

1210 PALOMA LANE
HARLINGEN, TX 78552

MULTIFAMILY DEVELOPMENT OPPORTUNITY

± 3.83 ACRES



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

LAURA LIZA PAZ, SIOR
Senior Partner | Managing Broker
956.227.8000 | laurap@nairgv.com



NAI STX | 800 W DALLAS AVE, MCALLEN, TX 78501 | 956.994.8900 | NAIRGV.COM

PROPERTY SUMMARY

1210 PALOMA LANE | HARLINGEN, TX 78552



PROPERTY DESCRIPTION

Unlock the potential of this exceptional investment opportunity featuring two subdivided lots zoned Multifamily M-2. Ideal for the development of duplexes, triplexes, fourplexes, or larger apartment complexes, this site offers the flexibility to build according to your investment strategy. With favorable zoning, strong market demand, and ample frontage, this property is well-positioned for residential developers and value-driven investors seeking long-term upside.

PROPERTY HIGHLIGHTS

- Prime apartment development potential
- Spacious land area
- Established neighborhood
- Endless investment opportunities

OFFERING SUMMARY

Sale Price:	\$586,000
Taxes:	\$1,842
Lot Size:	3.83 Acres
Zoning:	M2-Multifamily

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	136	415	1,592
Total Population	423	1,186	4,130
Average HH Income	\$86,655	\$82,166	\$82,141

FOR SALE | LAND

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI STX makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.



