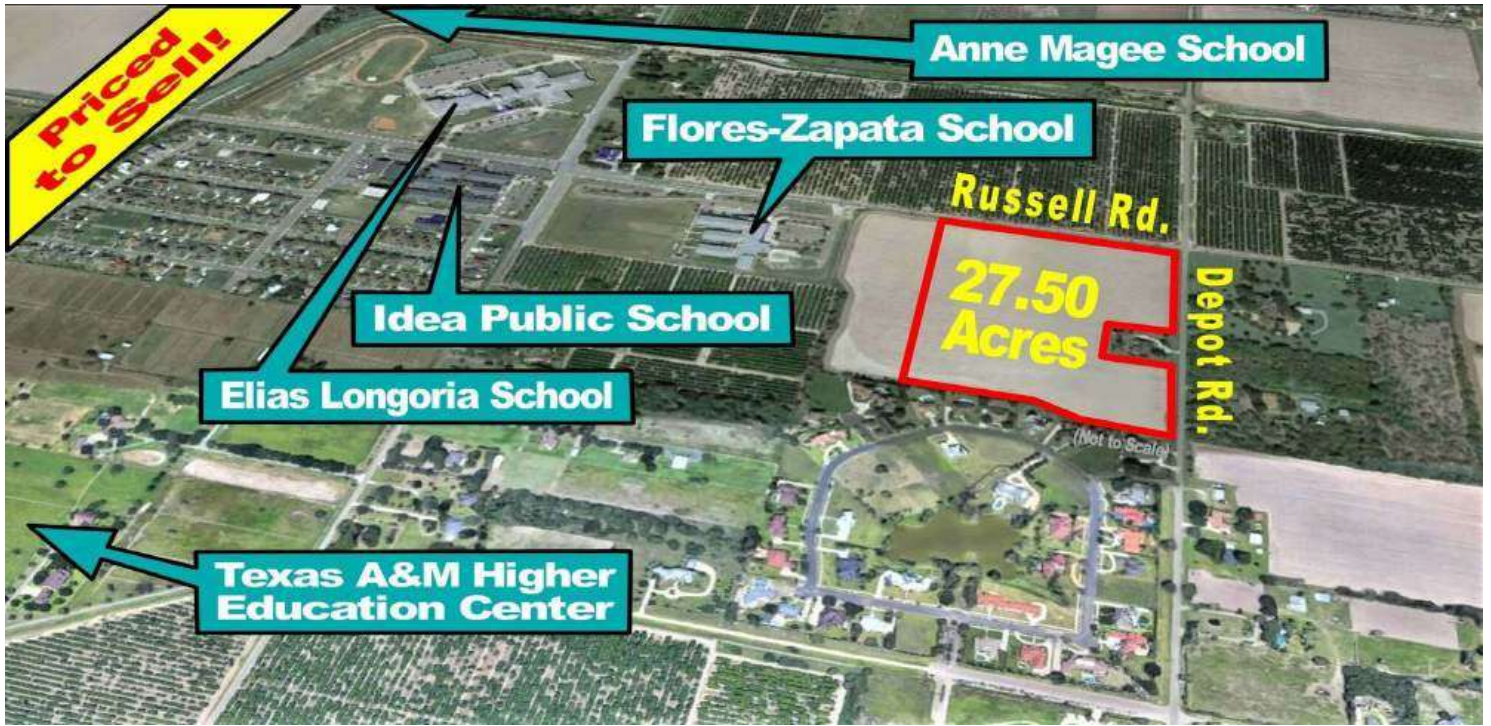


EXCELLENT DEVELOPMENT POTENTIAL NEAR SCHOOLS

DEPOT & RUSSELL ROAD, MCALLEN, TX 78504

FOR SALE



SALE PRICE **\$1,995,000**

OFFERING SUMMARY

Lot Size: 27.50 AC

PID # T2100-00-233-0003-01

Taxes: \$274.89 (2023)

Market: McAllen MSA

Submarket: Mission / Edinburg / Pharr / Sharyland

Price / SF: \$1.67

PROPERTY OVERVIEW

Just Reduced! This property of 27.50 acres of vacant land, located on the southwest corner of Depot and Russell Rd. in McAllen, has tremendous development potential. Development, use & zoning are subject to City and all governmental authorities' approval, and verification is buyer's responsibility.

