

Cesar Chavez Foundation Site

Mile 16 North Edcouch, Texas 93531

Property Highlights

- Proximity to the City of Edcouch
- · Proximity to Lynchburg Estates and Casa Messina
- · Proximity to Edcouch, Elsa and Idea Schools
- Proximity to Elsa and SH 107

Property Description

This 17.05-acre site, owned by the Cesar Chavez Foundation, presents a rare opportunity for impactful development. Located next to the desirable Lynchburg Estates neighborhood—with average home values of \$136,000 and vacant lots averaging \$40,000—and adjacent to the Casa Messina multifamily community, the site is perfectly positioned for growth. Existing infrastructure is already in place, creating a unique opportunity to bring a new development concept to the city that adds value, diversity, and excitement to the local market.

OFFERING SUMMARY			
Sale Price	\$49,000/ac		
Lot Size	17.05 Acres		

DEMOGRAPHICS						
Stats	Population	Avg. HH Income				
1 Mile	2,953	\$80,905				
2 Miles	10,029	\$66,887				
3 Miles	17,109	\$64,107				

For more information

Mike Blum

0: 956 731 4401 mikeb@nairgv.com















CONCEPTUAL LAND PLAN FOR 107 PATIO HOME LOT OF 3,600 SF +- IN AREA

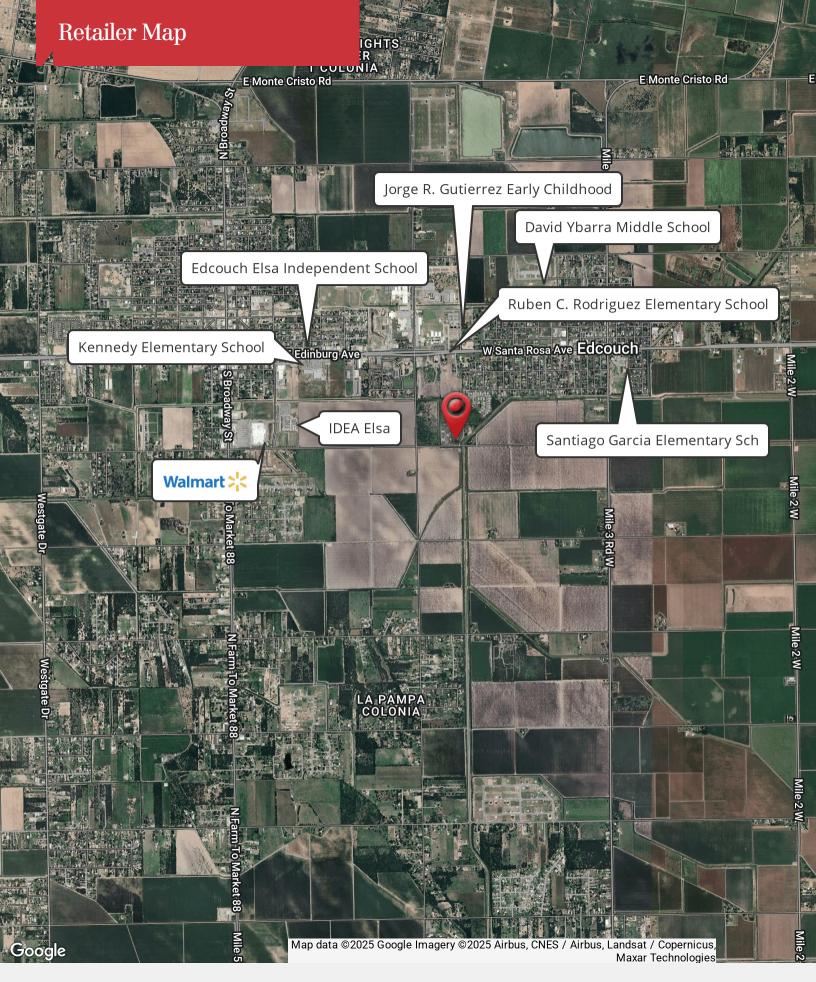














