

NE Corner of TX-107 & La Blanca Rd



LA BLANCA RD

El Tigre
FOOD STORES

TX-107

NEC of La Blanca Rd & TX-107 | La Blanca TX 78558



**SOUTHERN
COMMERCIAL**
REAL ESTATE GROUP

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2 Property Overview



PROPERTY OVERVIEW

Situated at the northeast corner of TX-107 and La Blanca Rd, this commercial parcel offers excellent frontage and accessibility, making it a standout location for development. The area is poised for growth, highlighted by the Tex Best Travel Center coming soon to the southwest corner, which will draw increased traffic and economic activity to the intersection. Just a 15-minute drive from Edinburg, the site provides a strategic location for businesses or developments looking to serve both local and regional markets.

PROPERTY HIGHLIGHTS

- High Visibility Hard Corner
- Growing Area
- Development Potential
- Excellent Frontage
- Easy Access

3 Offering Summary

Total AC

±0.93 AC

Lot Sizes

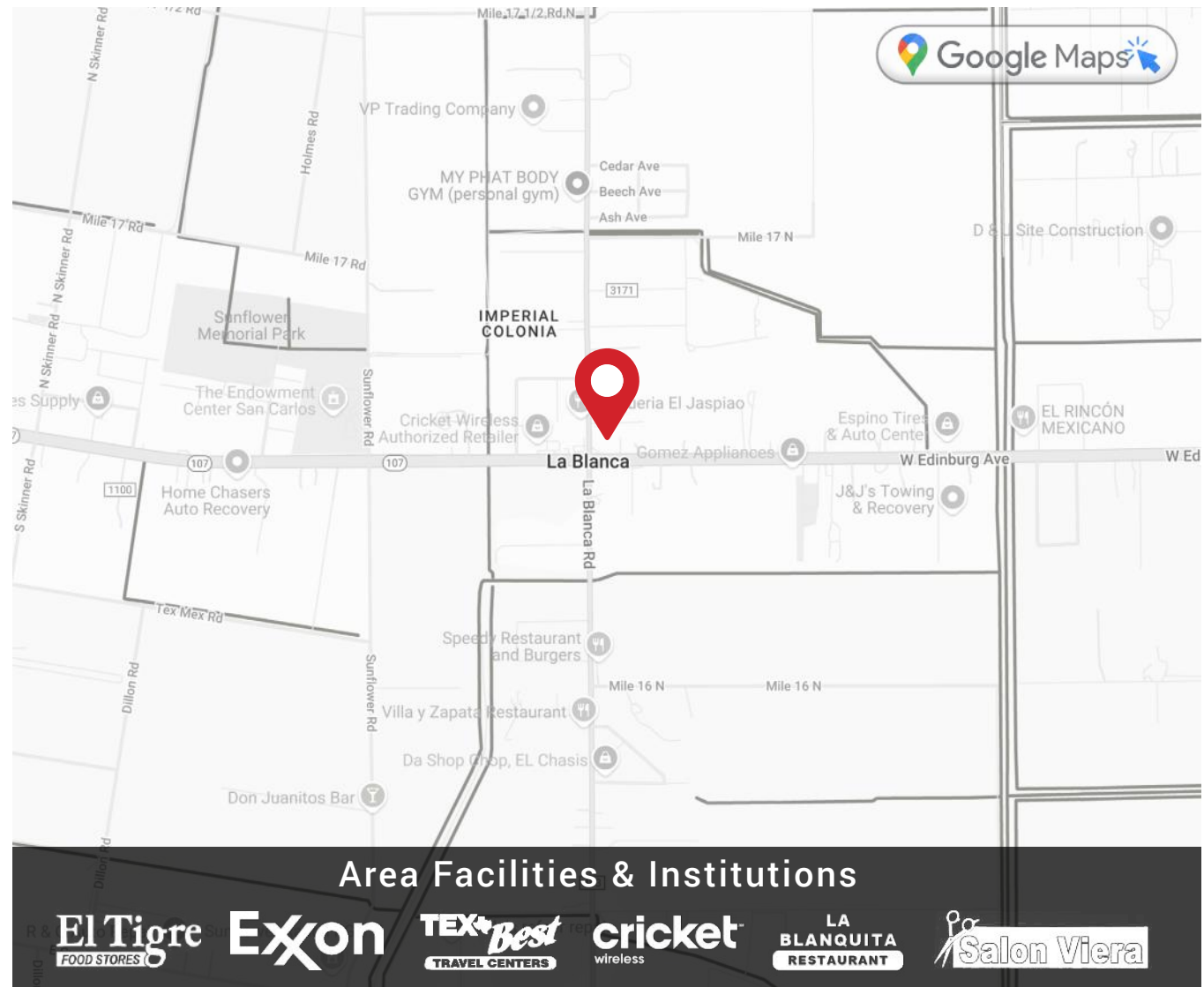
TBD

Asking

Call for Details

Market

La Blanca



Demographics

	MILE 1	MILE 3	MILE 5
MEDIAN INCOME	\$45,681	\$41,793	\$47,966
POPULATION	1,478	22,585	65,136

4 Photos



NORTHEAST VIEW

