP



## Legend

Jurisdiction Boundary

Boundaries

City Corporate Limits



Extra Territorial Jurisdiction



Development Zoning

Special Districts



Zoning

- A-O - Agricultural and Open Space
- C-1 - Office Building
- C-2 - Neighborhood Commercial
- C-3 - General Business
- C-3L - Light Commercial
- C-4 - Commercial Industrial
- I-1 - Light Industrial
- I-2 - Heavy Industrial
- R-1 - Single Family Residential
- R-2 - Duplex-Fourplex Residential
- R-3A - Apartments
- R-3C - Condominiums
- R-3T - Townhouses
- R-4 - Mobile Home

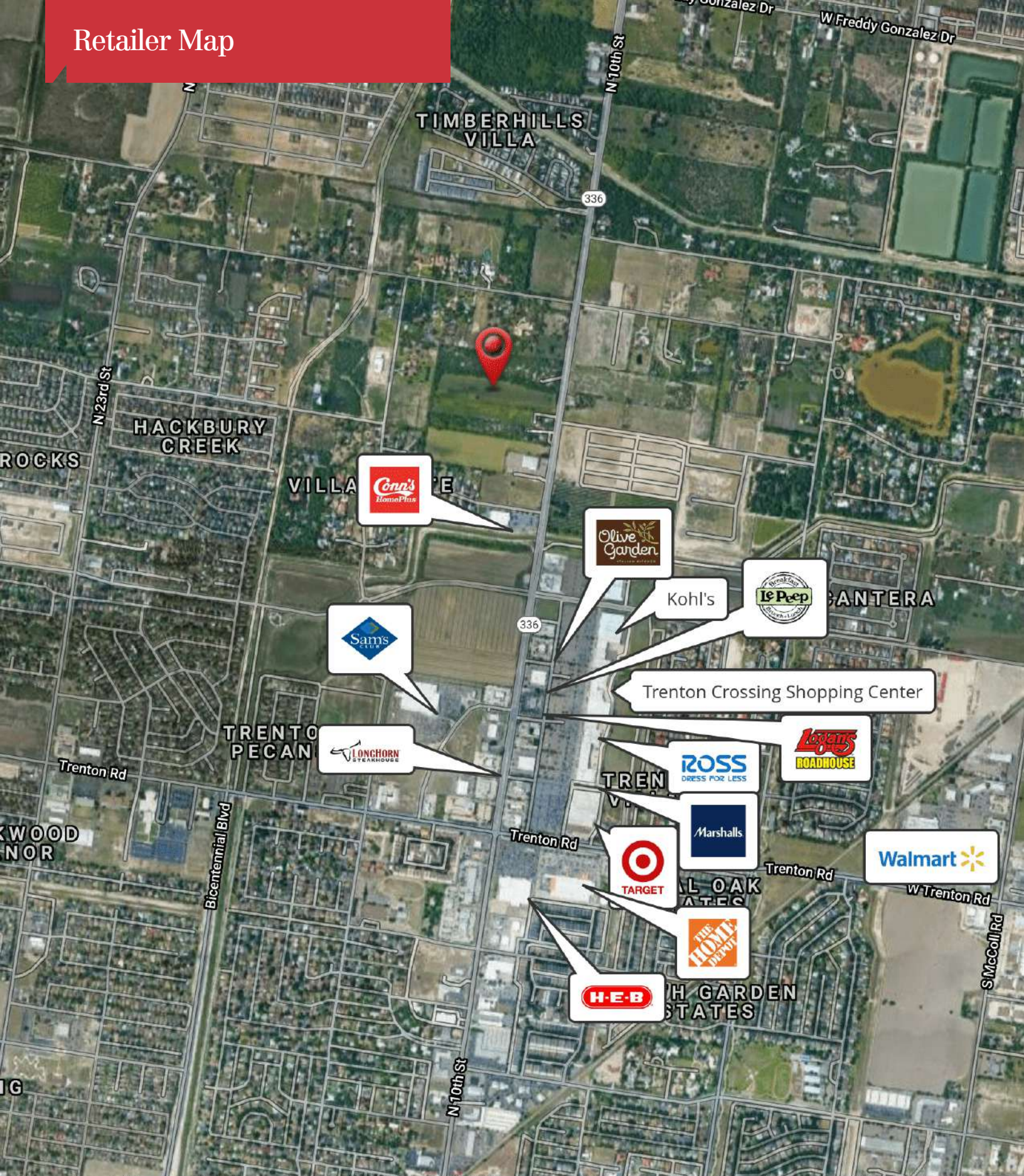
Subdivision

Special Districts



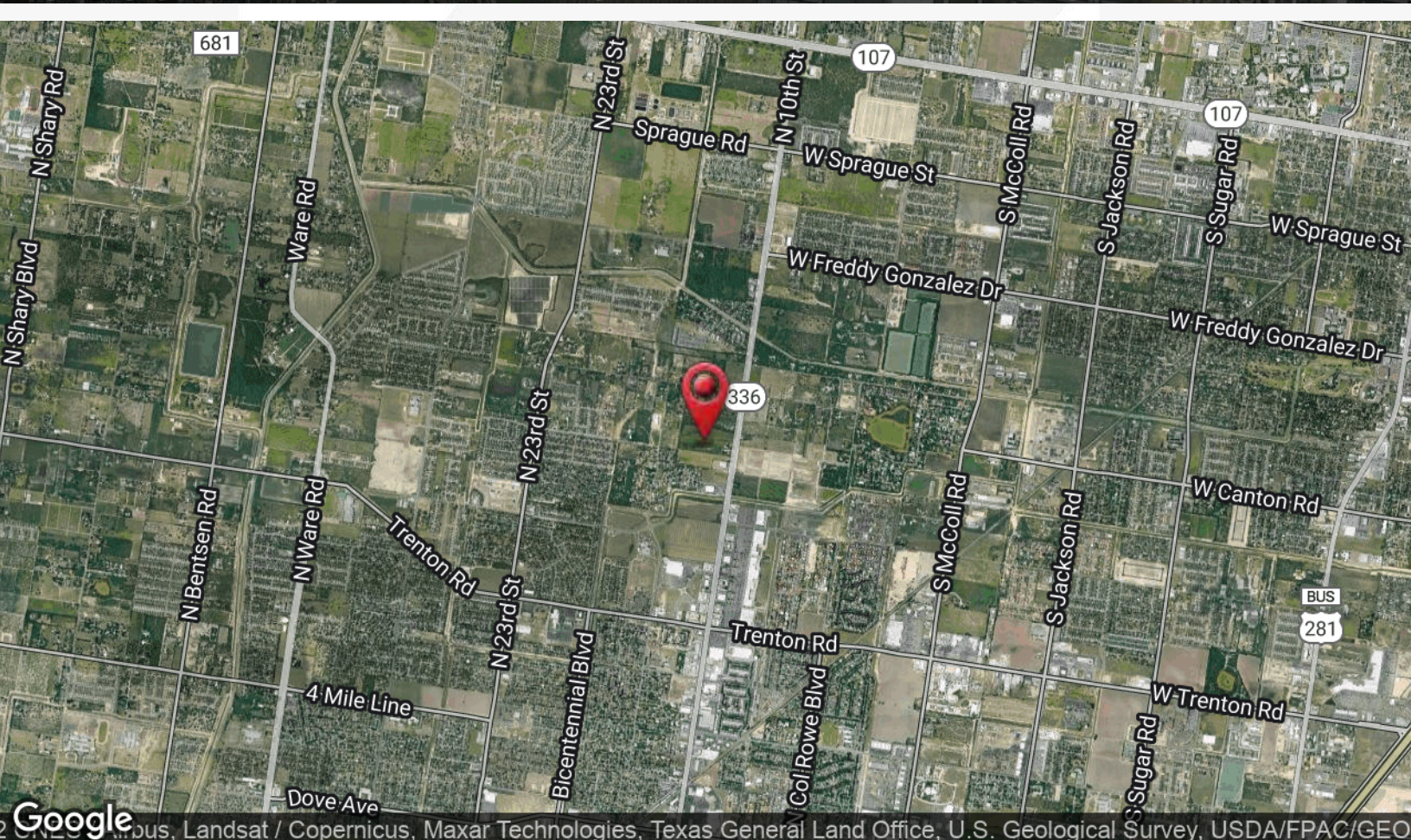
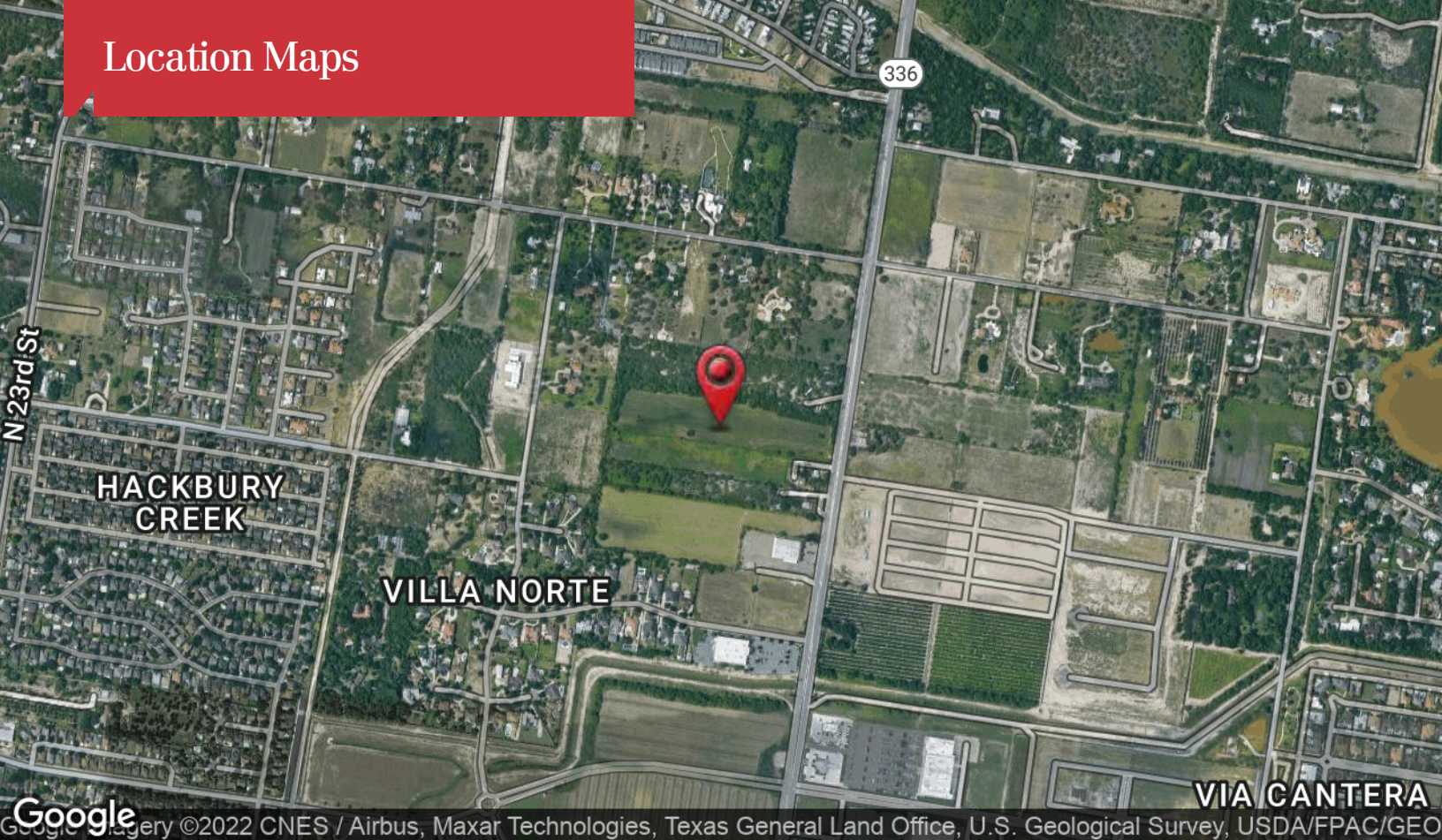
Caption 1

