

BROWNSVILLE, TEXAS

For Sale - 1.69 Acres HWY 48 (8007 N. Vermillion Ave.)

\$736,200

LAND: 1.699 ACRES

+/-377' Ftg. HWY 48

+40' Ftg. Vermillion Ave.

- PRIME DEVELOPMENT SITE
- +/-377 Ftg. On Hwy 48
- PRESENTLY TRUCK PARKING
- ZONED: Light Industrial
 - Easy Access In Any Direction
- High Traffic Count



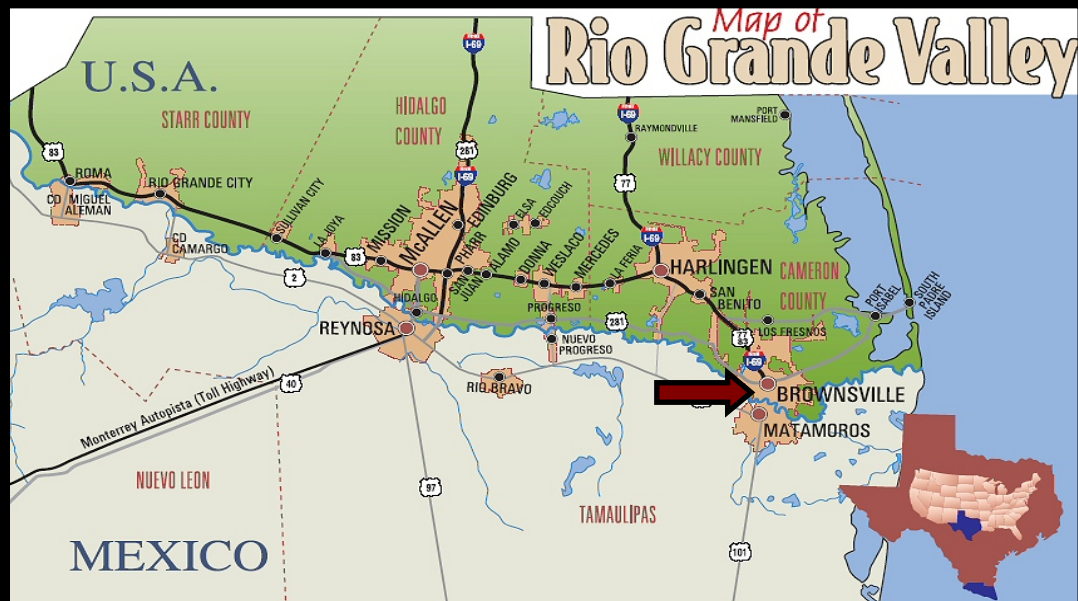
*Serving The Rio Grande Valley
Investments—Warehouse—
Retail—Land—Businesses*

**CONTACT:
PAULINE ZUROVEC**

KW Commercial
1713 E. Tyler Ave., Suite A
Harlingen, Texas 78550

Phone: 956-793-9993

E-Mail: pauline@przcommercial.com



(DISCLOSURE: This property and the related information have been carefully compiled from sources we consider reliable and there is no guaranty as to the completeness or accuracy. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgement as to purchasing the property. Any offer must be based on the purchaser's own investigation and not on the representation made by us and any Selling Broker.)



BROWNSVILLE, TEXAS

1.69 ACRE "HWY 48" COMMERCIAL DEVELOPMENT SITE

ASKING: \$736,200

8007 N. VERMILLION AVE. (HWY 48), BROWNSVILLE, TEXAS 78526

Subject Site: Subject site is 1.699 acres with +377.92' frontage on HWY 48 and +/- 40' ingress/egress access off of N. Vermillion Ave. Prime HWY 48 (South Padre Island Hwy) frontage, situated just south of corner of FM 511 (550) & HWY 48. Area of new growth, heavy warehousing area, truck facilities/yards, mobile home park(s), etc.. Port of Brownsville within 10 minutes of the site.

Use: Prime development site for warehouse, strip center, any type business providing ample parking area for vehicles/trucks. Excellent for restaurant or strip center as the immediate surrounding area has several warehousing facilities/parks, mobile home park(s), residential areas, and is located on heavily trafficked busy throughfare of Hwy. 48 (South Padre Island Hwy), close proximity to the Port of Brownsville. Only minutes to South Padre Island, international bridges (2) into Mexico, airport, etc.

