

EDINBURG, TEXAS

5 ACRE DEVELOPMENT SITE

\$699,000

8419 N. Expressway 281

Edinburg, Texas

LAND: 5 ACRE

(+/-174' x 1,252')

- Prime Exposure
- Rapidly Developing Area
- Excellent Development Site
For Trucking, Sales, Distribution,
Warehousing, Restaurant, Etc.



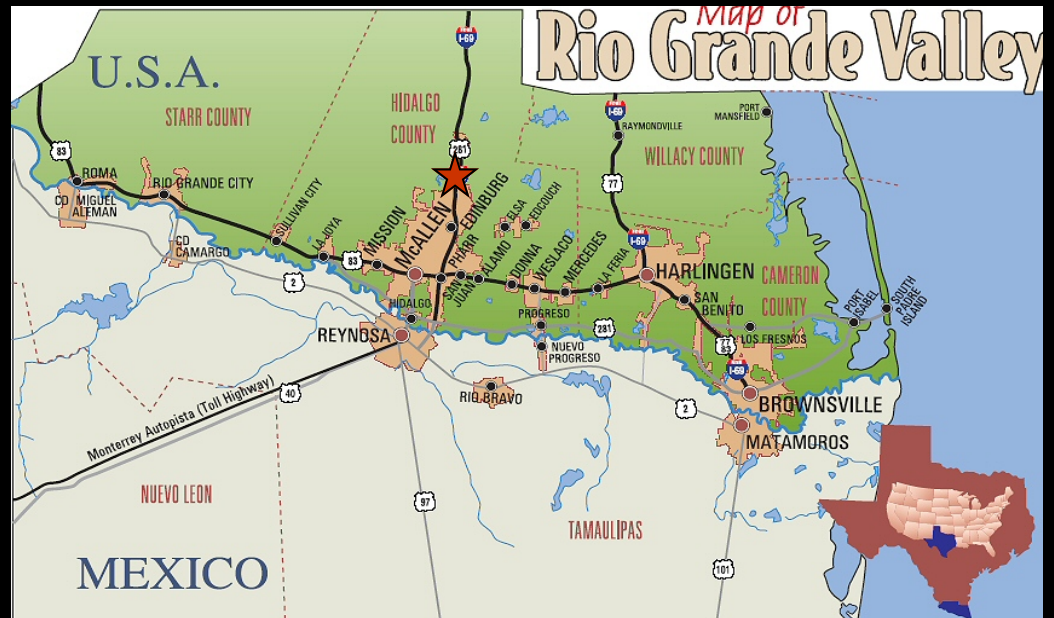
*Serving The
Rio Grande Valley
Investments—Warehouse—
Retail—Land—Businesses*

**CONTACT:
PAULINE ZUROVEC**

**MARCUS PHIPPS R.E.
COMMERCIAL DIVISION
1617 E. Tyler Ave., Ste H
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 judgment 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.)

 **MARCUS PHIPPS**
REAL ESTATE LLC

EDINBURG, TEXAS

5 ACRE DEVELOPMENT SITE ASKING: \$699,000

OFFERING SUMMARY - 8419 N. EXPRESSWAY 281—EDINBURG, TX 78542

- Subject Site:** PRIME DEVELOPMENT SITE SITUATED IN RAPIDLY DEVELOPING NORTH EDINBURG ALONG THE WEST SIDE OF N. EXPRESSWAY 281. SUBJECT SITE IS JUST NORTH OF FM 2812 (REDBIRD STREET), DIRECTLY ACROSS THE EXPRESSWAY FROM LOVE'S TRAVEL CENTER
- Use:** EXCELLENT LOCATION FOR A MULTITUDE OF USES, MULTI-FAMILY, SALES, DISTRIBUTION CENTER, WAREHOUSING, EQUIPMENT, TRUCKING, ETC.
- Size:** 5 ACRES (173.96' FTG X 1,252')
- Zoning:** COMMERCIAL—GENERAL
- Taxes:** \$12,249 (2026)
- Utilities:** CITY WATER & SEWER AVAILABLE TO SITE ALONG FRONTAGE OF EXPRESSWAY 281

PROPERTY HIGHLIGHTS

Easy access north, south, east or west. Situated just north of McAllen at cross roads of FM 2812. City of Edinburg continues to experience a positive trend in economic growth as demonstrated by recent data from state and local agencies. Edinburg continues to see a significant increase in residential and commercial building properties, which has likely helped to contribute to the lowest unemployment rate the city has experienced in over nine years.

