

5705 SANDPIPER AVE

MCALLEN, TX 78504

SALE PRICE:

\$605,000



DAVID HEITZMAN

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

EXECUTIVE SUMMARY



Sale Price	\$605,000
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OFFERING SUMMARY

Building Size:	4,349 SF
Available SF:	(Fully Occupied)
Lot Size:	10,625 SF
Number of Units:	4
Price / SF:	\$139.11
Year Built:	2022
Zoning:	RM

PROPERTY OVERVIEW

Introducing a prime investment opportunity in McAllen, TX - a 4,349 SF building with 4 modern units, all built in 2022. This well-maintained property boasts 100% occupancy, ensuring immediate income for investors. Offering tenant comfort and appeal, each spacious unit features 3 bedrooms and 2 bathrooms, wood-like tile throughout, granite counter tops, stainless steel appliances, washer/ dryer and a private patio. Zoned RM, this property presents a strong investment opportunity in a growing market. With low maintenance costs and a prime location, this multifamily rental portfolio asset offers the potential for substantial returns.

PROPERTY HIGHLIGHTS

- 4,349 SF building with 4 spacious units
- Built in 2022 for modern appeal
- Located in desirable McAllen area
- 100% occupancy for immediate income
- Well-maintained property for low maintenance costs
- High rental demand in the area
- Strong investment opportunity in growing market

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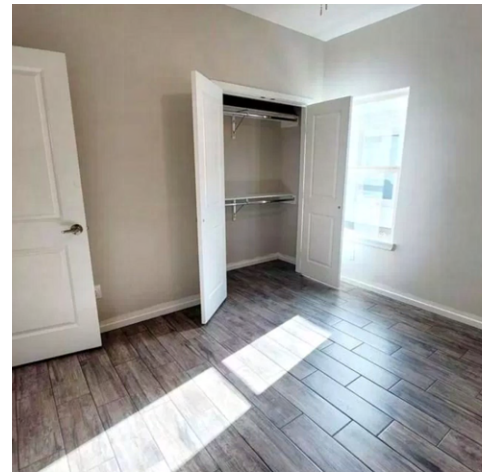
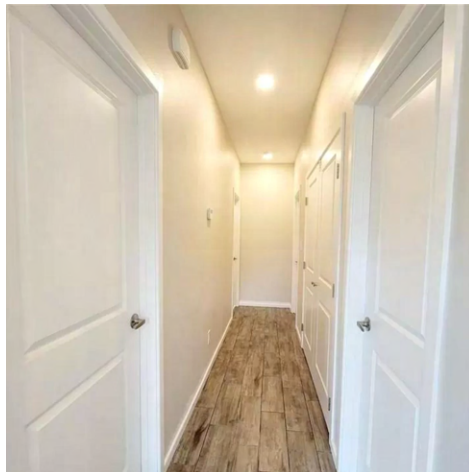
INTERIOR PHOTOS