LOCATION OVERVIEW

The site is in the heart of McAllen's growth development corridor, near elementary and middle schools & Texas A & M University. Nestled between Hwy 107 and Monte Cristo Road and numerous subdivisions.

PROPERTY HIGHLIGHTS

- Development Opportunity
- Residential, Multi-Family, or Mixed Use
- School site
- Near Subdivisions
- Next to Ravenswood Subdivision

CHARLES MARINA, CCIM, CRB, GRI

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 DEPOT & RUSSELL ROAD, MCALEN, TX 78504

FOR SALE

SALE PRICE **\$1,995,000**

LOCATION INFORMATION

Building Name	Excellent Development Potential Near Schools
Street Address	Depot & Russell Rd.
City, State, Zip	McAllen, TX 78504
County/Township	Hidalgo/McAllen
Market	McAllen MSA
Submarket	Mission / Edinburg / Pharr / Sharyland
Cross Streets	Depot Rd. and Russell Rd.
Section	NW
Road Type	Paved
Market Type	Medium
Nearest Highway	Hwy 107 less than 1 mile
Nearest Airport	McAllen Miller International (MFE)

PROPERTY DETAILS

Property Type	Land
Property Subtype	Residential
Lot Size	27.5 Acres
APN#	T2100-00-233-0003-01
Schools	Edinburg ISD
MLS ID#	430869

LAND

Number Of Lots	1
Best Use	Subdevelopment
Telephone	Yes
Topography	Level

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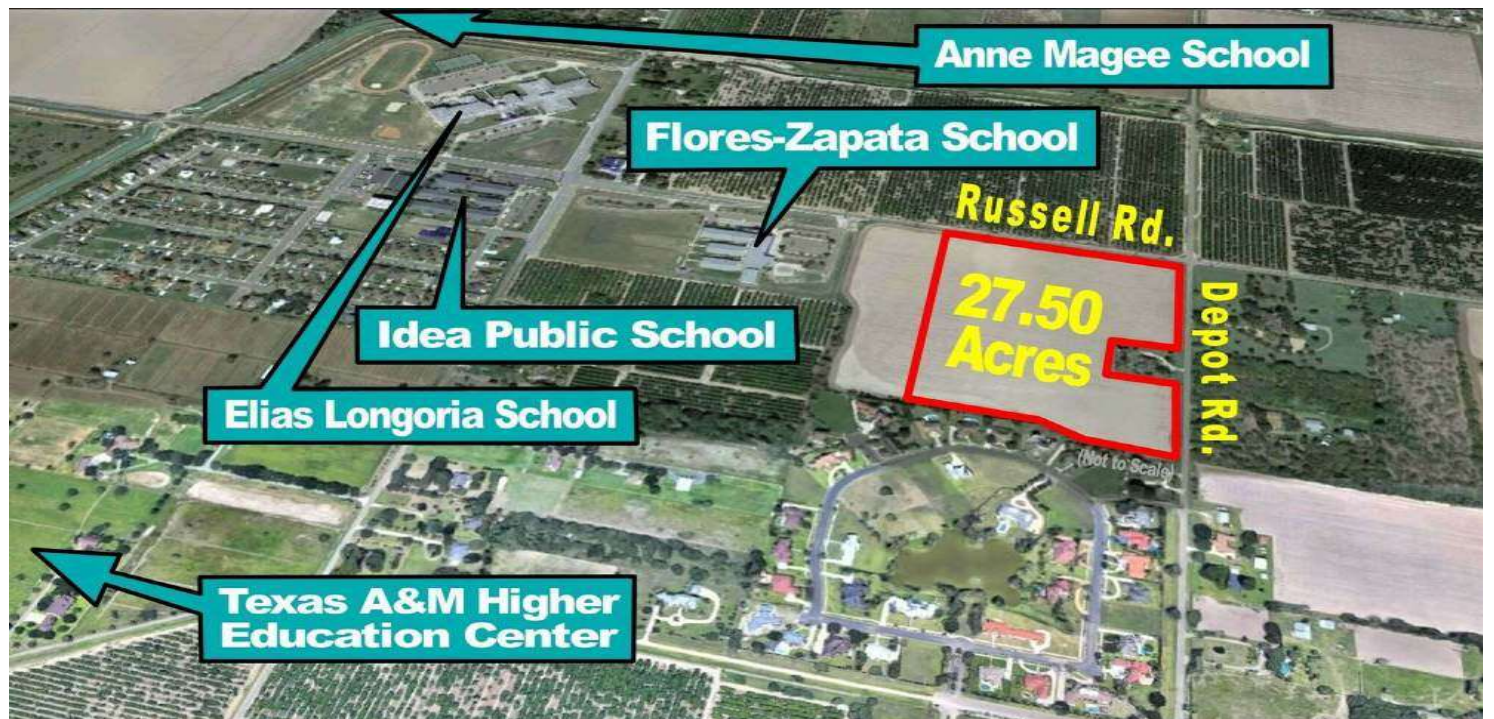