Size: 1.699 ACRES (77,008.44 s.f.)
377.92' FTG (HWY 48) X +/-40' FTG (Vermillion Ave.) ("Triangular In Shape")

Zoning: Light Industrial

Taxes: \$3,350.88 (2022)

Utilities: All Available To Site

PROPERTY HIGHLIGHTS

Within 15-20 minutes to Brownsville Intl Airport, or entry into Mexico with two border crossings.

90 Minutes To McAllen & Edinburg

20 Minutes To Harlingen

Easy access in all directions. INTERSTATE HIGHWAYS connects rapidly to Houston, San Antonio, Austin, Laredo, Monterrey, Cd. Victoria, and beyond.

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Brownsville, Texas, the largest city in the Rio Grande Valley came to be known as the "Crossroads of the Hemisphere" as it connected the United States to the gateways of Latin America and beyond. Today the second most historic city in Texas is the Gateway of the Future, as the only city in the world that hosts 5 methods of international trade: air, sea, road, rail and space

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1.69 ACRES FOR SALE HWY 48 @ FM 511 - BROWNSVILLE, TEXAS

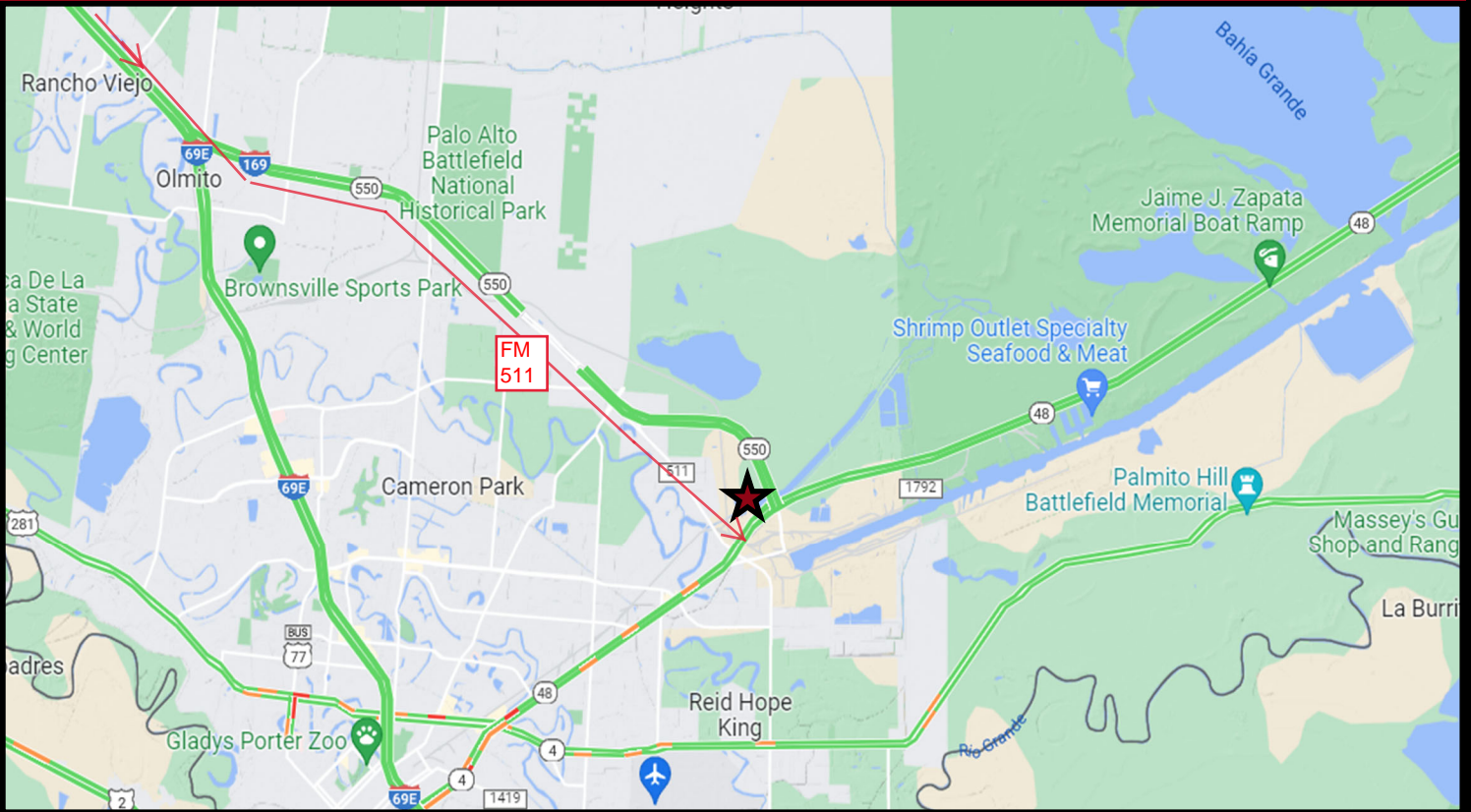
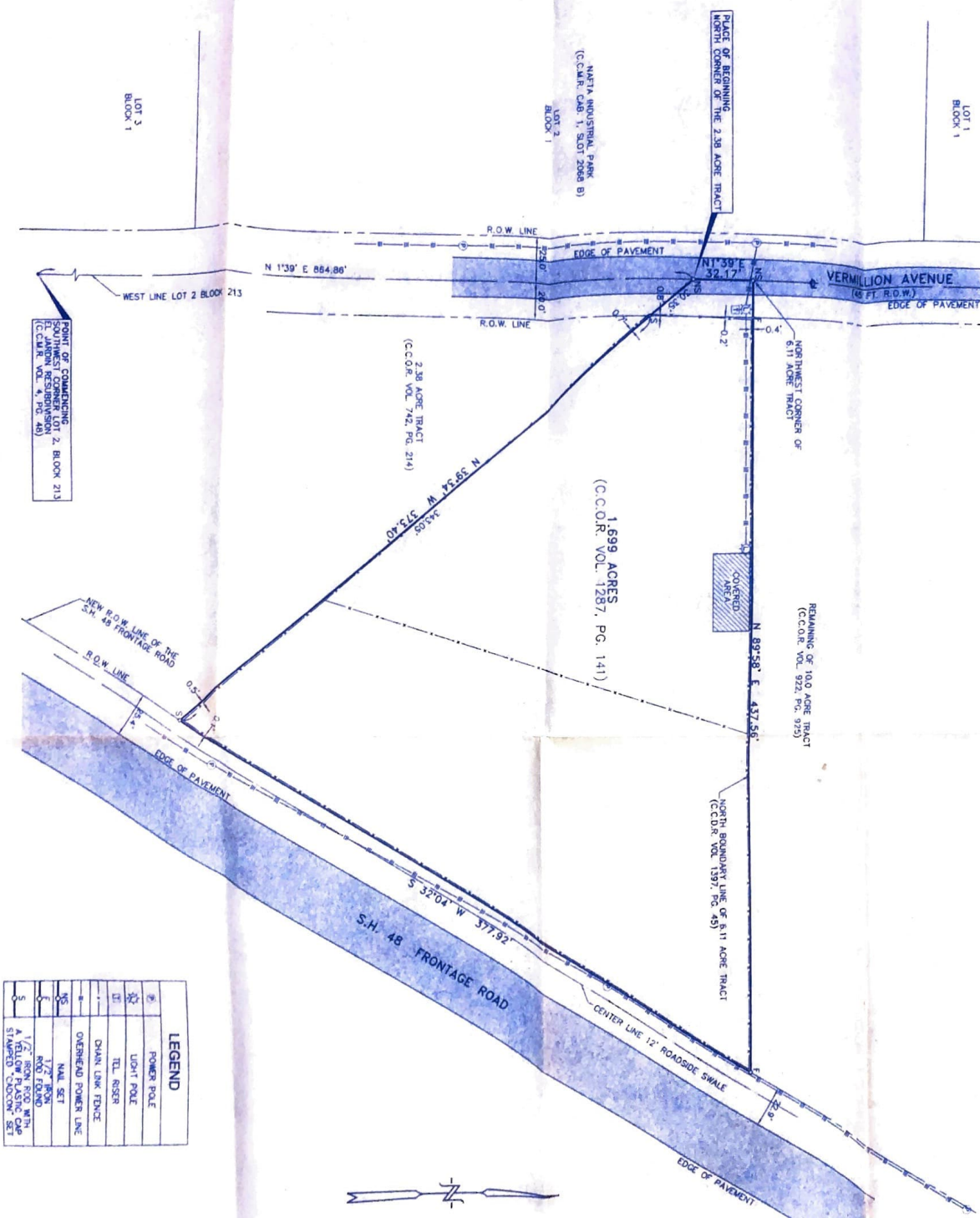


EXHIBIT "A" (2 Pages)