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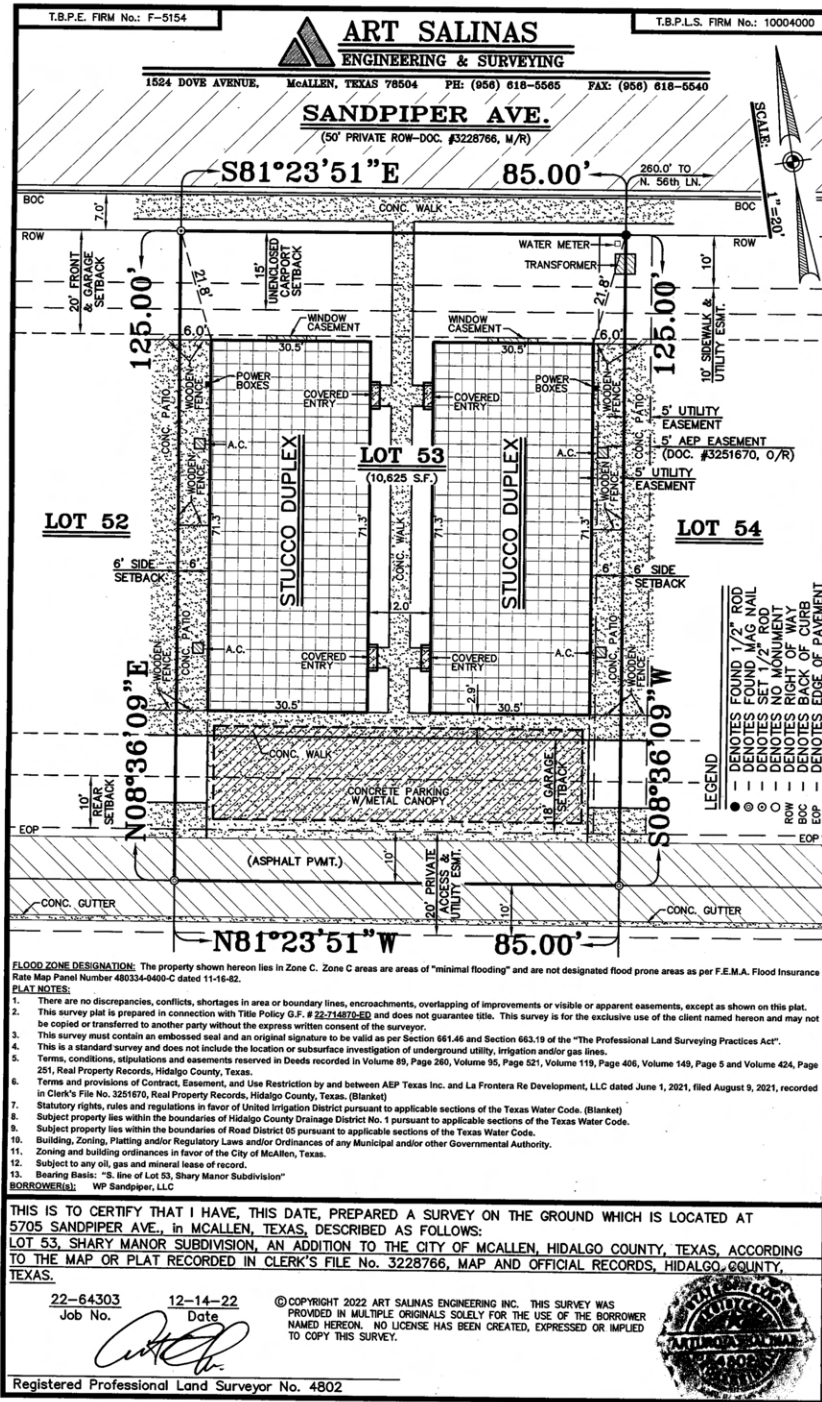
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SURVEY