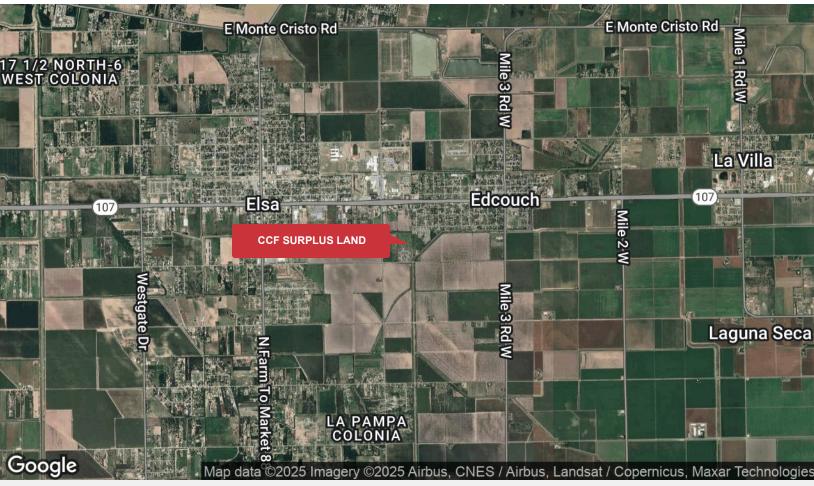








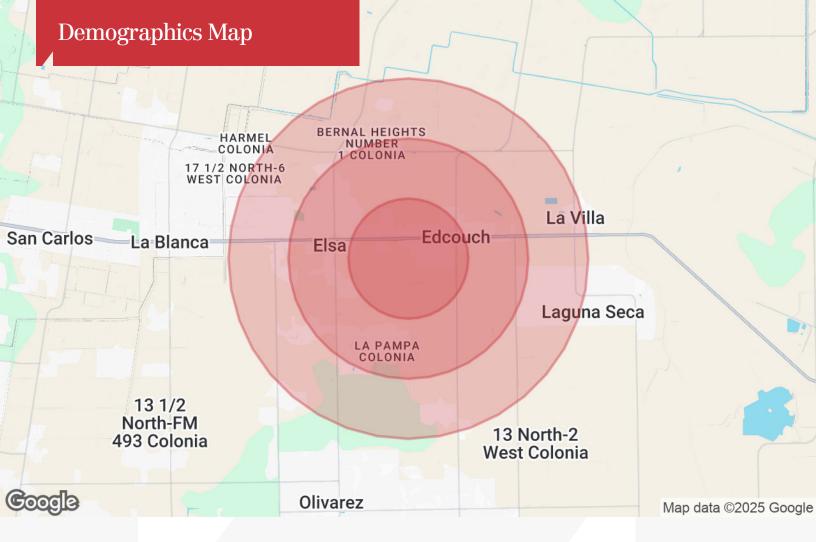








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Population	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	2,953	10,029	17,109
MEDIAN AGE	35	35	35
MEDIAN AGE (MALE)	33	34	34
MEDIAN AGE (FEMALE)	36	37	36
Households & Income	1 Mile	2 Miles	3 Miles
Households & Income TOTAL HOUSEHOLDS	1 Mile 869	2 Miles 2,974	3 Miles 4,776
TOTAL HOUSEHOLDS	869	2,974	4,776











Information About Brokerage Services

EQUAL HOUSING

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. 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:
 - 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.

NAI Rio Grande Valley	9008410	laurap@nairgv.com	956-994-8900
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Laura Liza Paz	437175	laurap@nairgv.com	956-994-8900
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael J. Blum	426545	mikeb@nairgv.com	956-994-8900
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Te	nant/Seller/Land	llord Initials Date	<u></u>

For Sale

Land

17.05 Acres | \$49,000 / AC



Mike Blum

Partner | Real Estate Broker

956.731.4401 tel 956.451.5596 cell 866.513.1555 fax mikeb@nairgv.com