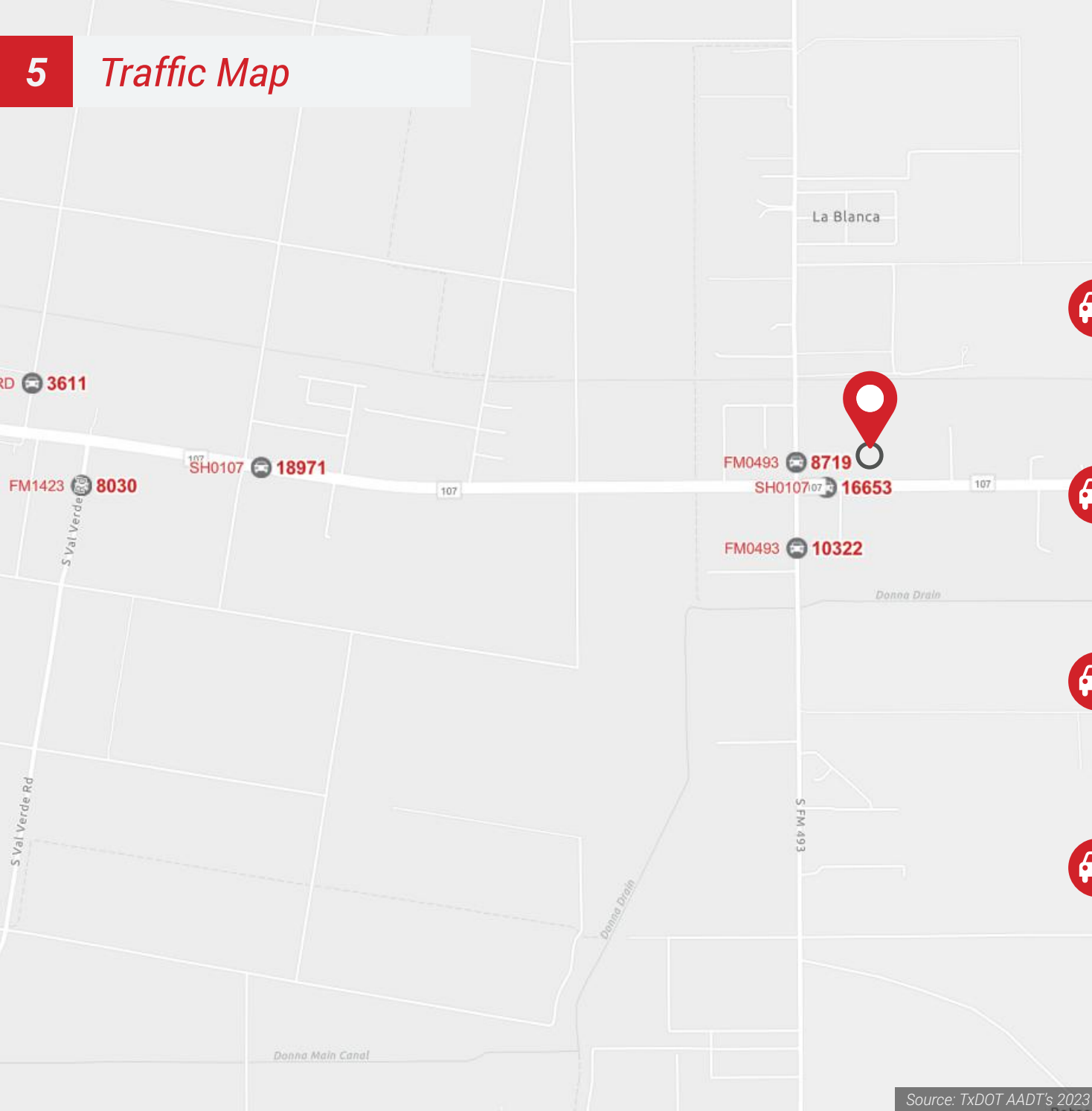


NORTH VIEW



WEST VIEW

5 Traffic Map



Traffic Counts

La Blanca Rd & TX-107 La Blanca, TX

N FM 493/La Blanca Rd

8,719 VPD

E State Hwy 107

16,653 VPD

S FM 493/La Blanca Rd

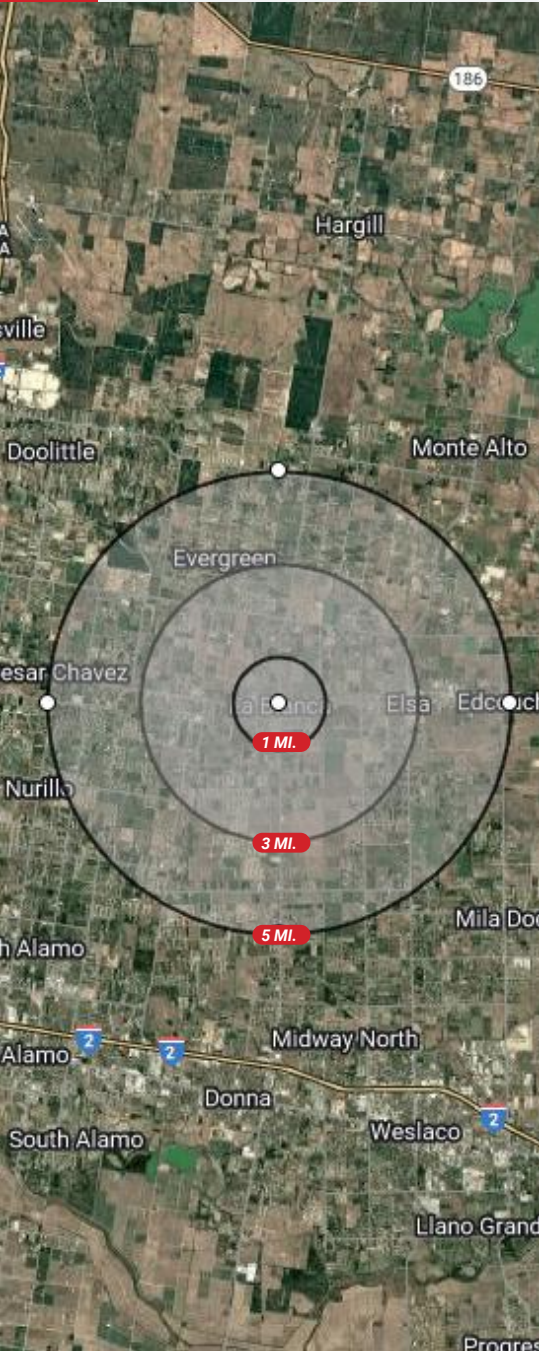
10,322 VPD

S Val Verde Rd

8,030 VPD

Source: TxDOT AADT's 2023

6 Demographics



1 Mile

KEY FACTS

- 1,478 (2023 Total Population (Esri))
- 29.1 (Median Age)
- 3.6 (Average Household Size)
- \$45,681 (Median Household Income)

BUSINESS

- 27 (Total Businesses)
- 117 (Total Employees)

INCOME

- \$45,681 (Median Household Income)
- \$17,528 (Per Capita Income)
- \$117,078 (Median Net Worth)

EDUCATION

- 33% (No High School Diploma)
- 35% (High School Graduate)
- 17% (Some College)
- 15% (Bachelor's/Grad/Prof Degree)

EMPLOYMENT

- 53% (White Collar)
- 31% (Blue Collar)
- 15% (Services)
- 4.0% (Unemployment Rate)

3 Miles

KEY FACTS

- 22,585 (2023 Total Population (Esri))
- 28.3 (Median Age)
- 3.9 (Average Household Size)
- \$41,973 (Median Household Income)

BUSINESS

- 270 (Total Businesses)
- 2,484 (Total Employees)

INCOME

- \$41,973 (Median Household Income)
- \$16,061 (Per Capita Income)
- \$95,902 (Median Net Worth)

EDUCATION

- 31% (No High School Diploma)
- 35% (High School Graduate)
- 19% (Some College)
- 14% (Bachelor's/Grad/Prof Degree)

EMPLOYMENT

- 56% (White Collar)
- 29% (Blue Collar)
- 15% (Services)
- 4.4% (Unemployment Rate)

5 Miles

KEY FACTS

- 65,136 (2023 Total Population (Esri))
- 28.3 (Median Age)
- 3.9 (Average Household Size)
- \$47,966 (Median Household Income)

BUSINESS

- 543 (Total Businesses)
- 5,286 (Total Employees)

INCOME

- \$47,966 (Median Household Income)
- \$17,238 (Per Capita Income)
- \$117,280 (Median Net Worth)

EDUCATION

- 34% (No High School Diploma)
- 34% (High School Graduate)
- 19% (Some College)
- 13% (Bachelor's/Grad/Prof Degree)

EMPLOYMENT

- 52% (White Collar)
- 31% (Blue Collar)
- 17% (Services)
- 4.3% (Unemployment Rate)



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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



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We obtained the information above from sources we believe to be reliable. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All information should be verified by user prior to purchase or lease.

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