NOTES:
 1. BASIS OF REARINGS:
 EL JARDIN RESUBDIVISION
 PLAT C.C.R. VOL. 4, PG. 48
 2. FOR SCHEDULE "B" ITEMS
 SEE SURVEY RECORD
 ISSUED 11/19/07



LOT 3
 BLOCK 1

POINT OF BEGINNING
 NORTH CORNER OF THE 2.38 ACRE TRACT
 (C.C.R. VOL. 1, SLOT 2088 B)

POINT OF BEGINNING
 NORTH CORNER OF THE 8.11 ACRE TRACT
 (C.C.R. VOL. 4, PG. 48)

POINT OF BEGINNING
 WEST LINE LOT 2 BLOCK 213

POINT OF BEGINNING
 WEST LINE LOT 2 BLOCK 213
 (C.C.R. VOL. 4, PG. 48)

POINT OF BEGINNING
 WEST LINE LOT 2 BLOCK 213
 (C.C.R. VOL. 4, PG. 48)

LOT 2
 BLOCK 1

2.38 ACRE TRACT
 (C.C.R. VOL. 742, PG. 214)

1.699 ACRES
 (C.C.R. VOL. 1287, PG. 141)

REMAINING OF 10.0 ACRE TRACT
 (C.C.R. VOL. 922, PG. 925)

NORTH BOUNDARY LINE OF S.H. 48
 (C.C.R. VOL. 1397, PG. 49)

NEW R.O.W. LINE OF THE
 S.H. 48 FRONTAGE ROAD

NEW R.O.W. LINE OF THE
 S.H. 48 FRONTAGE ROAD

LEGEND

	POWER POLE
	LOT POLE
	TEL. RISER
	DRAIN LINE FENCE
	OVERHEAD POWER LINE
	1/2" IRON NAIL SET
	1" IRON ROD FOUND AND STAMPED 'C/O' ONLY SET

FLOOD ZONE
 GRAPHIC PLOTTING ONLY. THIS PROPERTY WAS SCALED BY BEING IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480101-0350-B, WHICH DEPICTS SURVEYING WAS PERFORMED TO DETERMINE FLOOD ZONE AN ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE THE FLOOD ZONE.

SURVEYOR'S CERTIFICATE
 THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREIN, WAS MADE ON THE GROUND ON THE DATE AS SHOWN, THAT THERE ARE NO UNRECORDED INTERESTS, VISIBLE OVERLAPINGS, APPARENT CONFLICTS, OR VISIBLE EMBEZZLEMENTS, EXCEPT AS SHOWN HEREIN, AND THAT THE SURVEYING WAS PERFORMED IN ACCORDANCE WITH THE PRACTICE AS REQUIRED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING. THIS SURVEY IS NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE.

Barry D. Chavoy, P.L.S.
 12/5/07

PLAT OF SURVEY

BEING 1.699 ACRE TRACT OF LAND, MORE OR LESS, (RECORDED AS 1.69 ACRES IN CAMERON COUNTY OFFICIAL RECORDS VOLUME 1287, PAGE 141) OUT OF A 6.11 ACRE TRACT OF LAND, (RECORDED IN VOLUME 1397, PAGES 45-47, DEED SITUATED AND PART OF LOT 2, BLOCK 213, EL JARDIN RESUBDIVISION, BROWNSVILLE, CAMERON COUNTY, TEXAS, AS RECORDED IN VOLUME 4, PAGE 48, MAP RECORDS OF CAMERON COUNTY, TEXAS.

FEE: DANNY VASQUEZ
 Civil Engineers / Land Surveyors
CADCOLL Chavez Automated Design Consultants
 1024 Westley St., Brownsville, Texas 78021, 361/546-3166, Fax 361/546-3175
 Scale: 1"=40' Date: 12/05/07 Job No. FB-19154



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.

LRGV - VENTURE CAPITAL LP	9002129	KLRW859@KW.COM	(956)423-8877
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
SANDRA A DELA GARZA	475642	SANDRA@SDELGARZA.COM	(956)423-8877
Designated Broker of Firm	License No.	Email	Phone
JOSE NOE VALDEZ	610608	JNVALDEZKW@GMAIL.COM	(956)423-8877
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
PAULINE ZUROVEC	249384	PAULINE@PRZCOMMERCIAL.COM	(956)423-8877
Sales Agent/Associate's Name	License No.	Email	Phone

 Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

TXR-2501

Keller Williams Realty RGV, 1713 E. Tyler Ave., Suite A Harlingen TX 78550
Pauline Zurovec

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 9567939993 Fax: 9564238878

IABS 6-2019

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