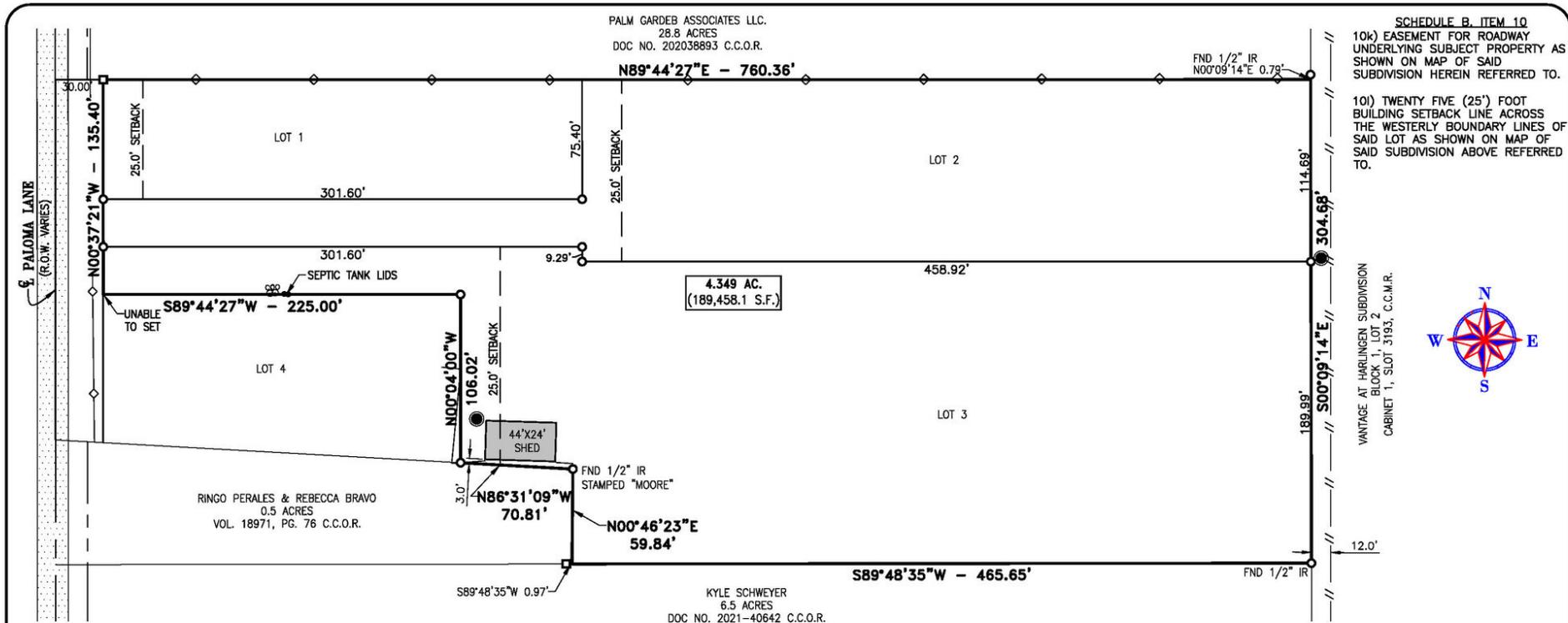
FOR SALE | LAND

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SCHEDULE B, ITEM 10
 10K EASEMENT FOR ROADWAY UNDERLYING SUBJECT PROPERTY AS SHOWN ON MAP OF SAID SUBDIVISION HEREIN REFERRED TO.

10) TWENTY FIVE (25') FOOT BUILDING SETBACK LINE ACROSS THE WESTERLY BOUNDARY LINES OF SAID LOT AS SHOWN ON MAP OF SAID SUBDIVISION ABOVE REFERRED TO.

VANTAGE AT HARLINGEN SUBDIVISION
 BLOCK 1, LOT 2
 CABINET 1, SLOT 3193, C.C.M.R.



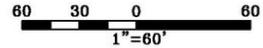
- NOTES:**
- BEARINGS ARE BASED ON THE RECORDED PLAT OF RUTH ESTATES.
 - THIS PROPERTY APPEARS TO LIE WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 48061C0265F, COMMUNITY NO. 485477, PANEL NO. 0265 F, EFFECTIVE DATE FEBRUARY 16, 2018. FLOOD ZONE IS DETERMINED BY GRAPHIC SCALING ONLY. SOUTHPOINT TEXAS SURVEYING, LLC DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
 - THIS SURVEY WAS PREPARED WITH FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE GF NO. 202094891, EFFECTIVE DATE JULY 12, 2022.
 - ORIGINAL SURVEYS ARE SIGNED AND SEALED IN BLUE INK. ALL OTHER COPIES ARE NULL AND VOID.

I, R. MICHAEL WOOD, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT, SHOWS ALL IMPROVEMENTS LOCATED ON THE PROPERTY, WAS PREPARED USING INFORMATION OBTAINED BY AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND THAT THERE ARE NO ENCROACHMENTS, BOUNDARY CONFLICTS, PROTRUSIONS, OR VISIBLE OR APPARENT EASEMENTS, EXCEPT SHOWN HEREON.

R. Michael Wood
 R. MICHAEL WOOD, RPLS



9/08/2022



- LEGEND**
- 1/2" IRON ROD FOUND W/ SURVEYOR'S CAP STAMPED "WILLMS" OR AS NOTED
 - CONCRETE MONUMENT FOUND W/ ALUM. CAP STAMPED "WILLMS"
 - ⊗ CLEAN OUT
 - ⊙ IRRIGATION STAND PIPE
 - CEDAR FENCE LINE
 - ◇ CHAINLINK FENCE LINE



