

For Sale

Buddy Owens & N. Taylor Rd.

22.29 ac | \$160,161/ac



SW CORNER BUDDY OWENS & TAYOR RD

PALMHURST, Texas 78573

Property Highlights

- Located in the City of Palmhurst
- Proximity to Shary Road and Bentsen Rd
- Possible 13 lot single family neighborhood.

Property Description

This prime location at the southwest corner of Buddy Owens Blvd (3 Mile Rd) and Taylor Rd in Palmhurst, Texas, offers a compelling opportunity for home builders and developers. With its adjacency to the established Sendero Subdivision, the area benefits from a high-income residential market and strategic proximity to major transportation routes, making it an ideal site for residential expansion.

The area's growth is fueled by a robust economic outlook and a blend of local amenities, drawing interest from families and professionals seeking quality living spaces. This makes it an excellent location for new residential projects that aim to meet the rising demand for homes in a flourishing community. Conceptual layouts are in place and will proceed with city approvals, ensuring future development aligns with community standards and city planning initiatives.

For home builders and developers, this site offers significant potential to cater to a well-positioned, economically stable market.

OFFERING SUMMARY

Sale Price	\$3,570,000
Lot Size	22.29 Acres
Taxes	\$4,017.11
Zoning	Residential

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	5,690	\$100,432
3 Miles	84,983	\$89,780
5 Miles	222,854	\$80,862