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RETAILER MAP

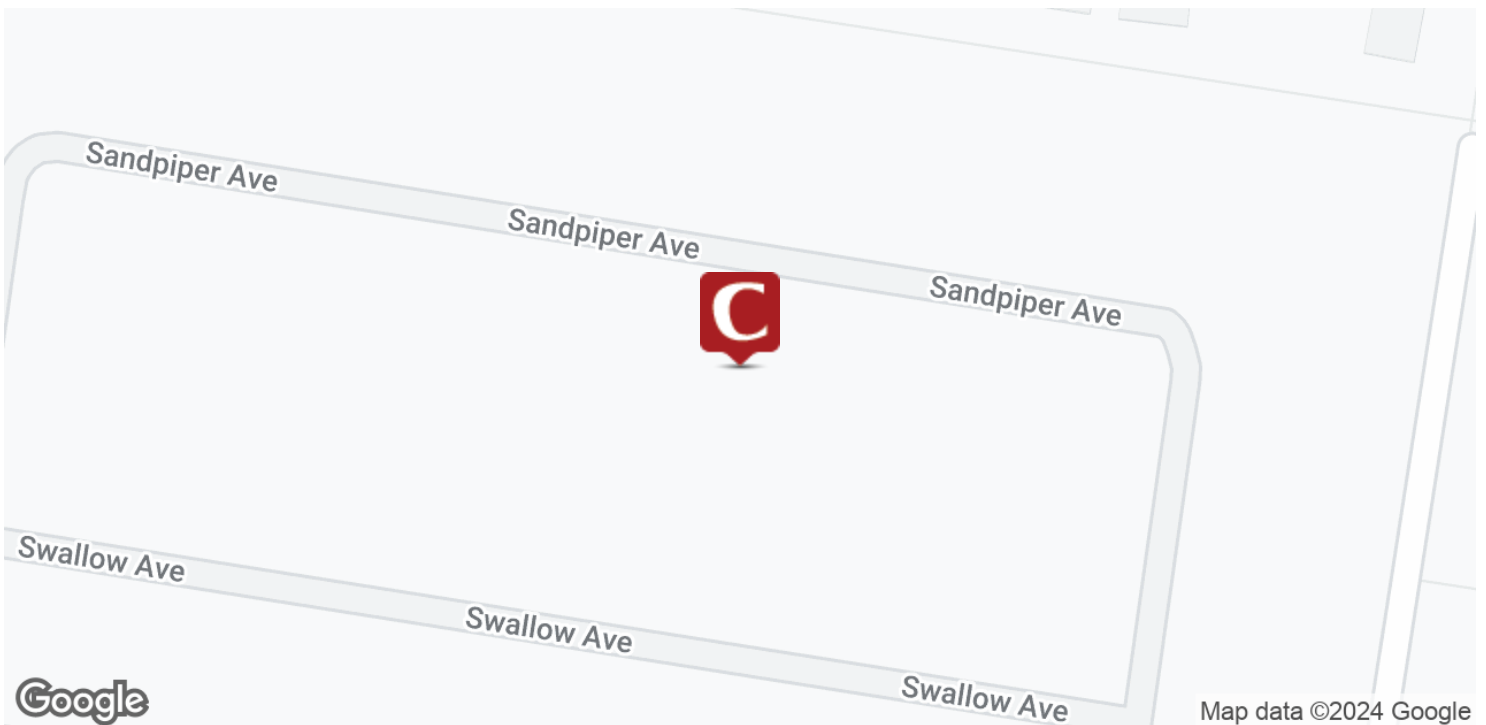
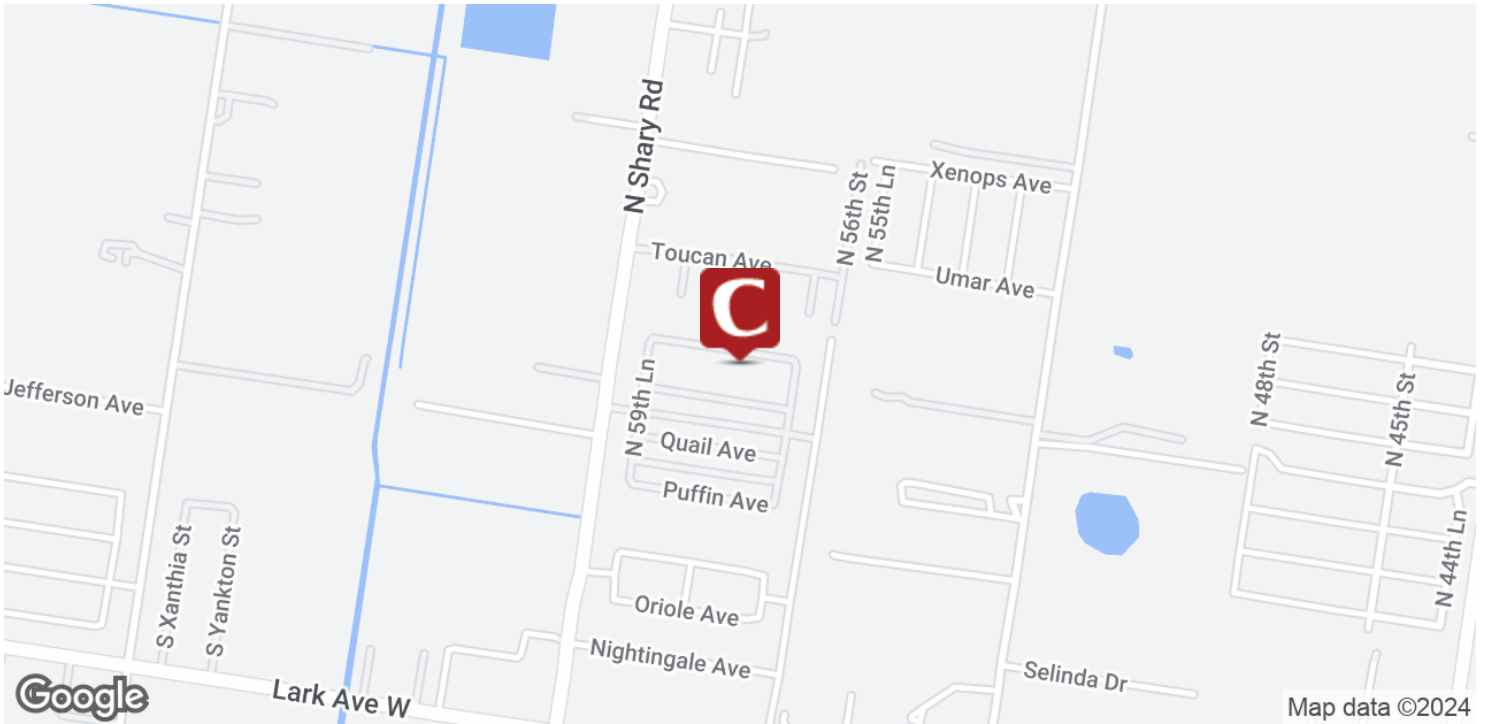


