

For Sale

MIXED USE DEVELOPMENT SITE

5.47 Acres | \$310,786 / AC



SE Corner of Buddy Owens & Taylor Rd.

BUDDY OWENS (3 MILE RD) & TAYLOR RD.
MCALLEN, Texas 78504

Property Highlights

- Located in the City of McAllen
- Hard Corner site on 3 Mile line
- Proximity to Shary Road and Bentsen Rd
- Possible C-Store on Hard Corner
- Possible 17 lot single family neighborhood off of Taylor Rd

Property Description

Discover the vibrant commercial real estate landscape surrounding this prime location in Greater McAllen, Texas. Situated near 3 Mile & Taylor Rd, the area offers a strategic position with easy access to major transportation routes and a flourishing business community.

With an attractive blend of amenities and a strong economic outlook, this location holds great potential for land investors seeking a promising opportunity in the heart of Greater McAllen. Seller will consider financing the purchase with 15% down & 15% down 12 months after closing with a note of 7.5% interest only due in 3 years.

OFFERING SUMMARY

Sale Price	\$1,700,000
Lot Size	5.47 Acres
Zoning	C-3 General Business & R1

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	6,773	\$101,797
3 Miles	90,104	\$89,805
5 Miles	222,854	\$80,862

For more information

Mike Blum

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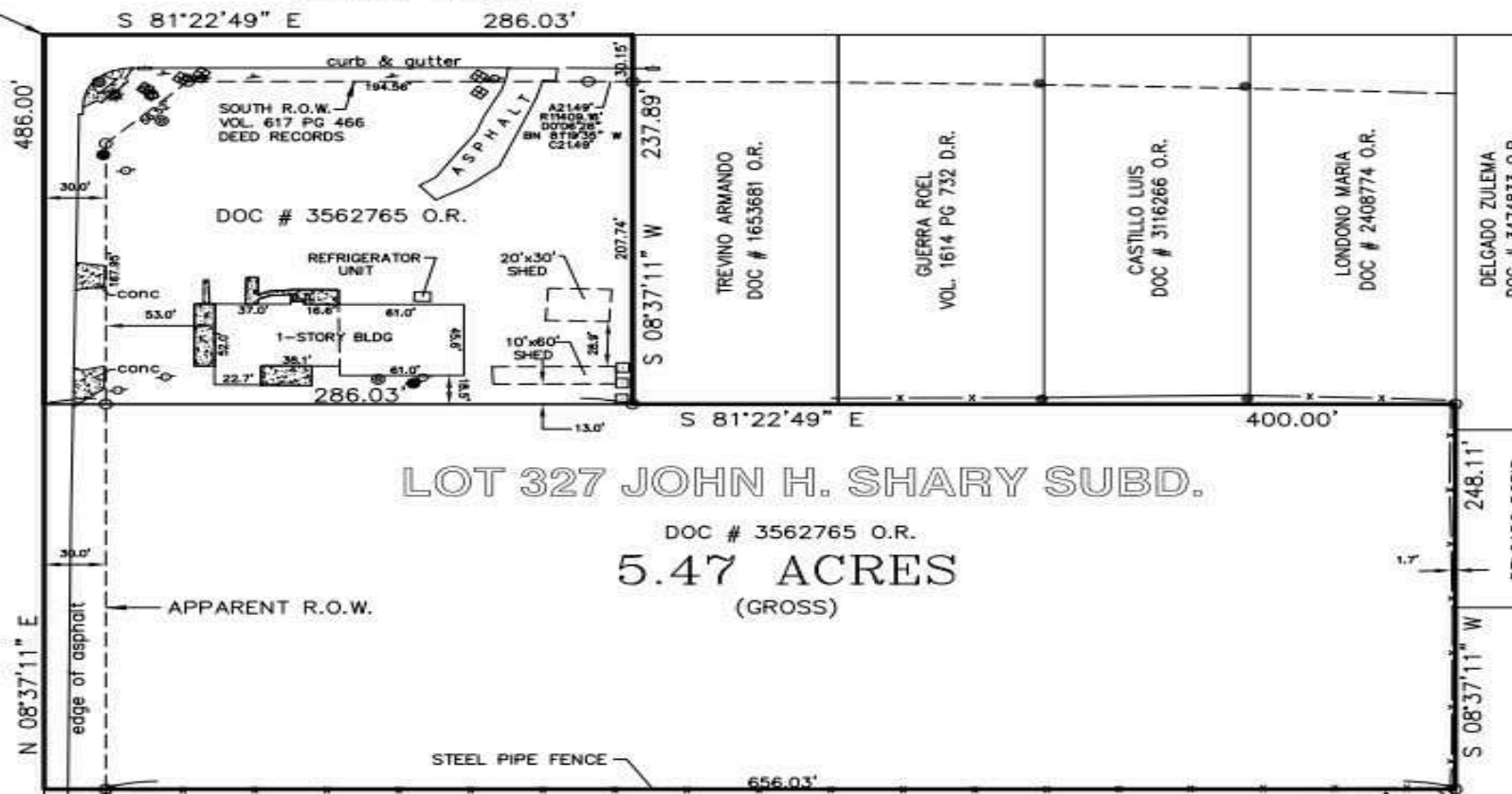
Charles Mueller

