

321 W. DOVE AVE.

321 W. DOVE AVE., MCALLEN, TX 78504

FOR SALE



Sale Price

\$795,000

OFFERING SUMMARY

Lot Size:	1 Acre
Price / psf:	\$290.77
Year Built:	1976
Zoning:	R-1
Taxes:	\$7,906 (2023)
Market:	McAllen

PROPERTY OVERVIEW

Located in North McAllen in the heart of numerous residential and commercial developments and easy access to retail, banks, restaurants, medical, and entertainment facilities. A 1-acre tract with a 3,422 sf house nestled in between well-established elm, ebony, & palm trees. Next to a new townhouse and single-family developments. The house needs repair including, but is not limited to, a new roof and other items. Sold "As Is". Site is currently zoned R-1 for residential use.

LOCATION OVERVIEW

The property is on the south side of Dove Ave. just west of The Village on Dove Townhomes which is at the corner of Dove Ave. and 2nd Street (Col. Rowe Blvd.).

PROPERTY HIGHLIGHTS

- Over 200 ft frontage on Dove Ave.
- Easy Access to 2nd & 10th Streets
- Rare 1-Acre Tract within City Limits
- Sprawling layout surrounded by lush trees

CHARLES MARINA, CCIM, CRB, GRI

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PROPERTY INFORMATION

Property Type	Land
Property Subtype	Other
Zoning	R-1
Lot Size	1 Acres
APN #	H2550-00-011-0001-06
Lot Frontage	203 ft
Corner Property	No
MLS #	447757
Power	No
Rail Access	No

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Other

UTILITIES & AMENITIES

Elevators	N/A
Gas / Propane	No

LOCATION INFORMATION

Building Name	321 W. Dove Ave.
Street Address	321 W. Dove Ave.
City, State, Zip	McAllen, TX 78504
County	Hidalgo
Market	McAllen
Cross-Streets	2nd St. (Col. Rowe Blvd.) & 4th St.
Township	McAllen
Side of the Street	South
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	69-C
Nearest Airport	MFE - McAllen International Airport

BUILDING INFORMATION

Building Size	3,422 SF
Number of Floors	1
Year Built	1976
Condition	Fair
Free Standing	Yes
Number of Buildings	1

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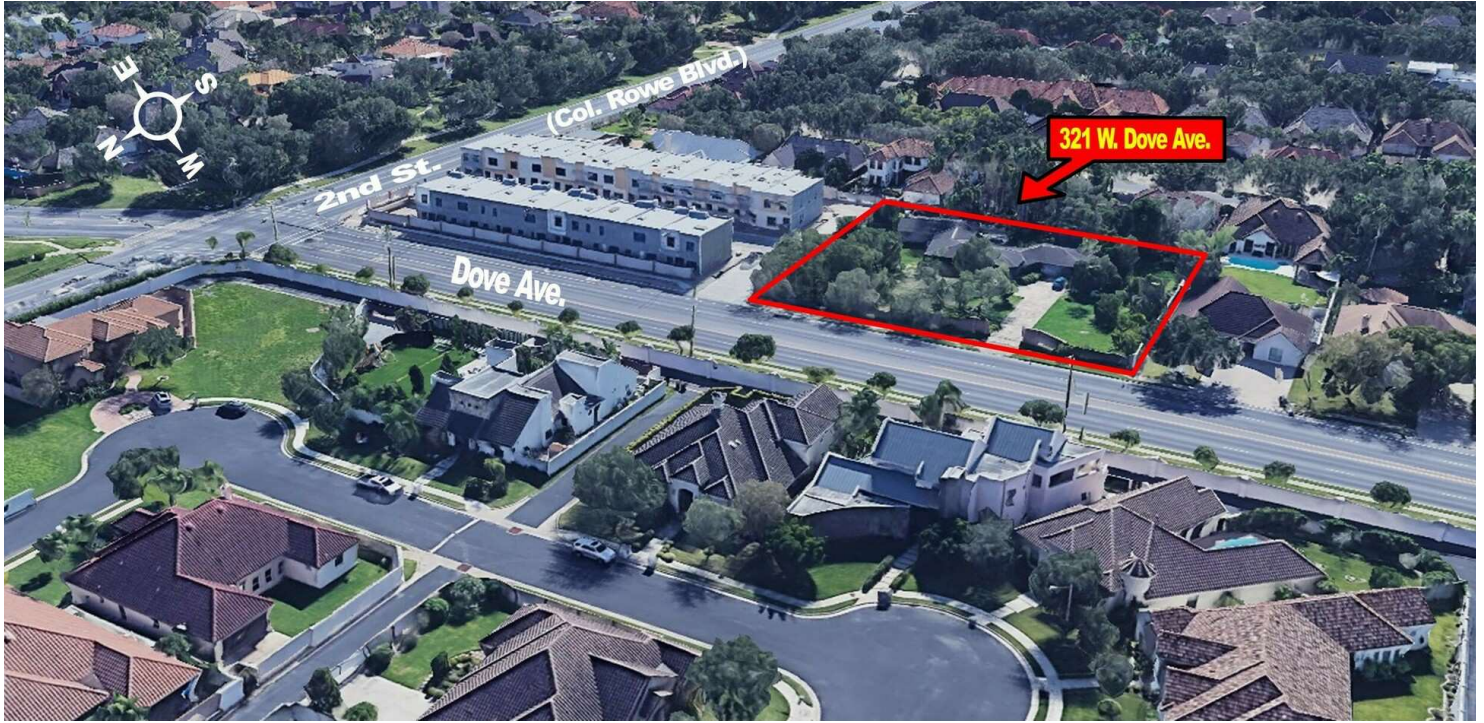