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LOCATION MAP



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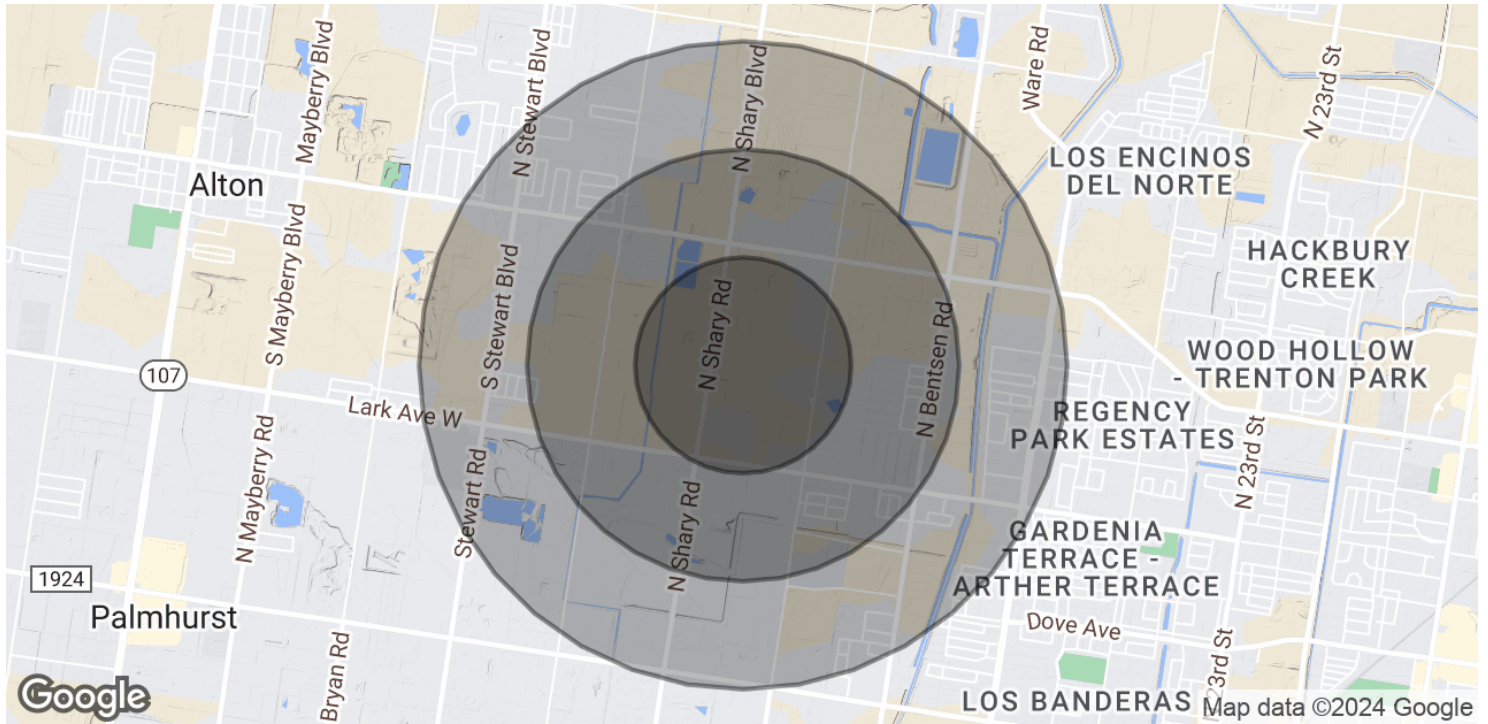
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,352	6,177	14,982
Average Age	21.9	22.4	24.6
Average Age (Male)	16.5	19.1	22.0
Average Age (Female)	24.4	24.5	27.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	358	1,495	3,873
# of Persons per HH	3.8	4.1	3.9
Average HH Income	\$42,191	\$58,731	\$66,483
Average House Value	\$83,822	\$131,232	\$133,693

* Demographic data derived from 2020 ACS - US Census

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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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.

Cravey Real Estate Services, Inc. Licensed Broker/Broker Firm Name or Primary Assumed Business Name	0409080 License No.	matt@craveyrealstate.com Email	361.289.5168 Phone
Matthew Cravey Designated Broker of Firm	0203443 License No.	matt@craveyrealstate.com Email	361.289.5168 Phone
Matthew Cravey Licensed Supervisor of Sales Agent/ Associate	0203443 License No.	matt@craveyrealstate.com Email	361.221.1915 Phone
David Heitzman Sales Agent/Associate's Name	806588 License No.	dheitzman@craveyrealstate.com Email	361.541.4417 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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Matthew Cravey

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