

200 TULIP AVENUE
MCALLEN, TX 78504

LUXURY ESTATE LOT
2.78 ACRES AVAILABLE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

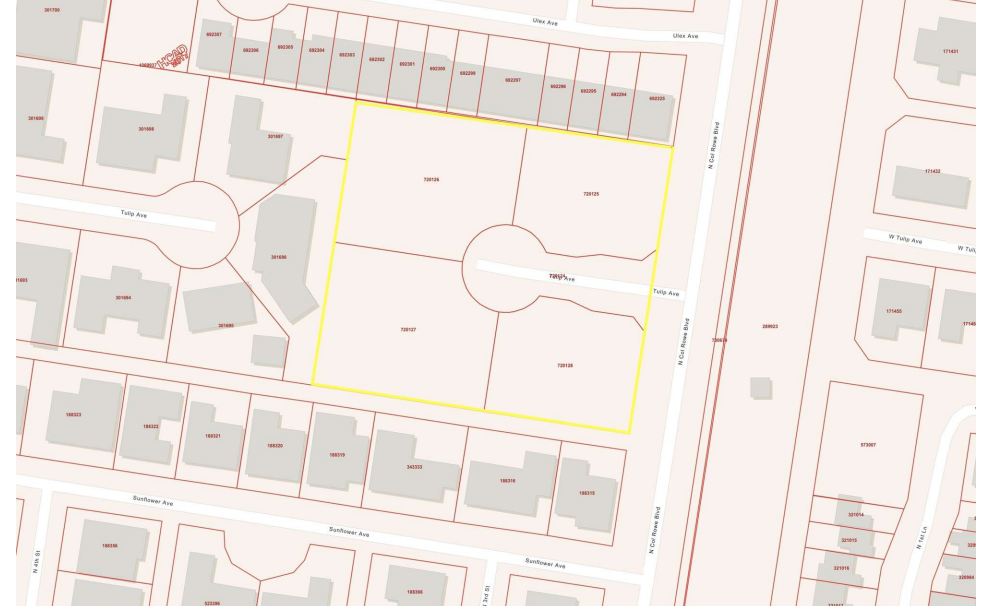
LAURA LIZA PAZ, SIOR
Partner | Co-Managing Broker
956.227.8000 | laurap@nairgv.com

NAI Rio Grande
Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

NAI RIO GRANDE VALLEY | 800 W DALLAS AVE, MCALLEN, TX 78501 | 956.994.8900 | NAIRGV.COM

PROPERTY SUMMARY

200 TULIP AVENUE - CENTRAL PARK SUBDIVISION | MCALLEN, TX 78504



PROPERTY DESCRIPTION

Whether you are interested in establishing a private estate in one of the most sought-after locations or following the original plan, this location is ideal. Surrounded by established homes and situated in the heart of North McAllen, this prestigious address is indeed a rare find.