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Survey/Site 5.47 Acres

F.M. 1924

(PUBLIC R.O.W.)



LOT 327 JOHN H. SHARY SUBD.

DOC # 3562765 O.R.

5.47 ACRES
(GROSS)

APPARENT R.O.W.

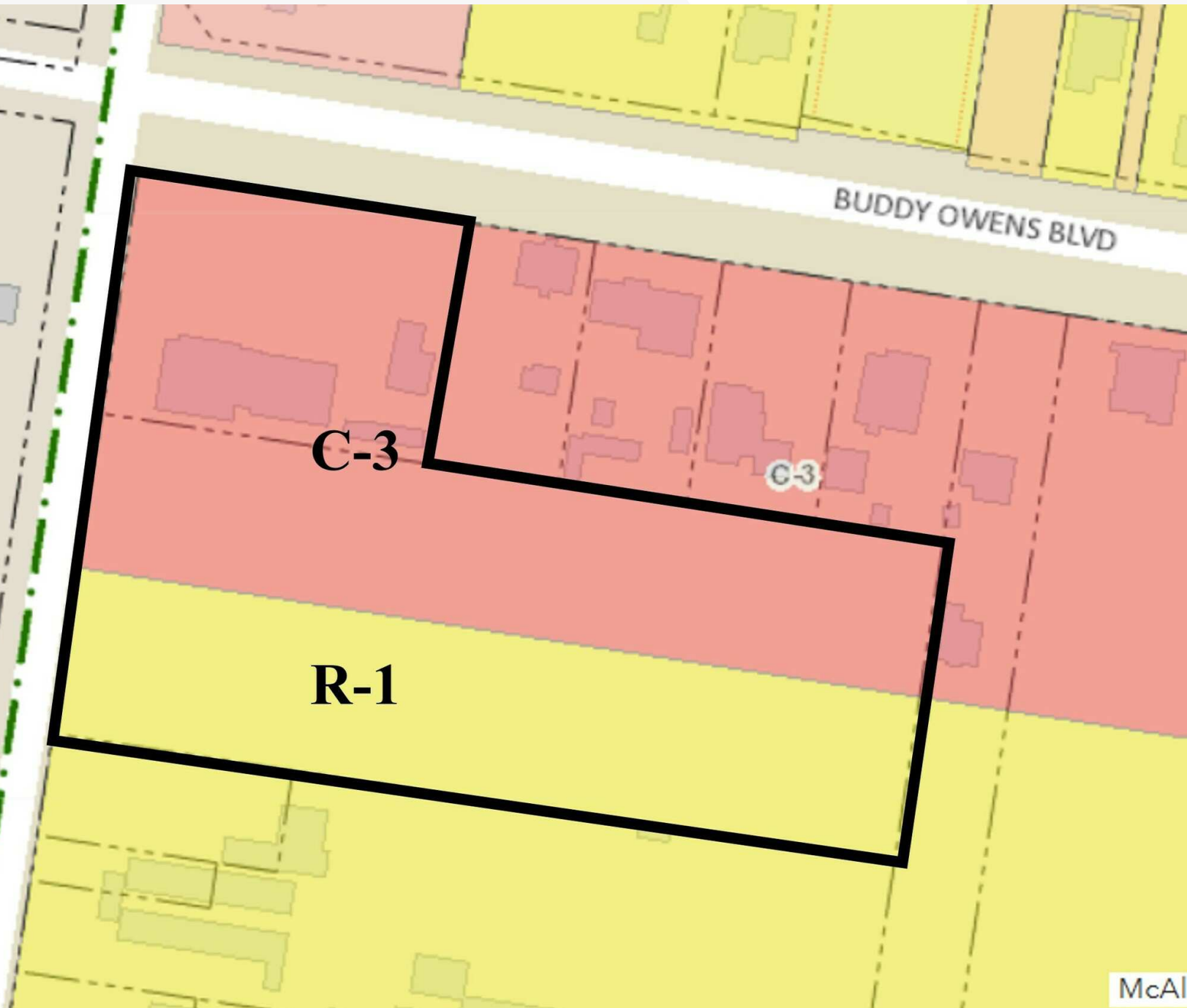
STEEL PIPE FENCE

Hard Corner ideal for a C-Store use and balance could be a single family residential development