ADDITIONAL PHOTOS

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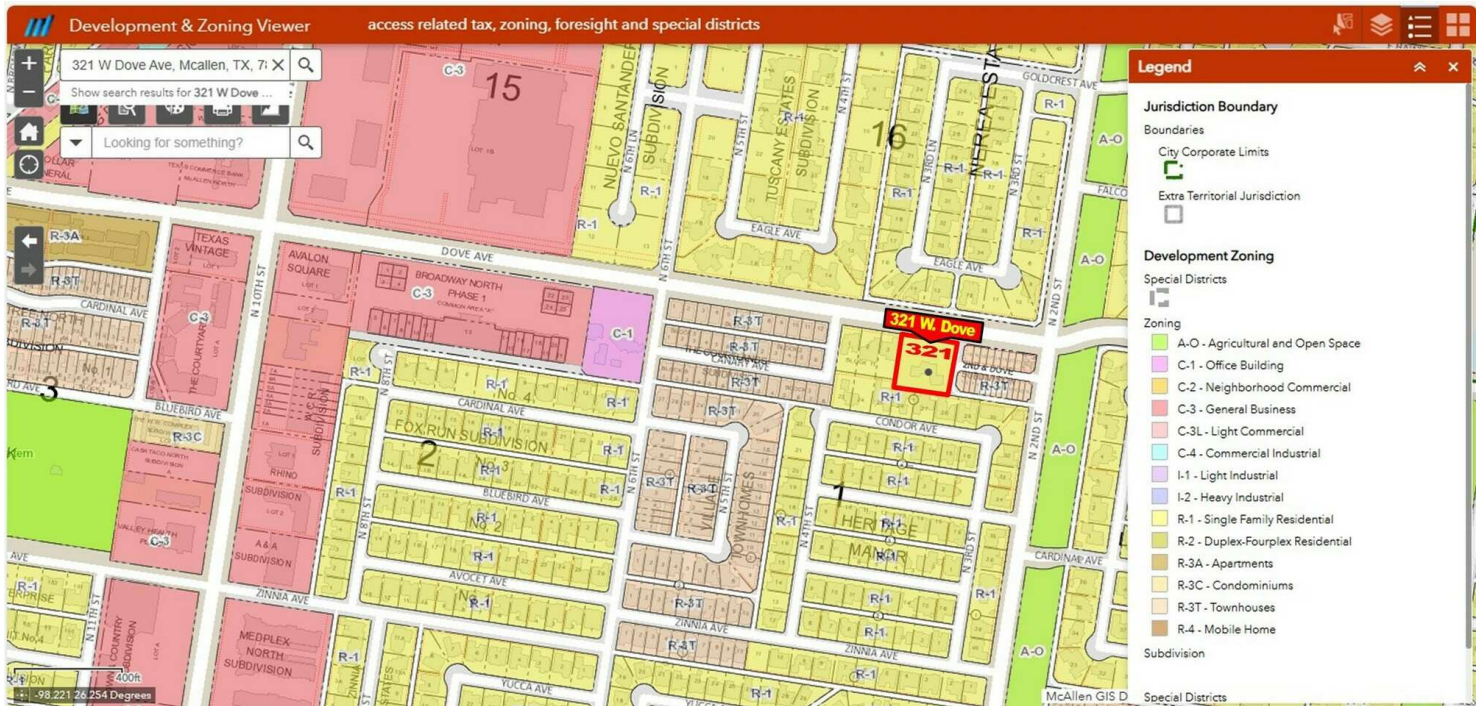
