

2102 HALE AVE.

HARLINGEN, TX 78550

FOR SALE



Sale Price

\$595,000**OFFERING SUMMARY**

Lot Size: 0.999 Acres

Price / Acre: \$795,796

Zoning: GR - General Retail

Taxes: \$5,493.45

Market: Harlingen

PROPERTY OVERVIEW

Just Reduced! Approx. 0.9989 acres with development potential. Corner of Hale Ave. & Kamali Drive. Ideal location for commercial or retail development. Surrounded by offices, medical, and fast food. Development, use & zoning are subject to City and all governmental authorities' approval, and verification is buyer's responsibility. Mineral rights do not convey.

LOCATION OVERVIEW

Expressway 83 to Ed Carey Drive. From Ed Carey go to Hale Ave. Right on Hale Ave. Property is on the corner of Hale Ave. & Kamali Drive.

PROPERTY HIGHLIGHTS

- Corner lot
- One acre w/ development potential
- Surrounded by office, medical and fast food
- Suitable for Office Complex
- Easy Access to Major Roadways
- Near Rooftops & Commercial Development

CHARLES MARINA, CCIM, CRB, GRI

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PROPERTY INFORMATION

Property Type	Land
Property Subtype	Other
Zoning	GR - General Retail
Lot Size	0.999 Acres
APN #	21-6241-0010-0220-00
Corner Property	Yes
MLS #	436403
Topography	Level

TAXES & VALUATION

Taxes	\$5,493.45
Tax Value Land	\$261,093.00
Foreclosure / Distressed	No

LOCATION INFORMATION

Street Address	2102 Hale Ave.
City, State, Zip	Harlingen, TX 78550
County	Cameron
Market	Harlingen
Cross-Streets	Hale Ave.
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	Expressway 83
Nearest Airport	Valley International Airport