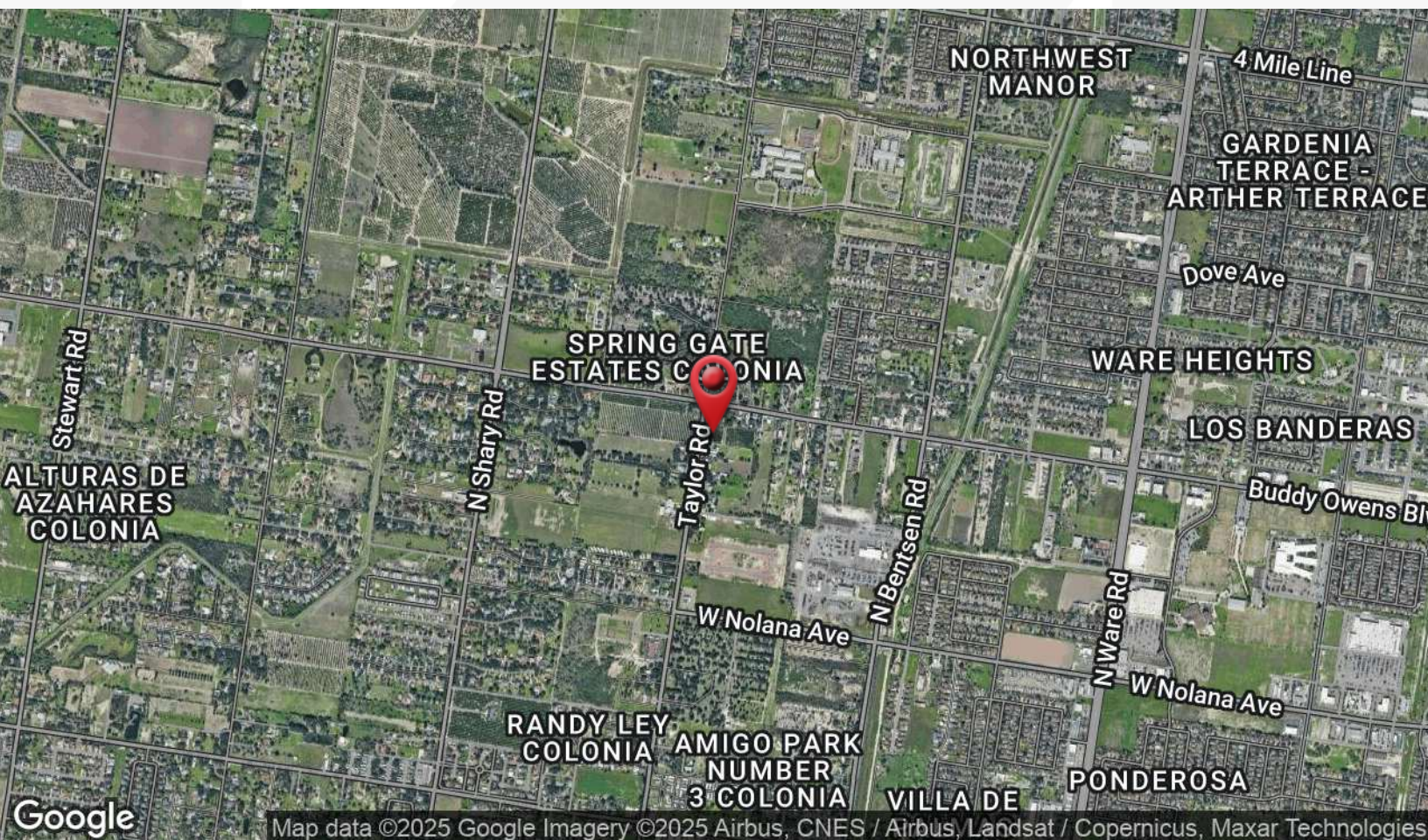
