

GREAT DEVELOPMENT POTENTIAL

FOR SALE

S.E. CORNER CONWAY AVE. & MILE 6, ALTON, TX 78573

**OFFERING SUMMARY**

Sale Price:	Tract A 1.49 ac - \$495,000
	Tract B 4.29 ac - \$1,150,000
	Both Tracts - \$1,450,000

Lot Size: 5.779 Acres

Price / Acre: \$250,908

Zoning: C-2 General Commercial

Market: Alton

Submarket: Mission

PROPERTY OVERVIEW

5.779 ACs zoned C-2 General Commercial on the Southeast Corner of Conway Ave. & Mile 6 Rd. in Alton. Smaller tracts may be available. Tracts A & B are for illustration purpose only; other size configurations are possible as well. Development, use & zoning are subject to City and all governmental authorities' approval, verification is Buyer's responsibility.

PROPERTY HIGHLIGHTS

- Corner Lot
- Zoned C-2 General Commercial
- Great Access & Visibility
- High Traffic
- Possible Mixed-Use Development
- New Developing Area
- Just South of Highway 107
- Near Rooftops & Schools
- Uses may include Fast Food, C- stores, Retail, or Office

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PROPERTY INFORMATION

Property Type	Land
Property Subtype	Other
Zoning	C-2 General Commercial
Lot Size	5.779 Acres
APN #	W0100-00-044-0007-31 & W0100-00-044-0007-33
Lot Frontage	660 ft
Lot Depth	394 ft
Corner Property	Yes
MLS #	430548

LOCATION INFORMATION

Street Address	S.E. Corner Conway Ave. & Mile 6
City, State, Zip	Alton, TX 78573
County	Hidalgo
Market	Alton
Sub-market	Mission
Cross-Streets	Alton Blvd. & Mile 6 Rd.
Township	Alton
Side of the Street	East
Signal Intersection	Yes
Road Type	Highway
Nearest Highway	MFE - McAllen International Airport