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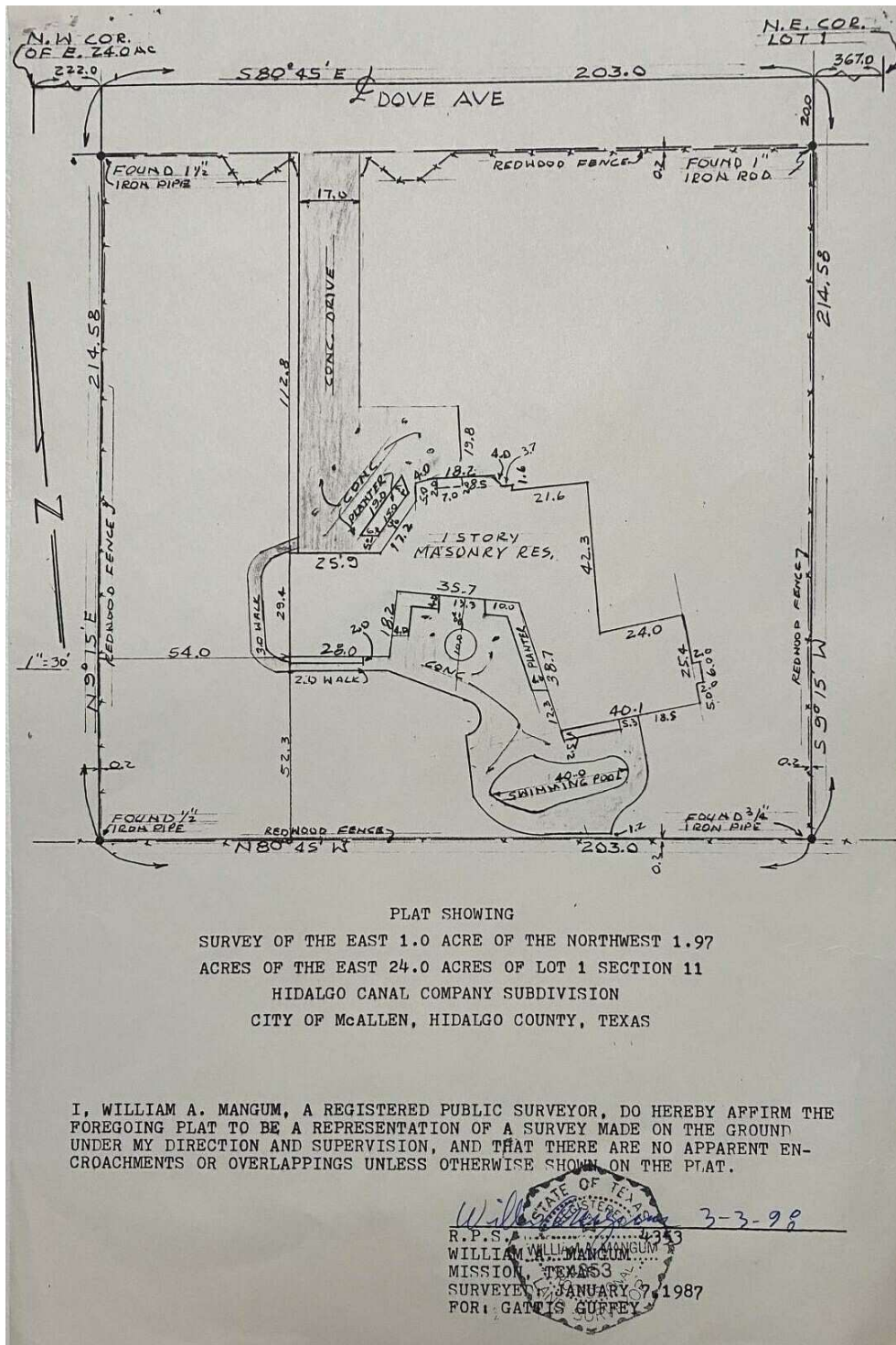