# Retailer Map

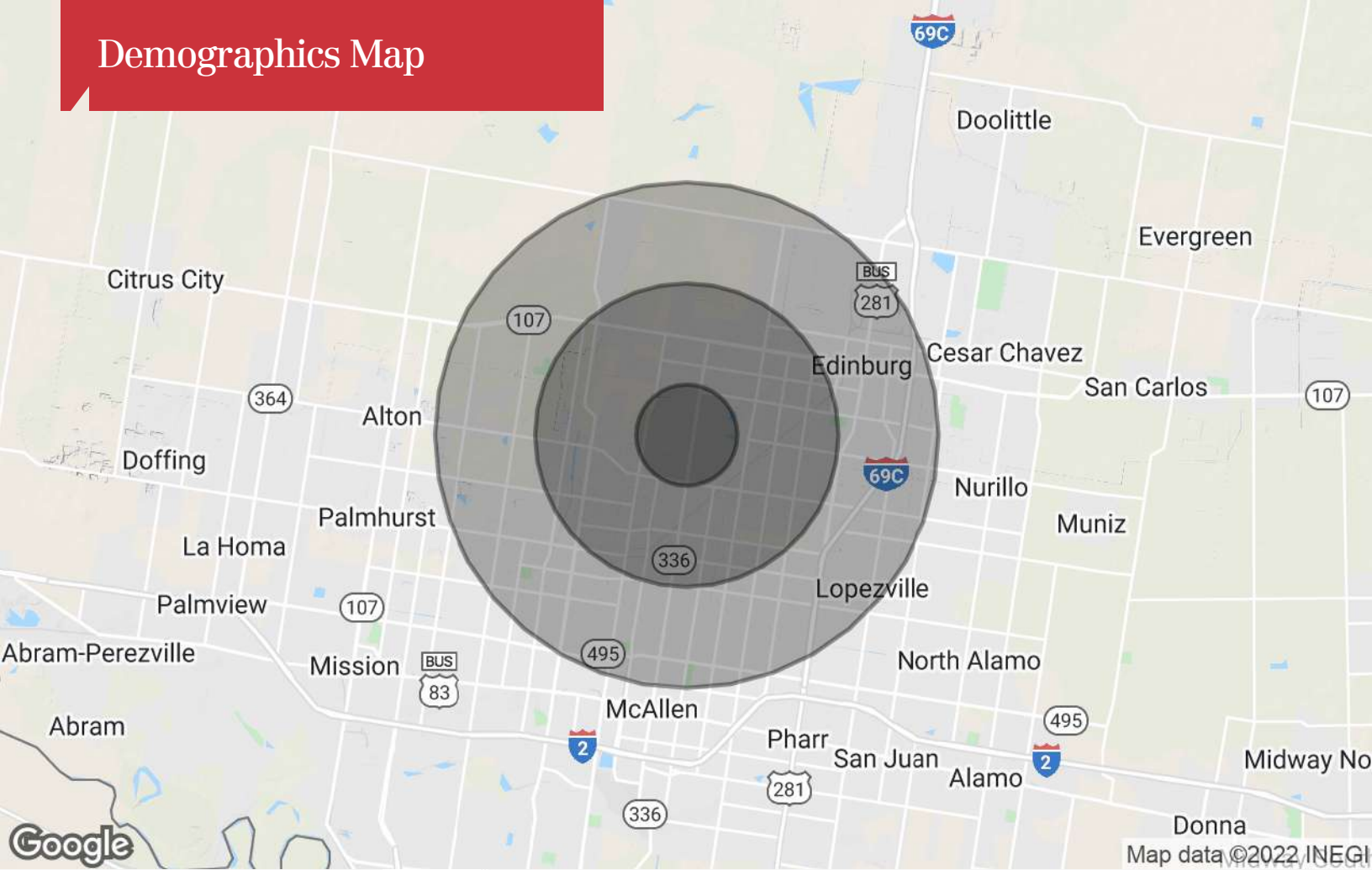


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# Location Maps



# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,752	64,607	174,648
MEDIAN AGE	32.2	30.9	29.7
MEDIAN AGE (MALE)	30.2	29.9	28.1
MEDIAN AGE (FEMALE)	34.2	32.1	31.5

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,131	20,861	54,509
# OF PERSONS PER HH	3.2	3.1	3.2
AVERAGE HH INCOME	\$103,040	\$74,463	\$59,831
AVERAGE HOUSE VALUE	\$184,486	\$174,318	\$129,758

\* Demographic data derived from 2010 US Census



## 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:
  - 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.

<u>NAI Rio Grande Valley</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9008410</u> License No.	<u>mikeb@nairgv.com</u> Email	<u>956-994-8900</u> Phone
<u>Michael J. Blum</u> Designated Broker of Firm	<u>426545</u> License No.	<u>mikeb@nairgv.com</u> Email	<u>956-994-8900</u> Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Michael J. Blum</u> Sales Agent/Associate's Name	<u>426545</u> License No.	<u>mikeb@nairgv.com</u> Email	<u>956-994-8900</u> Phone

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

\_\_\_\_\_  
Date

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## For More Information:



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