UTILITIES & AMENITIES

Water	Yes
Sewer	Yes



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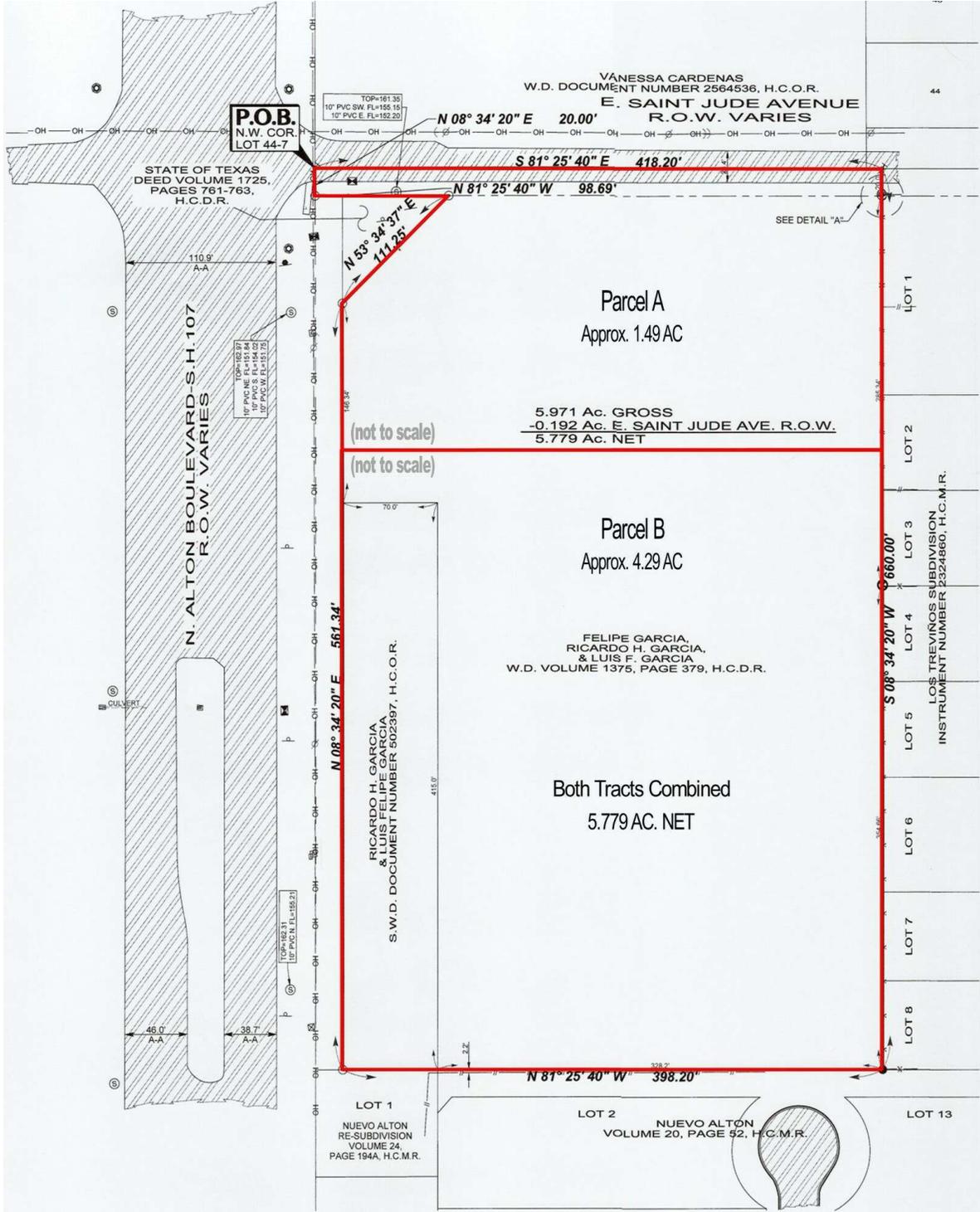
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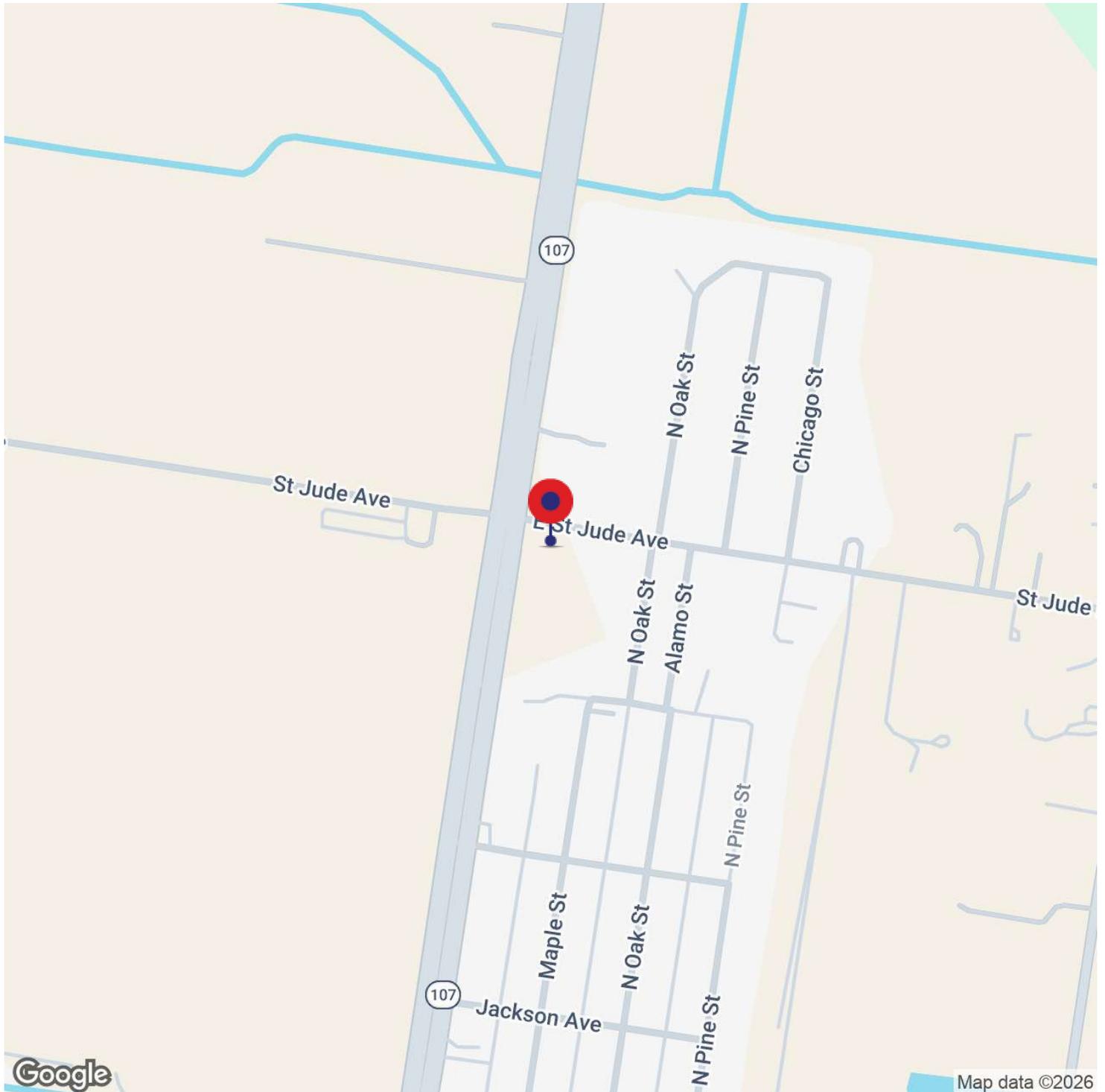
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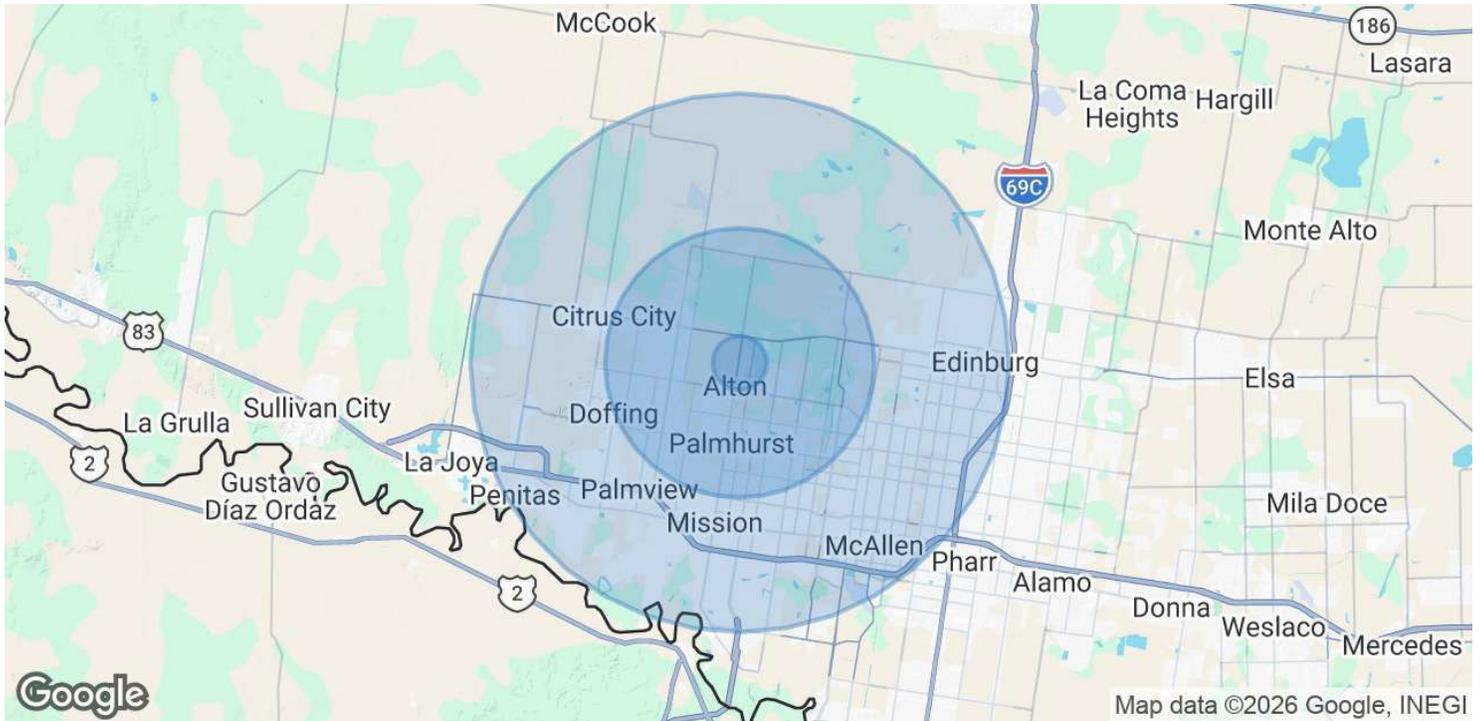
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,477	116,564	414,729
Average Age	33.4	27.6	31.5
Average Age (Male)	33.2	26.5	29.7
Average Age (Female)	36.7	29.9	34.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,068	32,420	141,611
# of Persons per HH	3.3	3.6	2.9
Average HH Income	\$57,156	\$59,027	\$57,431
Average House Value	\$76,982	\$122,687	\$123,346

2020 American Community Survey (ACS)

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DISCLAIMER

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DISCLAIMER

All information provided herein has been obtained from sources deemed reliable, but may be subject to errors, omissions, change of price, prior sale, or withdrawal without notice. First American Realty Company makes no representation, warranty or guaranty as to accuracy of any information contained herein. You should consult your advisors for an independent verification of any properties.

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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:
 - 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 Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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

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