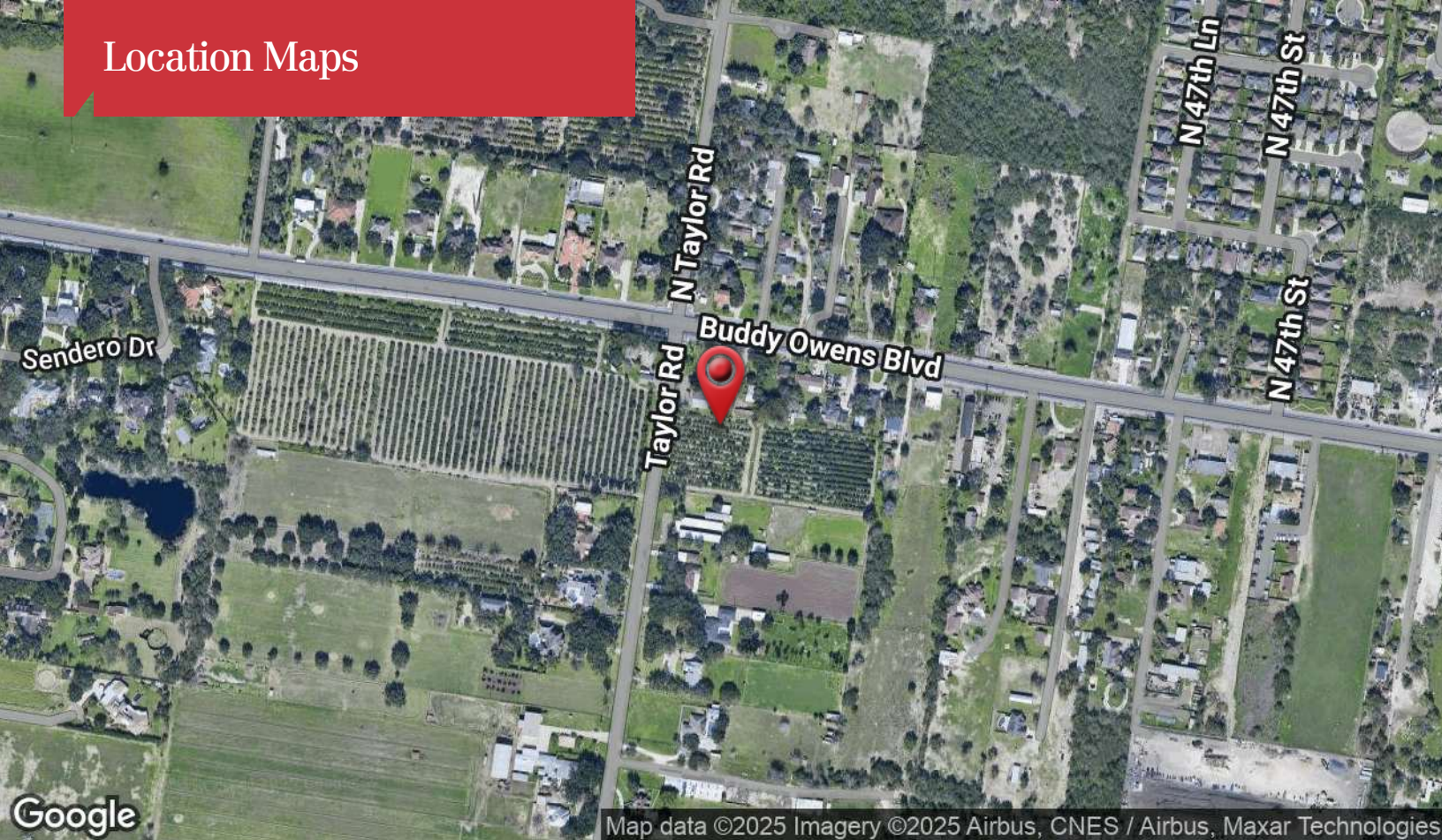
Conceptual Development Plan