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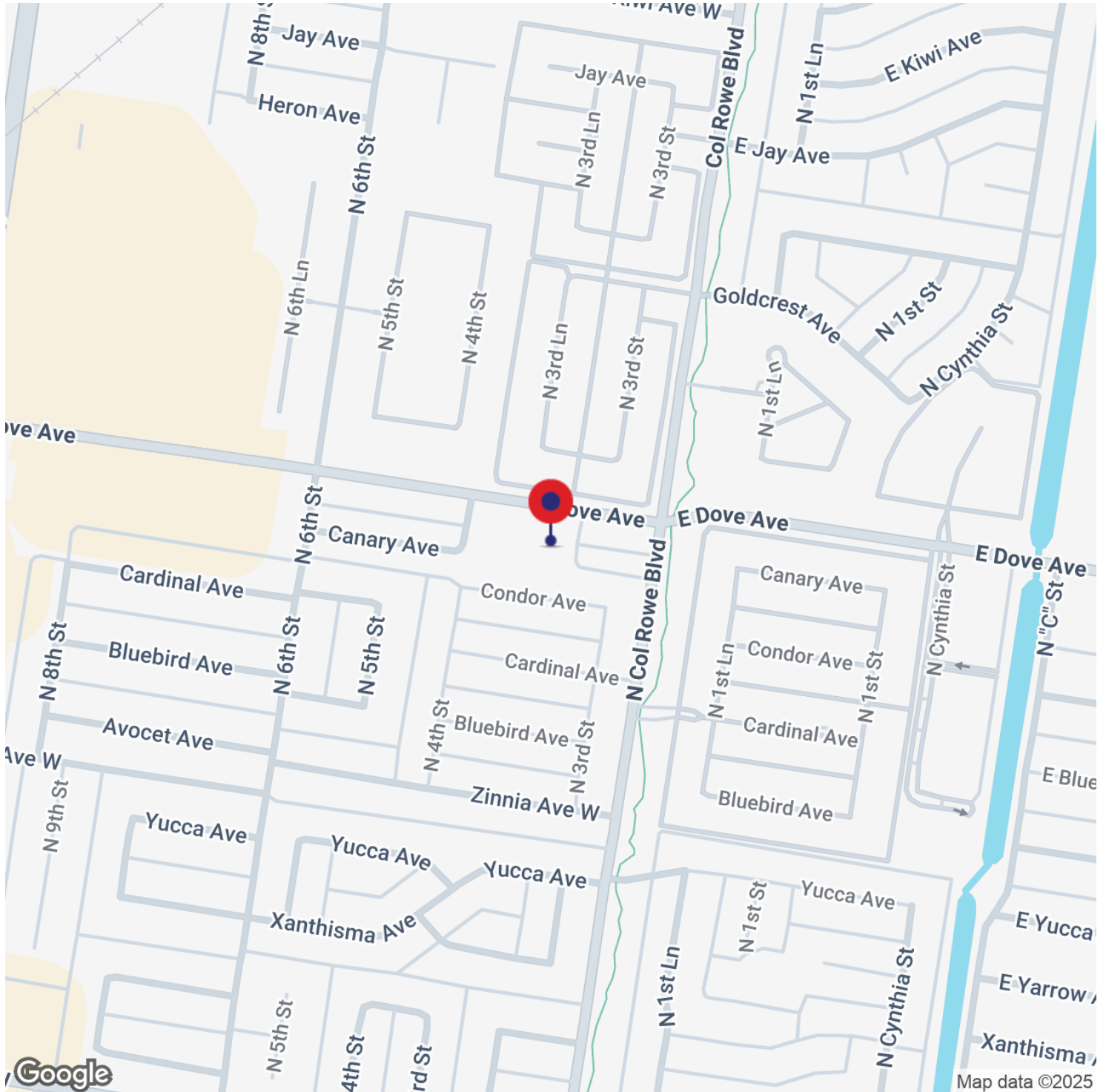