For more information

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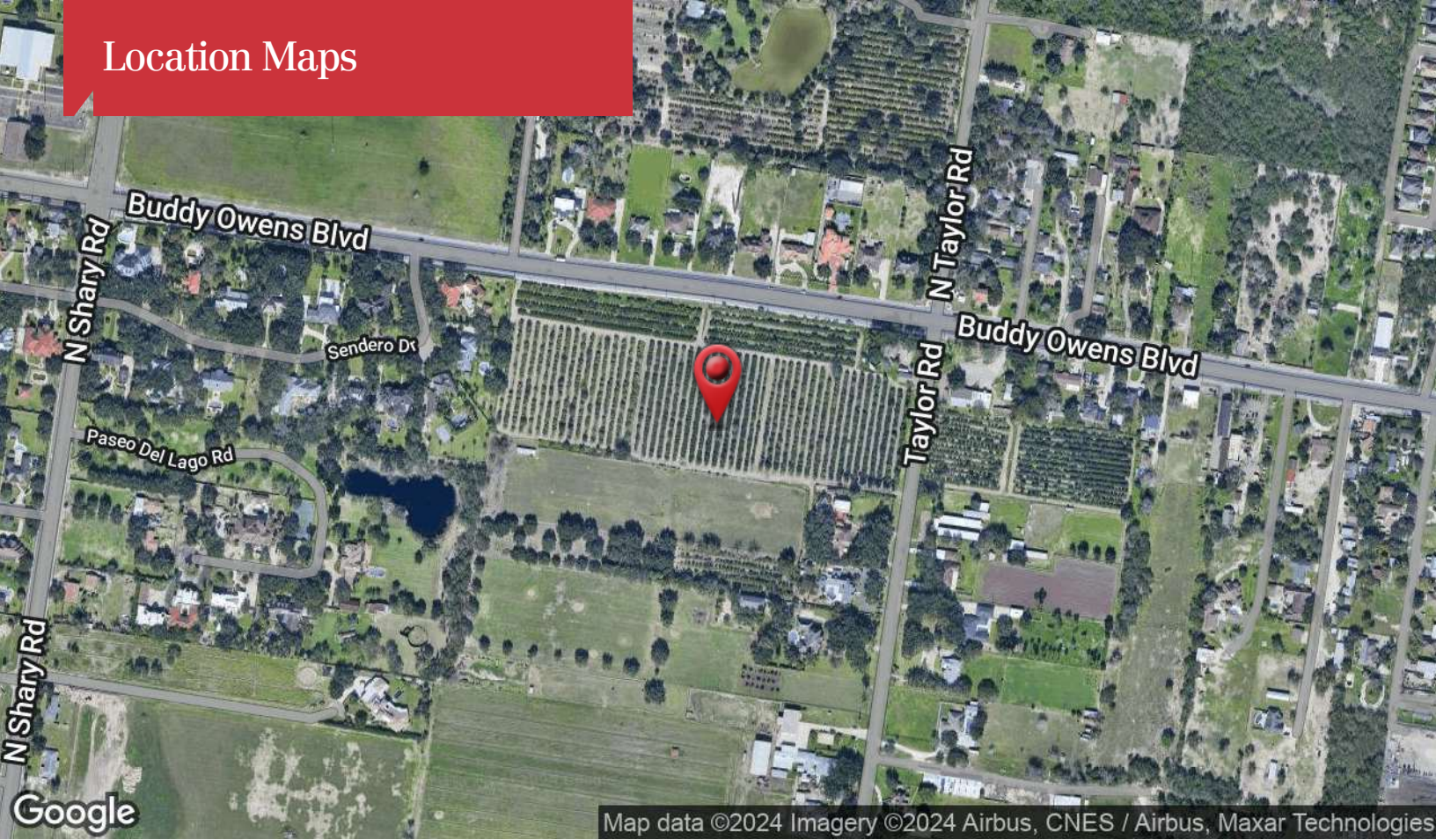
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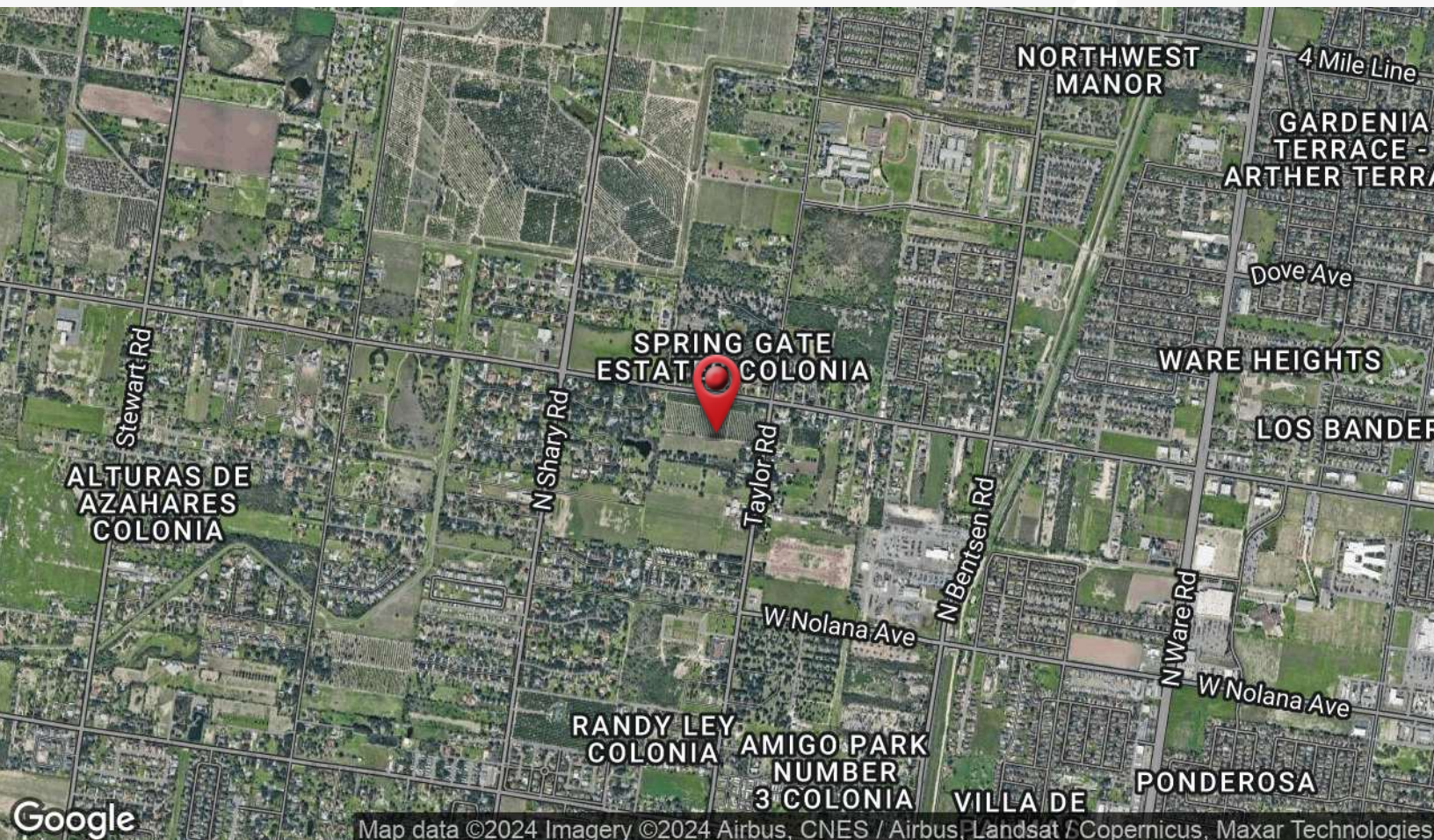
Conceptual Development Plan