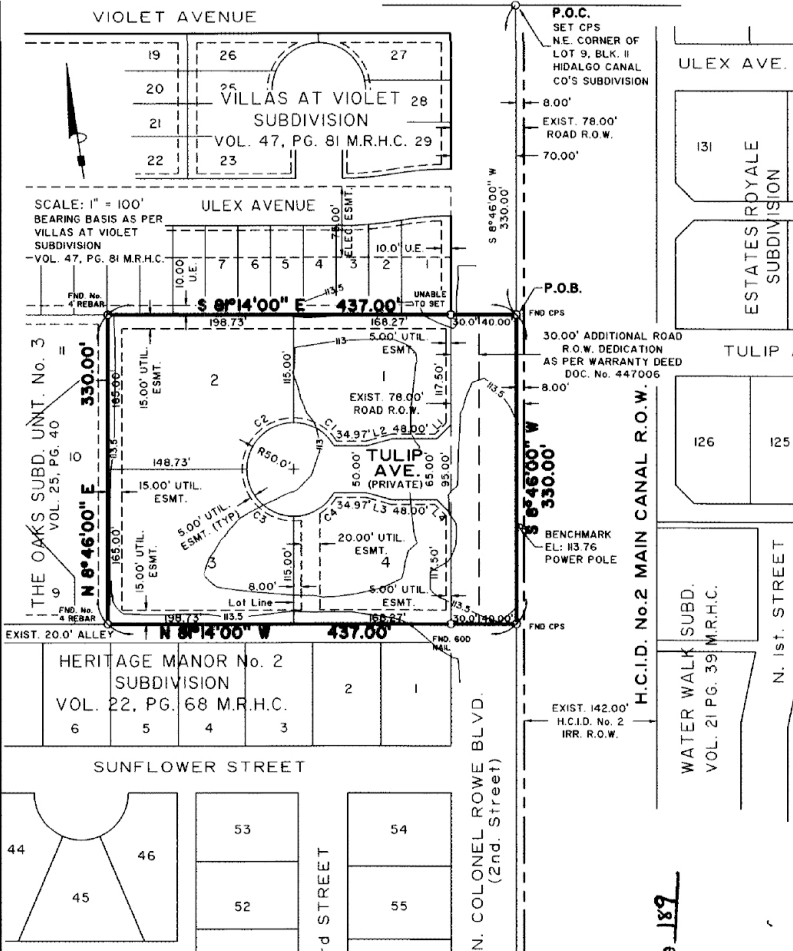
OFFERING SUMMARY

Sale Price:	\$1,699,000
Lot Size:	2.78 Acres
Taxes:	\$15,263
Zoning:	R-1 Single Family Residential

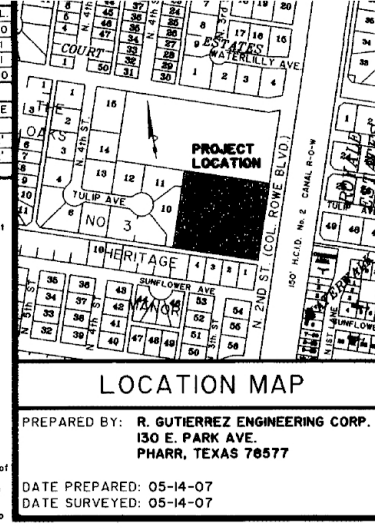
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,320	38,152	84,310
Total Population	14,526	106,798	250,338
Average HH Income	\$102,221	\$84,394	\$79,214

FOR SALE | LAND

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.



LOT DATA		LINE DATA	
LOT	Square Feet	No.	BEARING
1	22,103.82	1	S 53°46'00" W 212'
2	30,826.95	2	S 83°14'35" W 280'2"
3	30,826.95	3	S 65°42'35" E 280'2"
4	22,103.82	4	S 36°14'00" E 212'



LOCATION MAP
 PREPARED BY: R. GUTIERREZ ENGINEERING CORP.
 130 E. PARK AVE.
 PHARR, TEXAS 78577
 DATE PREPARED: 05-14-07
 DATE SURVEYED: 05-14-07

Central Park Estates CITY OF McALLEN, HIDALGO COUNTY, TEXAS BEING A SUBDIVISION OF A 3.31-ACRE TRACT OF LAND OUT OF LOT 9, BLOCK II, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS VOLUME Q, PAGE 177, D.R.H.C.

METES AND BOUNDS DESCRIPTION

BEING A 3.31-ACRE TRACT OF LAND MORE OR LESS OUT OF LOT 9, BLOCK II, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME Q, PAGE 177 DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 3.31-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 9; **THENCE**, SOUTH 08 DEGREES 46 MINUTES 00 SECONDS WEST, WITH AND ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 330.00 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE **POINT OF BEGINNING** AND THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 46 MINUTES 00 SECONDS WEST, WITH AND ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 330.00 FEET TO A COTTON PICKER SPINDLE FOUND, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 14 MINUTES 00 SECONDS WEST, AT A DISTANCE OF 70.00 FEET PASS A 60 D NAIL FOUND ON THE EXISTING WEST RIGHT OF WAY LINE OF NORTH COLONEL ROWE BLVD. (2ND STREET) AND AT A TOTAL DISTANCE OF 437.00 FEET TO A NO. 4 REBAR FOUND FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 46 MINUTES 00 SECONDS EAST, A DISTANCE OF 330.00 FEET TO A NO. 4 REBAR FOUND, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81 DEGREES 14 MINUTES 00 SECONDS EAST, AT A DISTANCE OF 367.00 FEET PASS A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF NORTH COLONEL ROWE BLVD. (2ND STREET) AND AT A TOTAL DISTANCE OF 437.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.31-ACRES OF LAND MORE OR LESS, OF WHICH 0.53-ACRES LIES IN COLONEL ROWE BLVD. (2ND STREET) RIGHT OF WAY.