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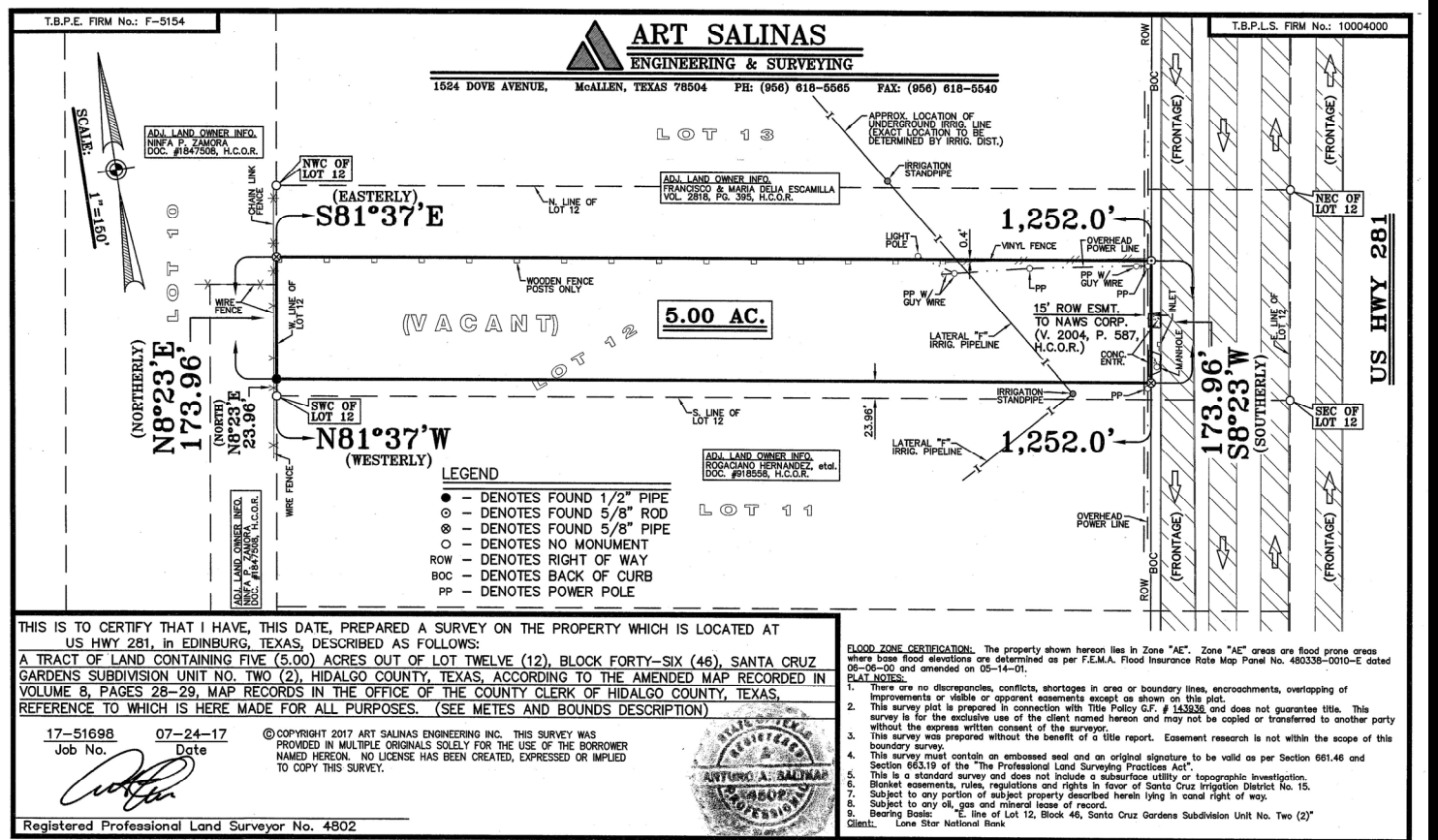
*Serving The Rio Grande Valley
Investments—Warehouse—
Retail—Land—Businesses*

- 15 Minutes To McAllen
- 40 Minutes To Harlingen
- 60 Minutes To Brownsville
- 30 Minutes To International Border To Mexico

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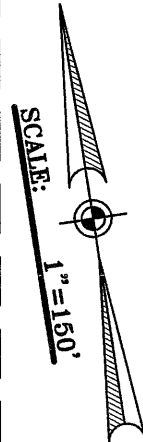
FOR SALE—5 ACRES— EDINBURG, TEXAS





ART SALINAS ENGINEERING & SURVEYING

1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-5565 FAX: (956) 618-5540



ADJ. LAND OWNER INFO.
NINFA P. ZAMORA
DOC. #1847508, H.C.O.R.