Location Maps

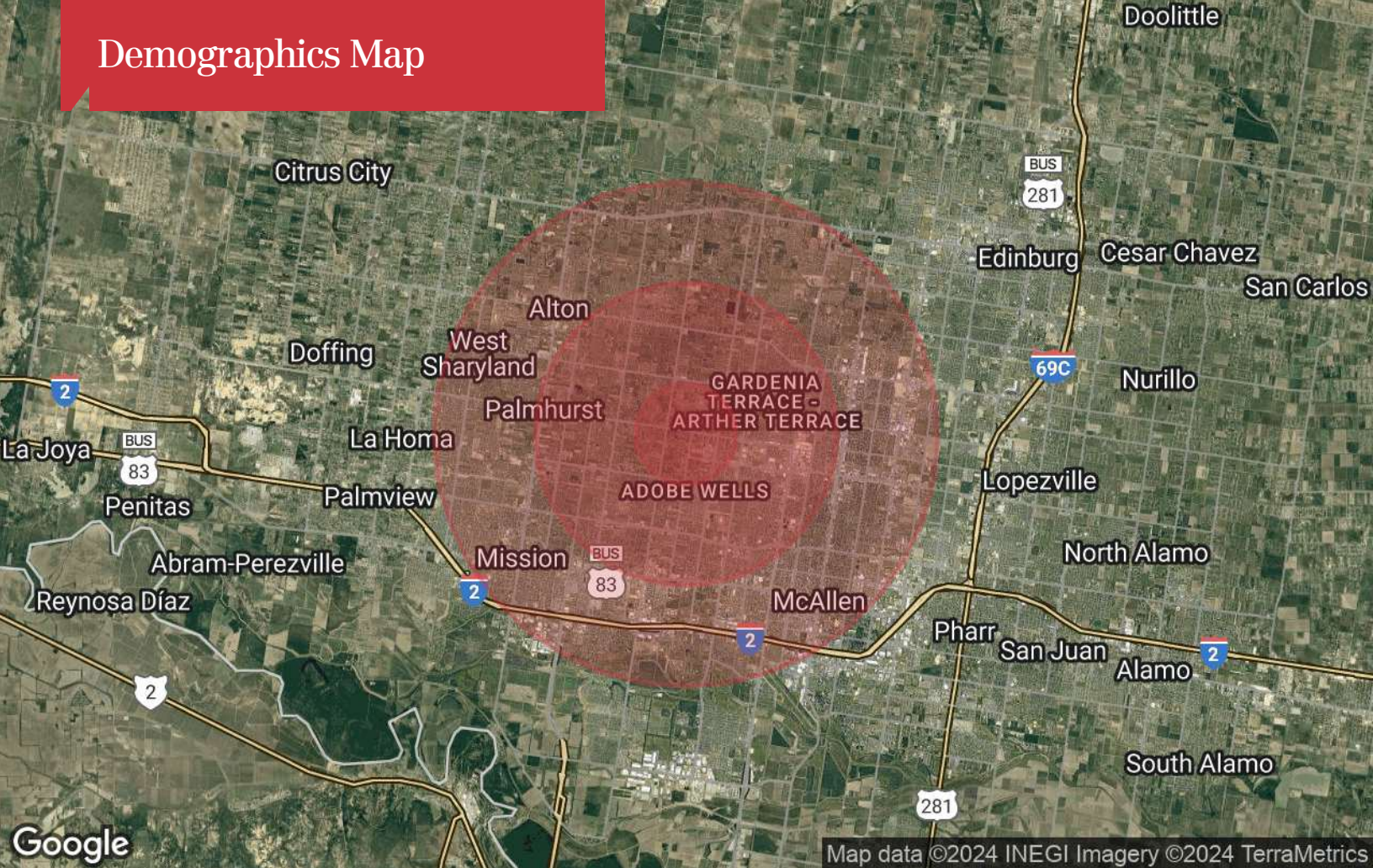


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Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	5,690	84,983	222,854
MEDIAN AGE	35	37	37
MEDIAN AGE (MALE)	34	35	36
MEDIAN AGE (FEMALE)	36	38	38

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,630	27,700	74,843
# OF PERSONS PER HH	3.5	3.1	3
AVERAGE HH INCOME	\$100,432	\$89,780	\$80,862
AVERAGE HOUSE VALUE	\$303,735	\$218,645	\$208,938

* Demographic data derived from 2020 ACS - US Census



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.

BMV2018 dba NAI RIO GRANDE VALLEY

_____	_____	_____	_____
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

NAI Rio Grande Valley

_____	_____	_____	_____
Designated Broker of Firm MICHAEL J. BLUM	License No. 9008410	Email mikeb@nairgv.com	Phone (956)451-5596

_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

_____	_____	_____	_____
Sales Agent/Associate's Name <i>Michael Blum</i>	License No.	Email	Phone

_____ Buyer/Tenant/Seller/Landlord Initials _____ Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR-2501

IABS 1-0 Date

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PALMHURST, Texas 78573

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For More Information:



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