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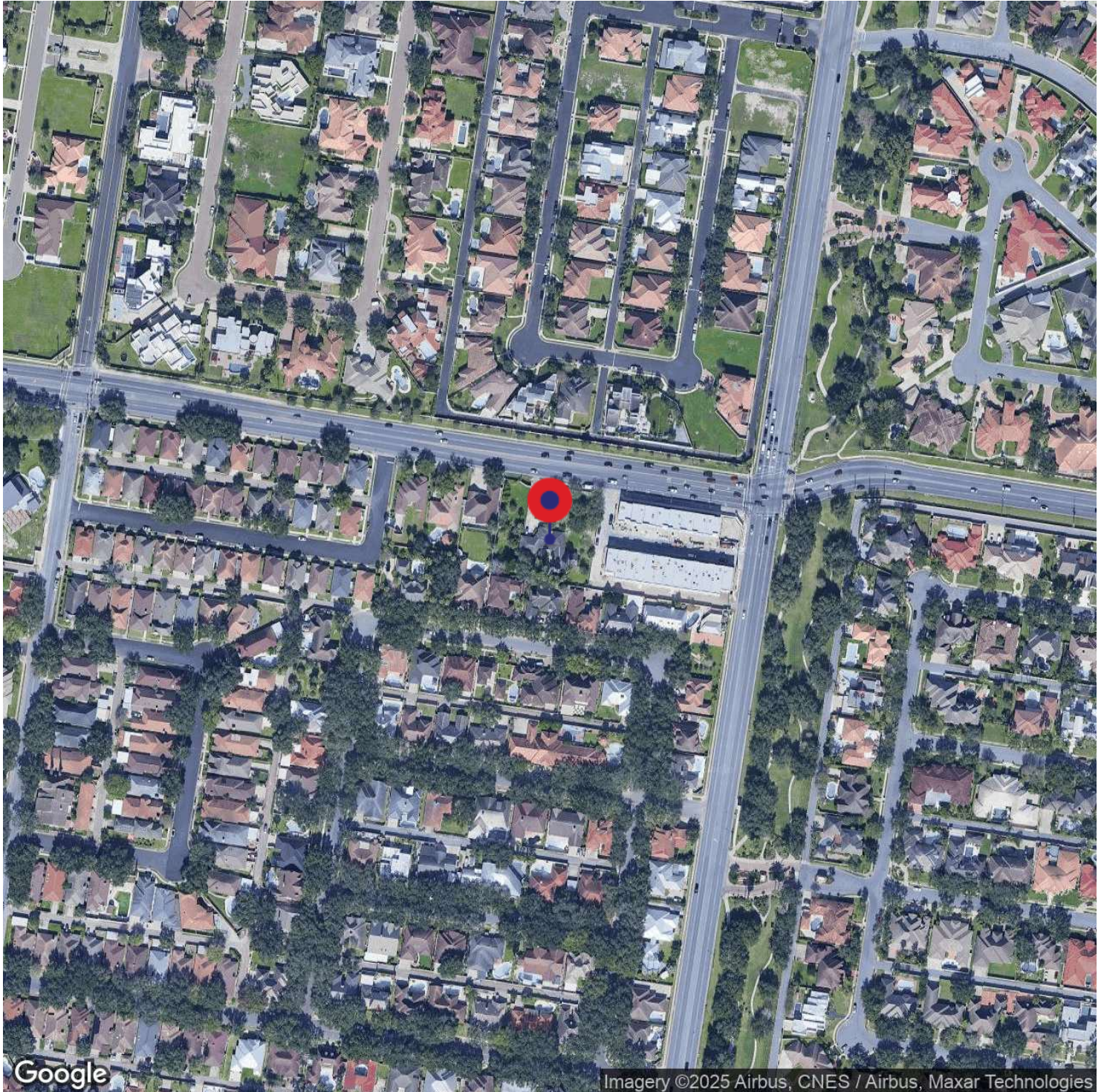