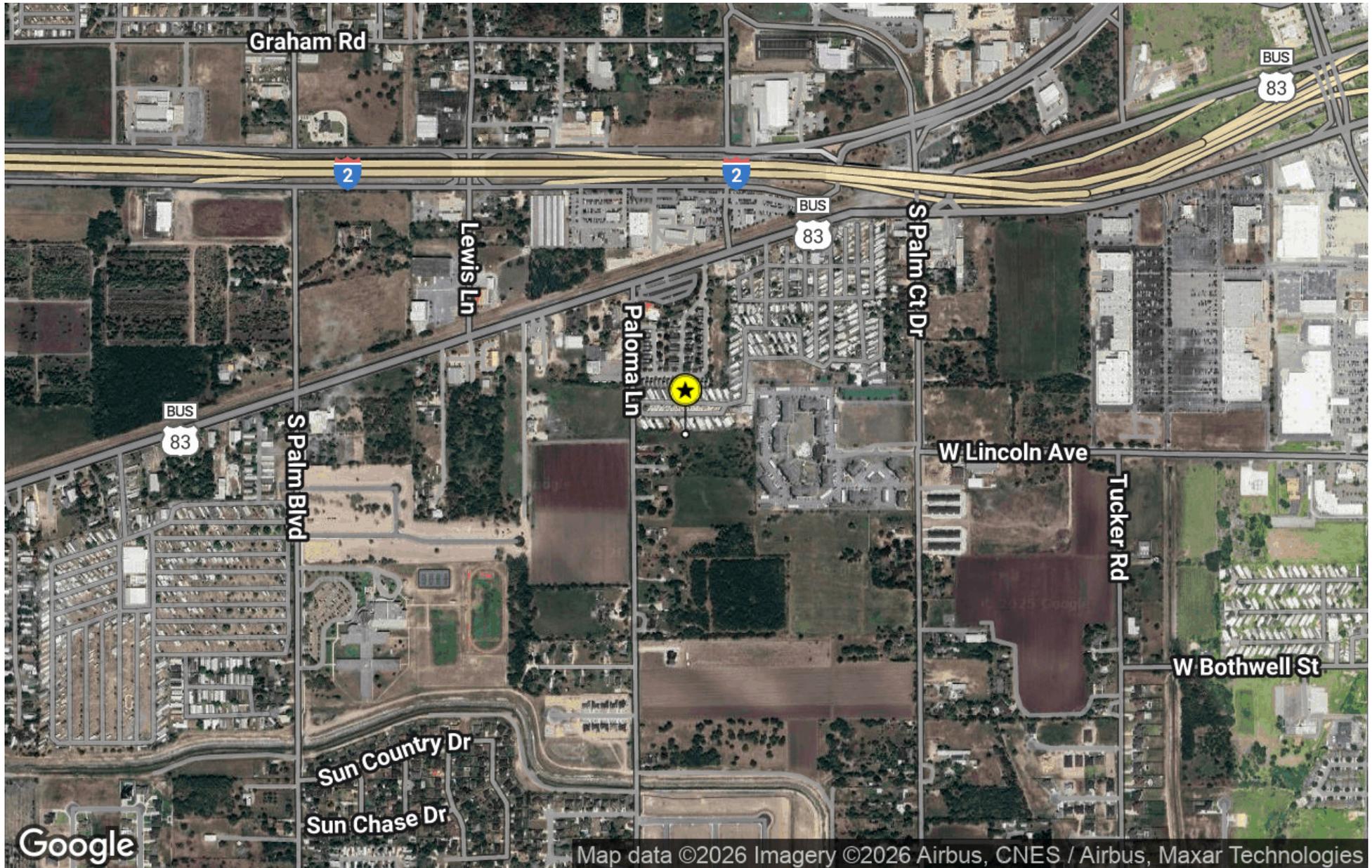
1409 N. Stuart Place Rd., Suite A (956) 245-1937
 Harlingen, TX 78550 TBPLS Firm No. 10194358

**LOT 1, 2, & 3, BLOCK 1,
 RUTH ESTATES,
 CABINET 1, SLOT 993-B, MAP RECORDS
 CAMERON COUNTY, TEXAS**

SURVEYED FOR: YIREH INVESTMENTS, LLC

AERIAL MAP

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The information contained herein has been obtained from sources we believe to be reliable; however, NAI STX has not verified, and will not verify, any of the information contained herein, nor has the aforementioned Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.



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 Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Laura Liza Paz, SIOR	437175	laurap@nairgv.com	956.994.8900
Designated Broker of Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Laura Liza Paz, SIOR	TX #437175	laurap@nairgv.com	956.227.8000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date