BUILDING INFORMATION

Number of Lots	1
Best Use	Commercial, office, retail

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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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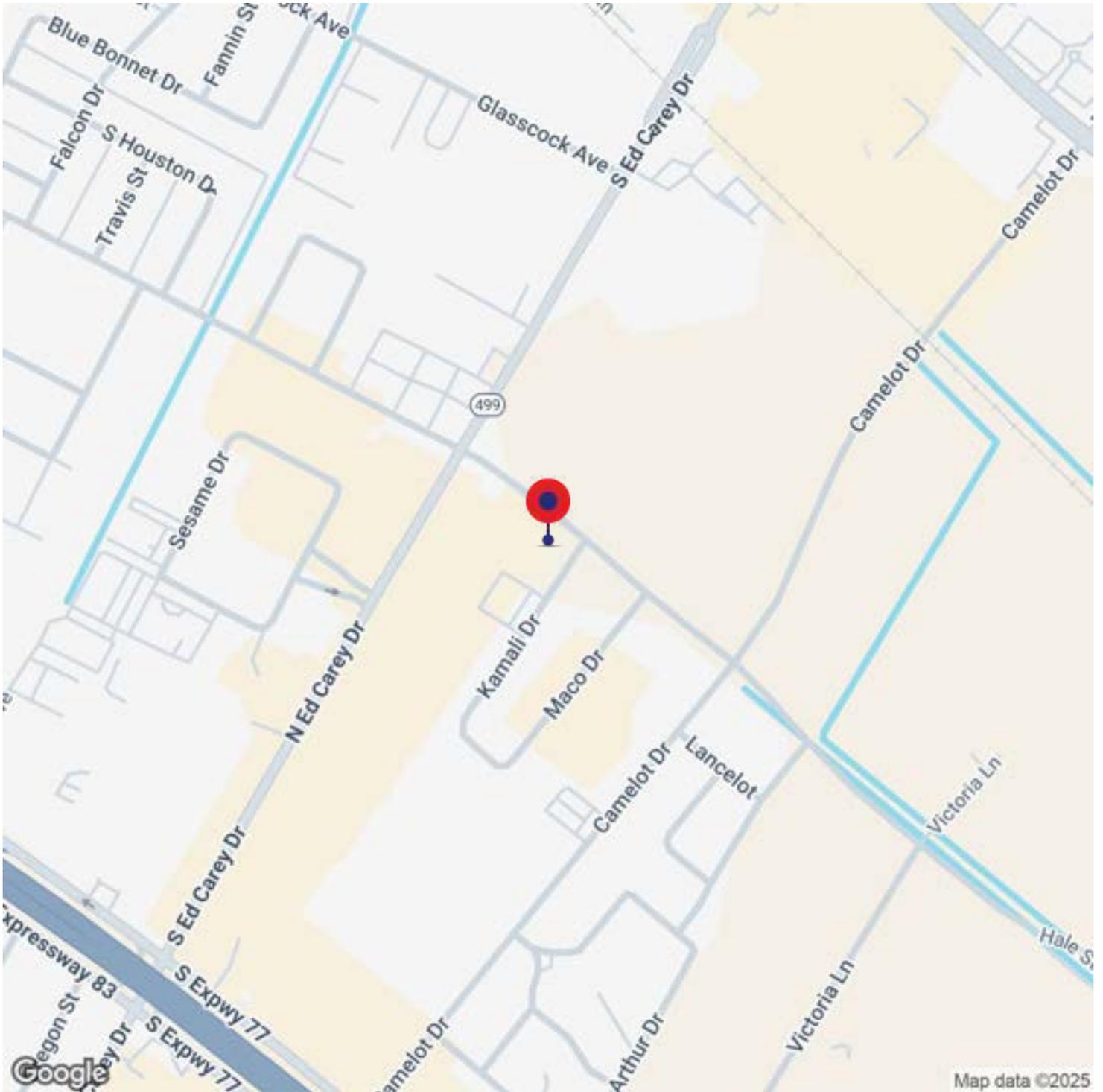
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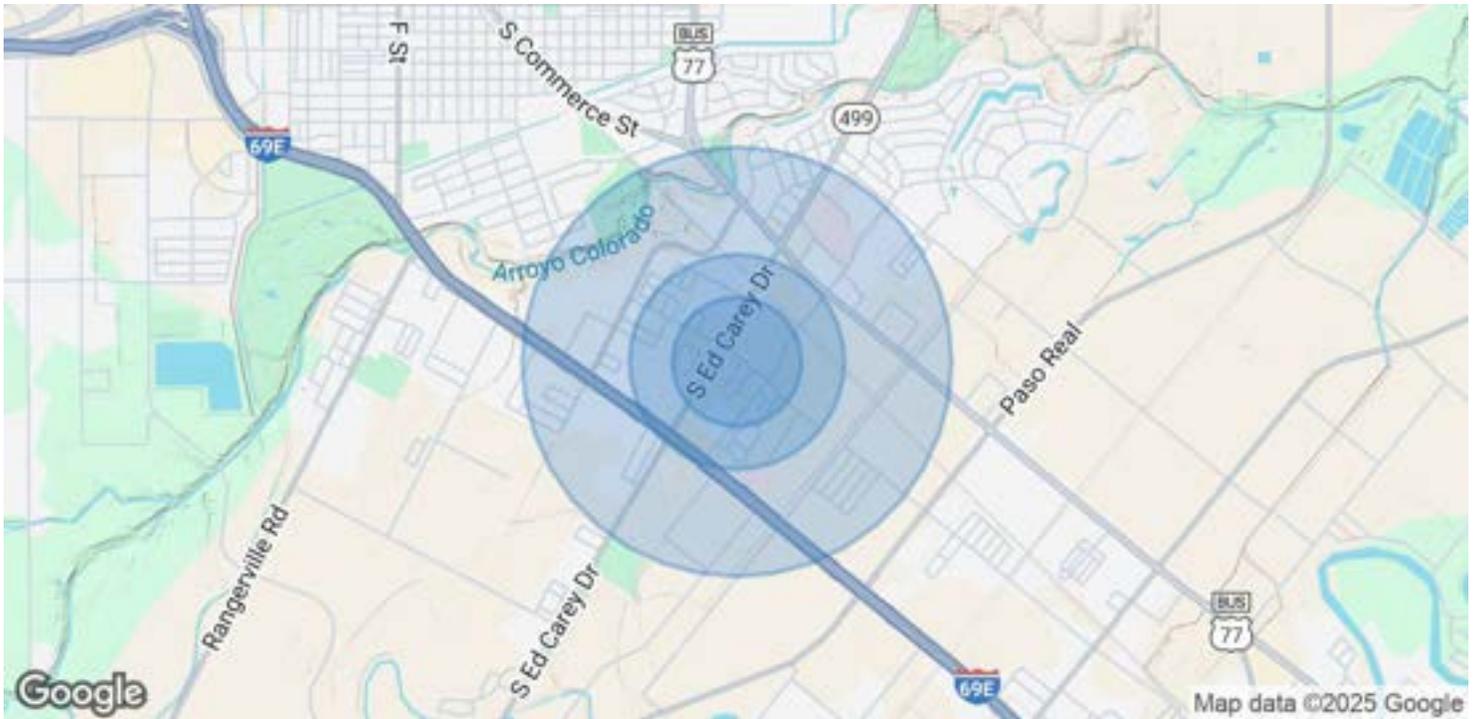
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	362	1,974	6,736
Average Age	47	43	39
Average Age (Male)	43	40	37
Average Age (Female)	50	45	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	148	725	2,434
# of Persons per HH	2.4	2.7	2.8
Average HH Income	\$59,907	\$61,021	\$70,006
Average House Value	\$122,473	\$135,401	\$147,621

Demographics data derived from AlphaMap

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DISCLAIMER

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DISCLAIMER

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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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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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