AERIAL MAP

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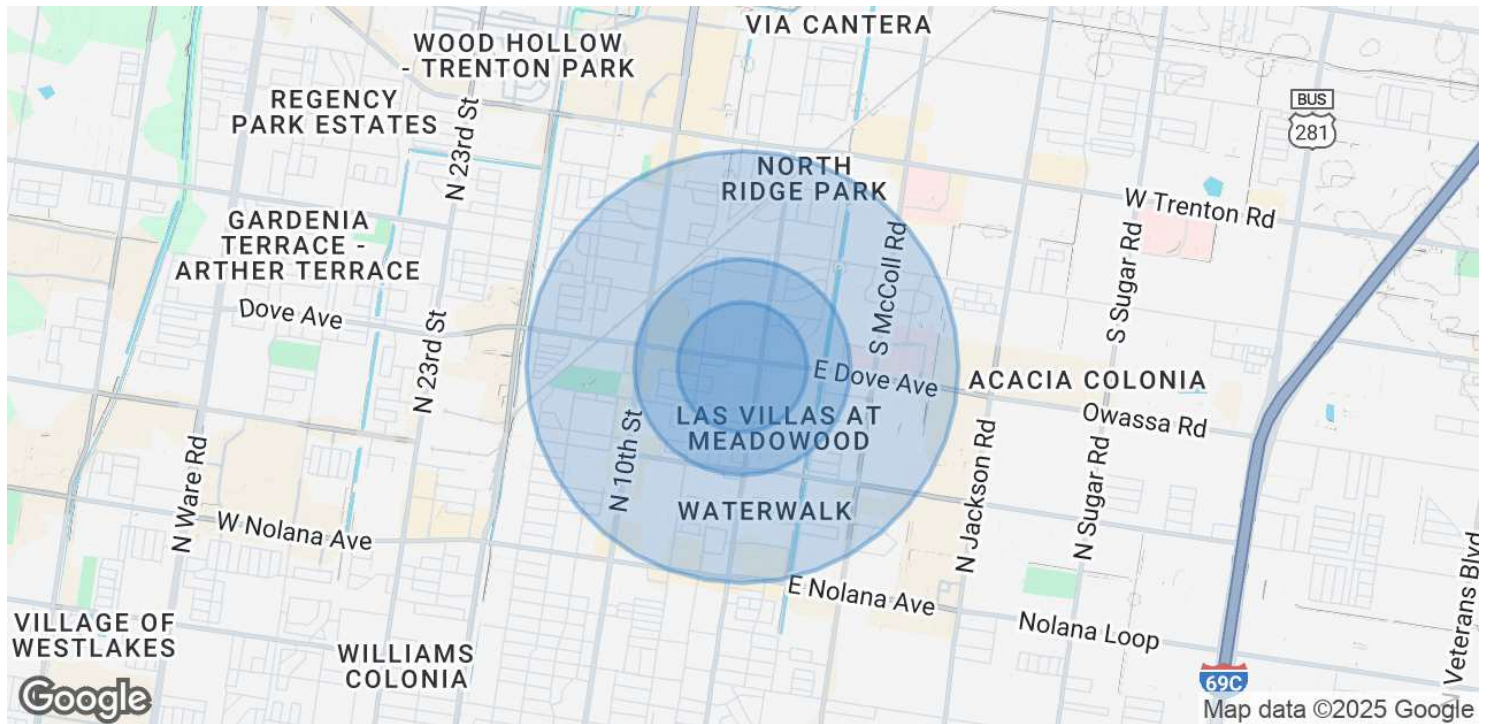
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	764	3,193	13,466
Average Age	43	42	39
Average Age (Male)	41	41	38
Average Age (Female)	44	42	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	290	1,222	5,463
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$150,860	\$153,682	\$109,504
Average House Value	\$370,622	\$372,501	\$305,466