STATE OF TEXAS
 COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, HOLDER(S) OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE CENTRAL PARK ESTATES OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

SECURITY INTEREST HOLDER
 LONE STAR NATIONAL BANK
 A JASIER RODRIGUEZ, (TRUSTEE)
 ADDRESS: CORNER OF FM 495 & HWY 281
 P.O. BOX 1127
 PHARR, TX. 78577-1127

FILED FOR RECORD IN:
 HIDALGO COUNTY
 BY ARTURO GUJARDO, JR.
 COUNTY CLERK
 ON: 9/12/07 AT 10:36 AM
 AS A RECORDING NUMBER 1806572

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED THE ABOVE NAMED SECURITY INTEREST HOLDER(S) KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FORGING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14th DAY OF August, 2007.



Olga Lee Hinojosa
 Notary Public in and for Hidalgo County, Texas
 My Commission Expires August 14, 2008

NO.	SHEET	REVISION	DATE	APPROVED
1	I	Changed metes and bounds	8-10-07	LN
2	I	Changed Eng & surveyors dedication	8-9-07	LN
3	I	Changed general notes	8-9-07	LN
4	I	Changed lien holder & owners dedication	8-9-07	LN

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED THE ABOVE NAMED OWNER(S) KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FORGING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF August, 2007.

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS



Luis J. Nava
 Licensed Professional Engineer No. 94121
 R. GUTIERREZ ENGINEERING CORP.
 130 E. PARK
 PHARR, TEXAS 78577

STATE OF TEXAS
 COUNTY OF HIDALGO

I, PLINIO C. MEDINA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.



PLINIO C. MEDINA
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 1590
 R. GUTIERREZ ENGINEERING CORP.
 130 E. PARK
 PHARR, TEXAS 78577

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION COMS WITH ALL THE CITY REQUIREMENTS OF THE CITY.

APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF McALLEN, TEXAS, THIS 11th DAY OF September, 2007, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, TEXAS.

APPROVAL BY PLANNING AND ZONING COMMISSION:
 APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF McALLEN, TEXAS, THIS 11th DAY OF September, 2007, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, TEXAS.

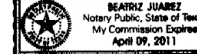
CHAIRPERSON, PLANNING AND ZONING COMMISSION

THE UNDERSIGNED, HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3, THE SUCCESSOR TO THE RIGHTS RESERVED UNTO HIDALGO IRRIGATION COMPANY IN VOLUME Q, PAGE 175, AND VOLUME 4, PAGE 304, AND REFERENCED IN VOLUME 67, PAGE 648 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS, ACKNOWLEDGES AND AGREES THAT, WITH RESPECT TO THE LANDS COVERED BY THIS PLAT, SUCH RIGHTS ARE LIMITED TO THE IRRIGATION EASEMENTS DESIGNED AND SHOWN ON THIS PLAT.

HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3
 BY:
 NAME:
 TITLE:

STATE OF TEXAS
 COUNTY OF HIDALGO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 9/11/07, 2007, BY [Signature] THE [Signature] OF HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3, ON BEHALF OF SUCH WATER IMPROVEMENT DISTRICT.