ADDITIONAL PHOTOS

EXCELLENT DEVELOPMENT POTENTIAL NEAR SCHOOLS

FOR SALE

DEPOT & RUSSELL RD., MCALLEN, TX 78504



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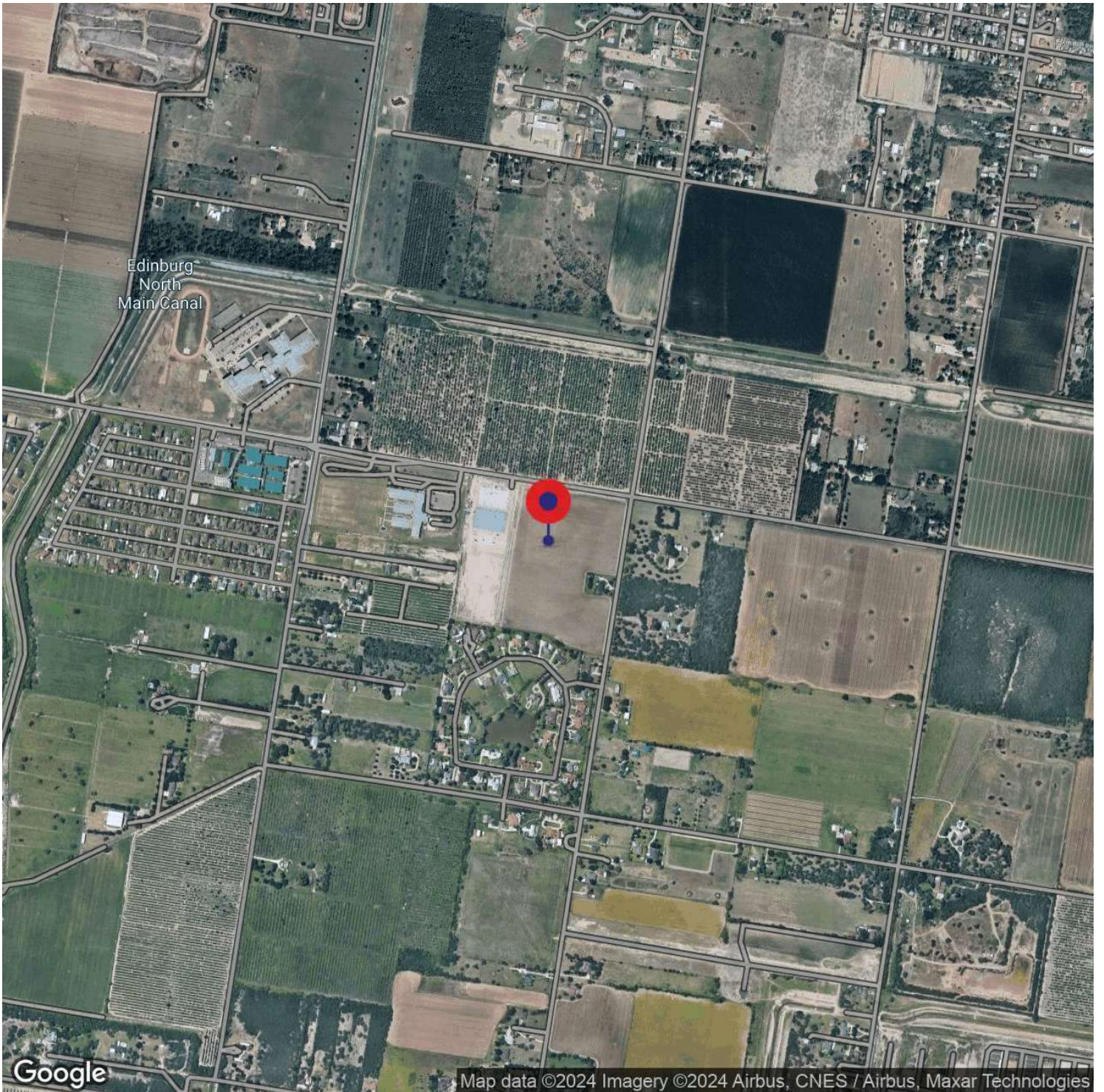
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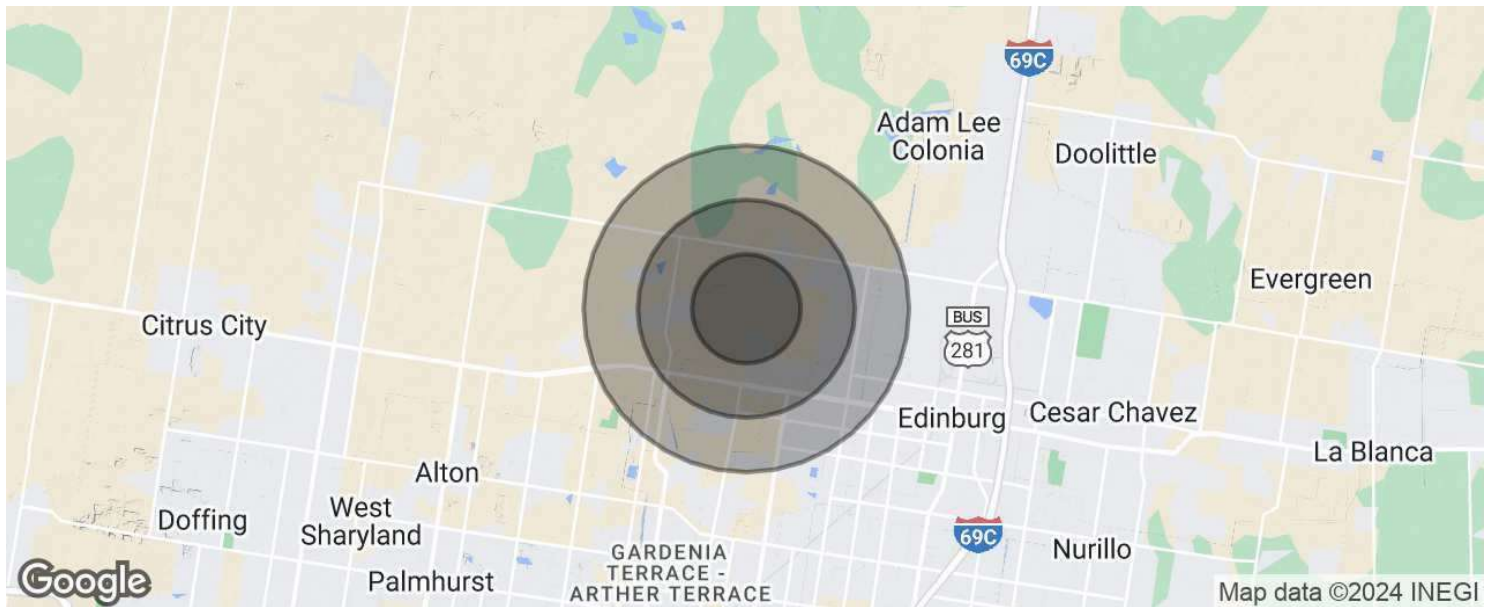
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	1,967	12,188	32,891
Median age	29.6	28.6	28.8
Median age (Male)	31.6	30.2	29.9
Median age (Female)	30.6	28.7	29.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	520	3,781	11,391
# of persons per HH	3.8	3.2	2.9
Average HH income	\$71,044	\$70,613	\$66,460
Average house value	\$153,394	\$151,871	\$134,626