Demographics data derived from AlphaMap

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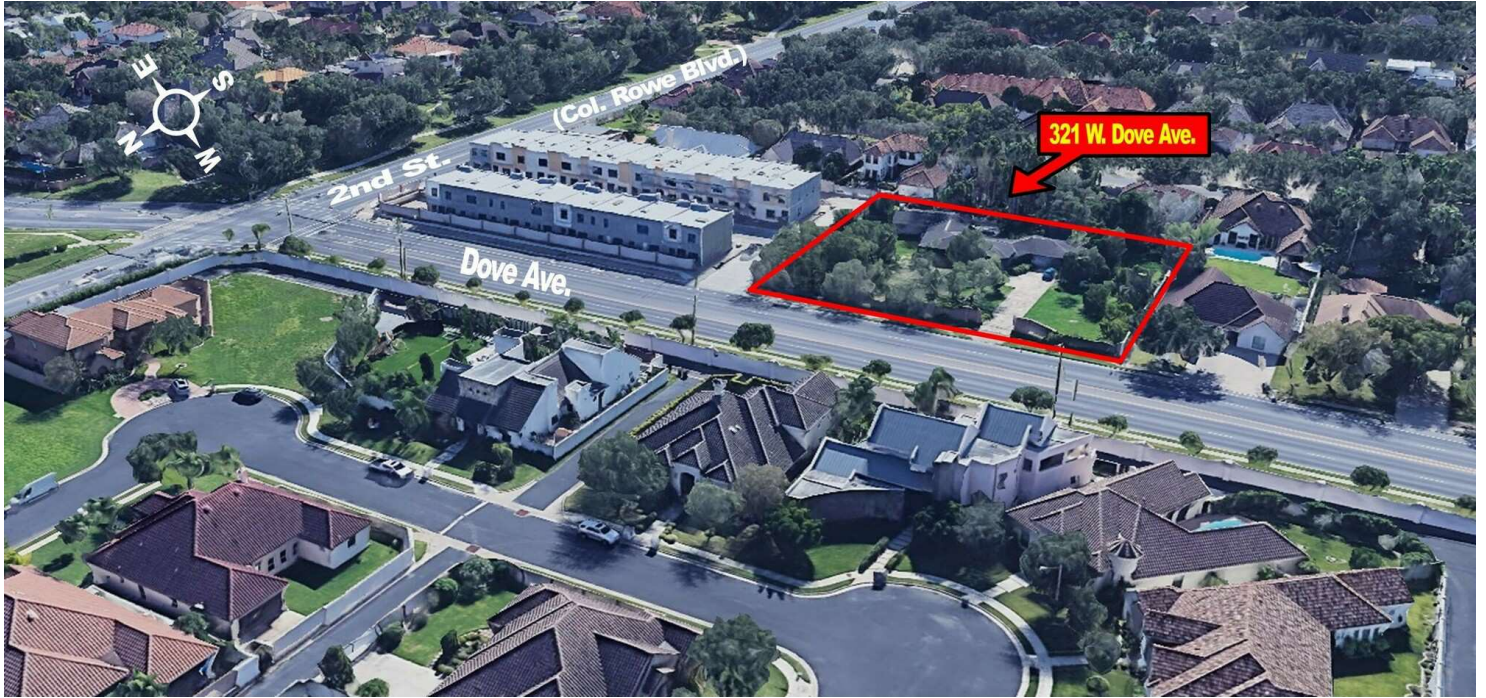


DISCLAIMER

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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

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Information available at www.trec.texas.gov

IABS 1-0 Date

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