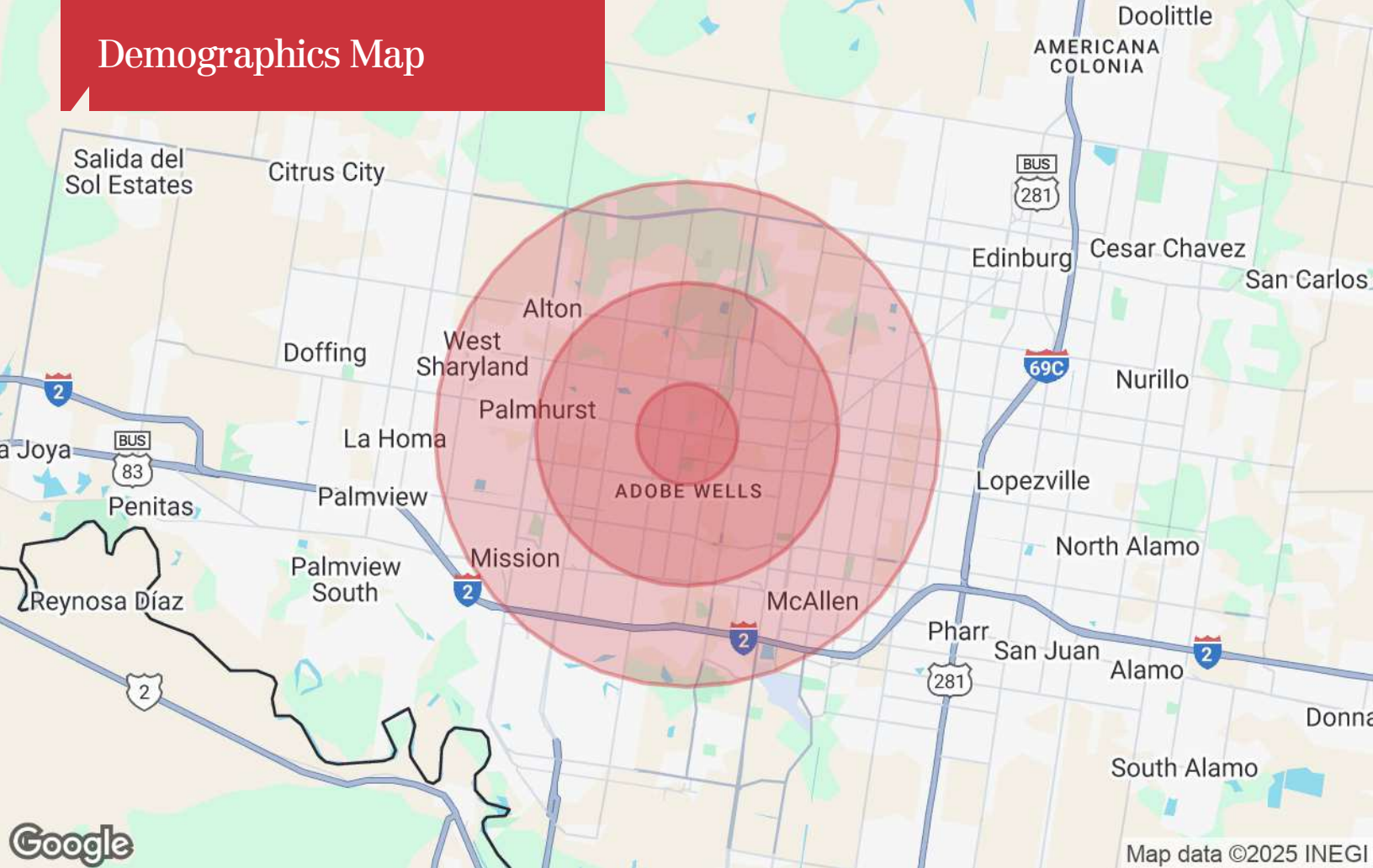
ZONING MAP



Location Maps



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,773	90,104	222,854
MEDIAN AGE	35	37	37
MEDIAN AGE (MALE)	34	36	36
MEDIAN AGE (FEMALE)	36	38	38

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,942	29,596	74,843
# OF PERSONS PER HH	3.5	3	3
AVERAGE HH INCOME	\$101,797	\$89,805	\$80,862
AVERAGE HOUSE VALUE	\$272,721	\$220,439	\$208,938

* Demographic data derived from 2020 ACS - US Census

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McAllen, Texas 78504

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For More Information:



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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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael J. Blum	426545	mikeb@nairgv.com	956-994-8900
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date