* Demographic data derived from 2020 ACS - US Census

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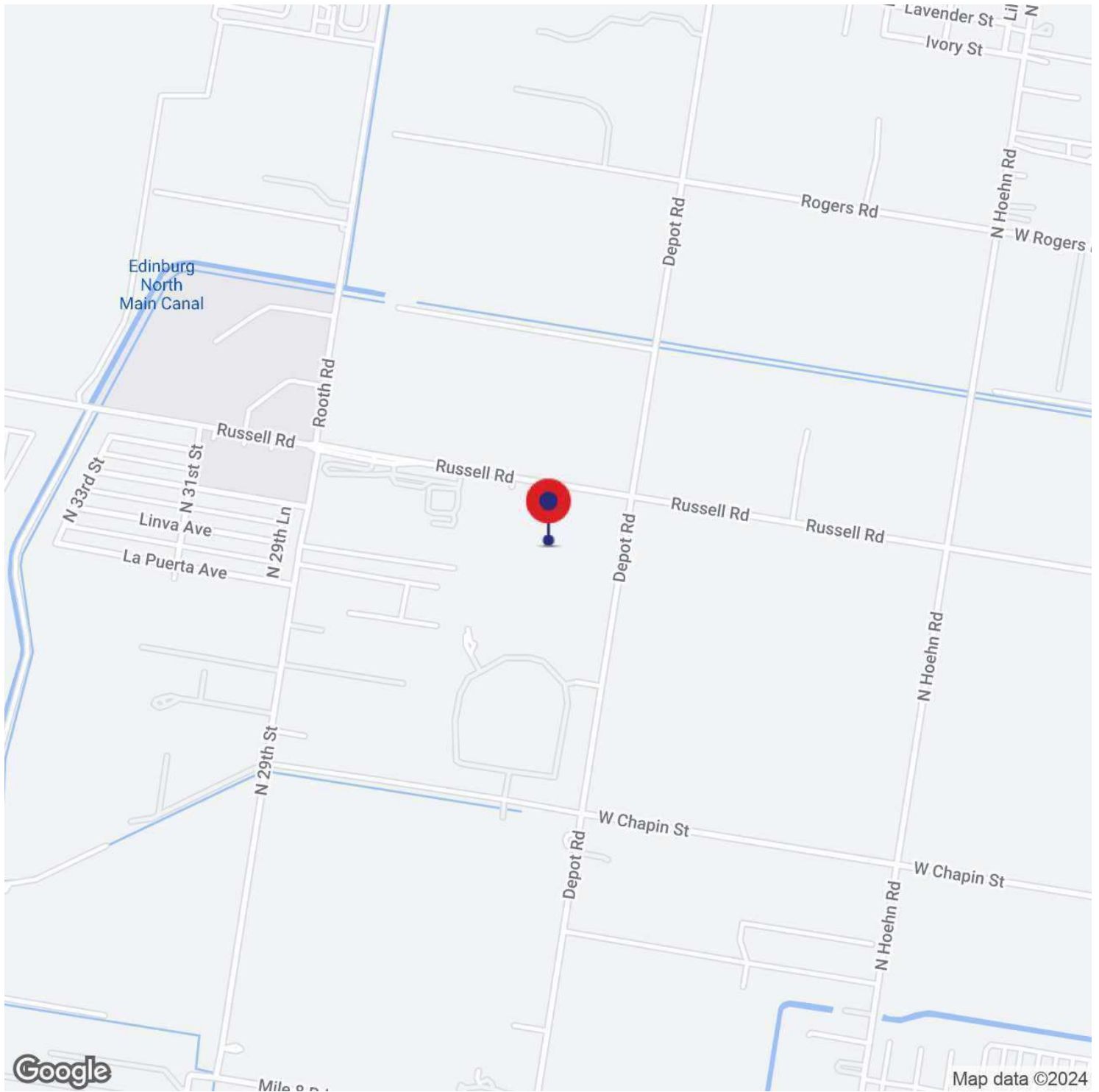
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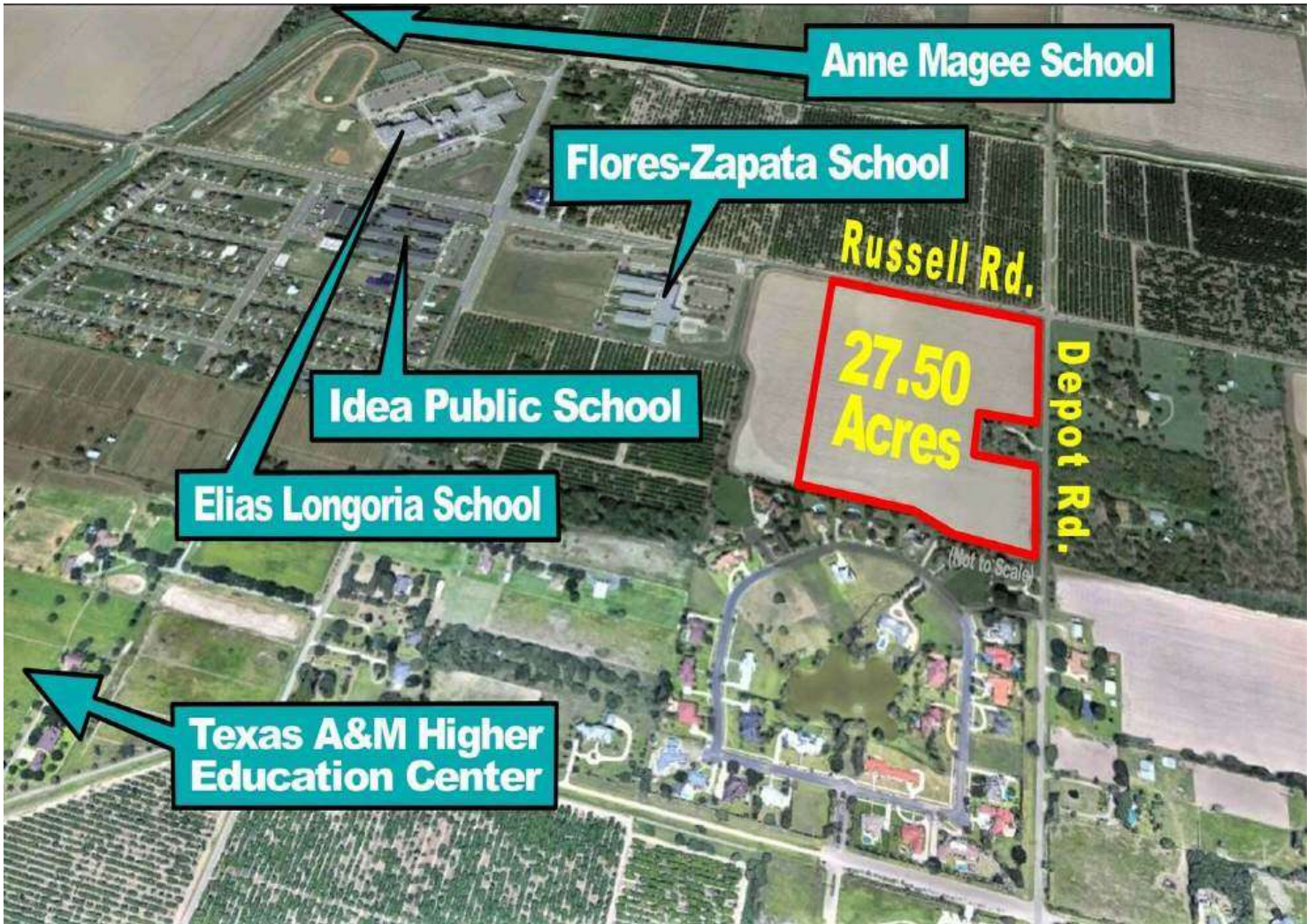


DISCLAIMER

EXCELLENT DEVELOPMENT POTENTIAL NEAR SCHOOLS

DEPOT & RUSSELL ROAD, MCALLEN, TX 78504

FOR SALE



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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Designated Broker of Firm	License No.	Email	Phone
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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