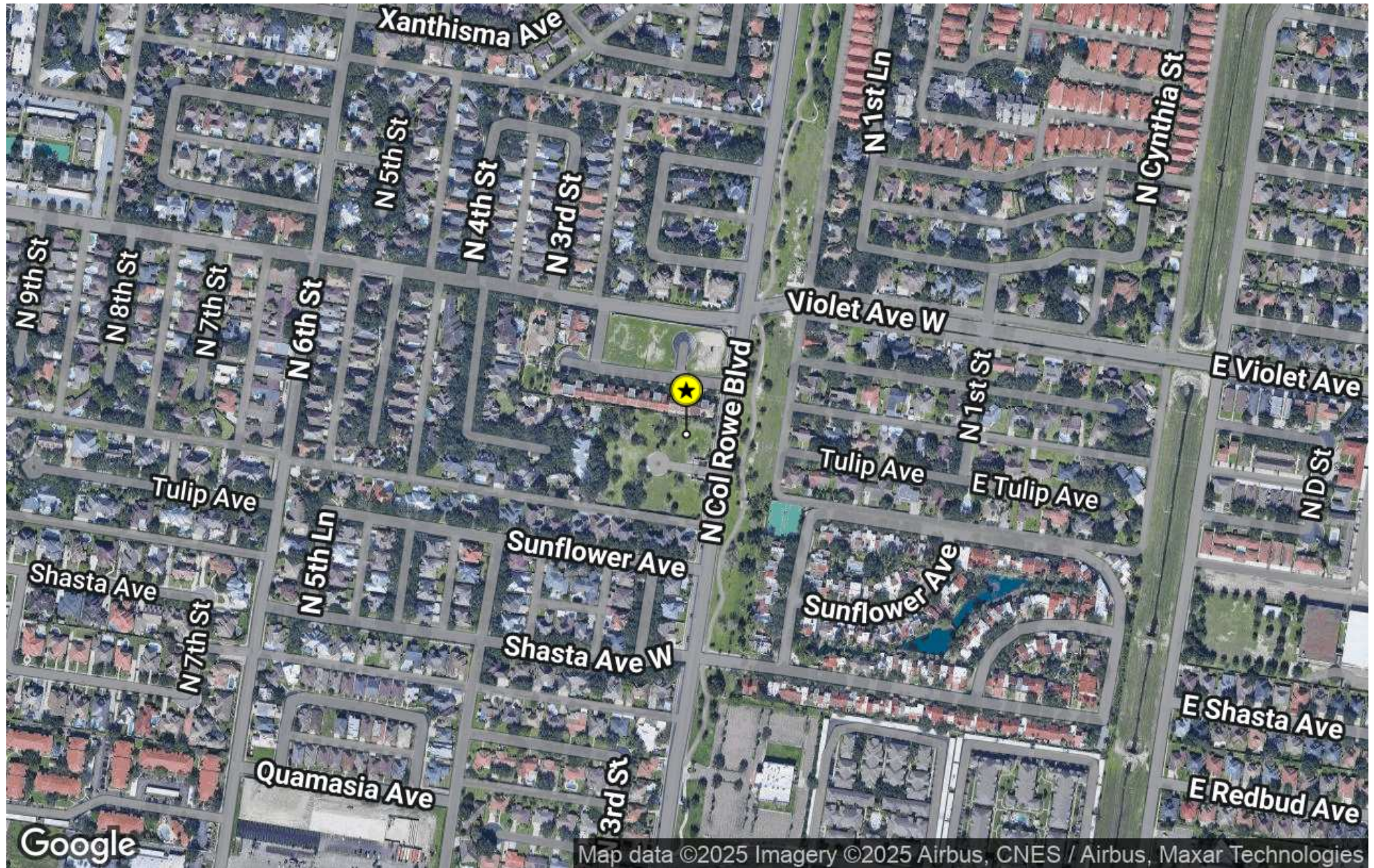
Beatriz Juarez
 Notary Public, State of Texas
 My Commission Expires April 09, 2011

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OR THE DISTRICT ADOPTED UNDER TEX. WATER CODE SECTION 49.21(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

R. Gutierrez Engineering Corporation
 Professional Engineers & Land Surveyors
 130 E. PARK AVENUE • PHARR, TEXAS 78577
 (TEL) 956 782-2557 • (FAX) 956 782-2558

AERIAL MAP

200 TULIP AVENUE - CENTRAL PARK SUBDIVISION | MCALLEN, TX 78504



FOR SALE | LAND

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FOR INFORMATION & SITE TOURS CONTACT:

LAURA LIZA PAZ, SIOR
NAI RIO GRANDE VALLEY

Partner | Co-Managing Broker

laurap@nairgv.com

956.227.8000



The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI Rio Grande Valley, and should not be made available to any other person or entity without the written consent of the Broker. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. NAI Rio Grande Valley has not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property.

The information contained herein has been obtained from sources we believe to be reliable; however, NAI Rio Grande Valley have not verified, and will not verify, any of the information contained herein, nor have the aforementioned Broker conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.



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.

2-10-2025



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:
 - 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.

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
Laura Liza Paz	437175	laurap@nairgv.com	956-994-8900
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date