LOT 13

ADJ. LAND OWNER INFO.
FRANCISCO & MARIA DELIA ESCAMILLA
VOL. 2818, PG. 395, H.C.O.R.

APPROX. LOCATION OF
UNDERGROUND IRRIG. LINE
EXACT LOCATION TO BE
DETERMINED BY IRRIG. DIST.)

(NORTHERLY) **N8°23'E**
173.96'
(NORTH) **N8°23'E**
23.96'
(WESTERLY) **N81°37'W**

(EASTERLY) **S81°37'E**

5.00 AC.

1,252.0'

1,252.0'

173.96'
S8°23'W

NEC OF LOT 12

SEC OF LOT 12

US HWY 281

ADJ. LAND OWNER INFO.
NINFA P. ZAMORA
DOC. #1847508, H.C.O.R.

ADJ. LAND OWNER INFO.
ROGACIANO HERNANDEZ, et al.
DOC. #918558, H.C.O.R.

LEGEND

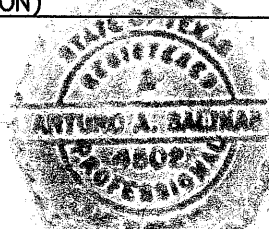
- - DENOTES FOUND 1/2" PIPE
- - DENOTES FOUND 5/8" ROD
- ⊗ - DENOTES FOUND 5/8" PIPE
- - DENOTES NO MONUMENT
- ROW - DENOTES RIGHT OF WAY
- BOC - DENOTES BACK OF CURB
- PP - DENOTES POWER POLE

LOT 11

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE PROPERTY WHICH IS LOCATED AT US HWY 281, in EDINBURG, TEXAS, DESCRIBED AS FOLLOWS:
 A TRACT OF LAND CONTAINING FIVE (5.00) ACRES OUT OF LOT TWELVE (12), BLOCK FORTY-SIX (46), SANTA CRUZ GARDENS SUBDIVISION UNIT NO. TWO (2), HIDALGO COUNTY, TEXAS, ACCORDING TO THE AMENDED MAP RECORDED IN VOLUME 8, PAGES 28-29, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES. (SEE METES AND BOUNDS DESCRIPTION)

17-51698 Job No. 07-24-17 Date

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Registered Professional Land Surveyor No. 4802

FLOOD ZONE CERTIFICATION: The property shown hereon lies in Zone "AE". Zone "AE" areas are flood prone areas where base flood elevations are determined as per F.E.M.A. Flood Insurance Rate Map Panel No. 480338-0010-E dated 06-06-00 and amended on 05-14-01.

PLAT NOTES:

1. There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements except as shown on this plat.
 2. This survey plat is prepared in connection with Title Policy G.F. # 143936 and does not guarantee title. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
 3. This survey was prepared without the benefit of a title report. Easement research is not within the scope of this boundary survey.
 4. This survey must contain an embossed seal and an original signature to be valid as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act".
 5. This is a standard survey and does not include a subsurface utility or topographic investigation.
 6. Blanket easements, rules, regulations and rights in favor of Santa Cruz Irrigation District No. 15.
 7. Subject to any portion of subject property described herein lying in canal right of way.
 8. Subject to any oil, gas and mineral lease of record.
 9. Bearing Basis: "E. line of Lot 12, Block 46, Santa Cruz Gardens Subdivision Unit No. Two (2)"
- Client: Lone Star National Bank



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.

MARCUS PHIPPS REAL ESTATE LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	568880 License No.	marcus@harlingenhomes.com Email	(956)423-5300 Phone
MARCUS PHIPPS Designated Broker of Firm	450735 License No.	marcus@harlingenhomes.com Email	(956)793-2355 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Pauline Zurovec Sales Agent/Associate's Name	249384 License No.	pauline@przcommercial.com Email	(956)793-9993 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1
TXR 2501