

For Sale

MIXED USE DEVELOPMENT

+/- 265 Acres



+/- 265 ACRES OUT OF MHW OPERATIONS FARM SITE

3/4 Mile N Jara Chinas Rd FM 2221
La Joya, Texas 78560

Property Highlights

- North growth corridor of La Joya, Tx
- Proximity to La Joya Bypass
- Proximity to Jara Chinas (FM 2221)
- Proximity to La Joya ISD Elementary, Middle School and High school and sport facilities

Property Description

This 265+- acre is on the east side of FM 2221 and lies immediately south of the soon to be completed La Joya Bypass. Property is served by the City of La Joya. The property is bounded by existing paved road on the south and east. The property is located in a **transportation reinvestment zone**, a contiguous **zone** around a **transportation** project to facilitate capture of the property tax increment arising from a planned project. Property also located in a TIRZ and Opportunity Zone.

OFFERING SUMMARY

Sale Price	Subject To Offer
Lot Size	250.0 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	1,204	\$37,989
5 Miles	17,549	\$36,095
10 Miles	86,784	\$37,134

For more information

Mike Blum

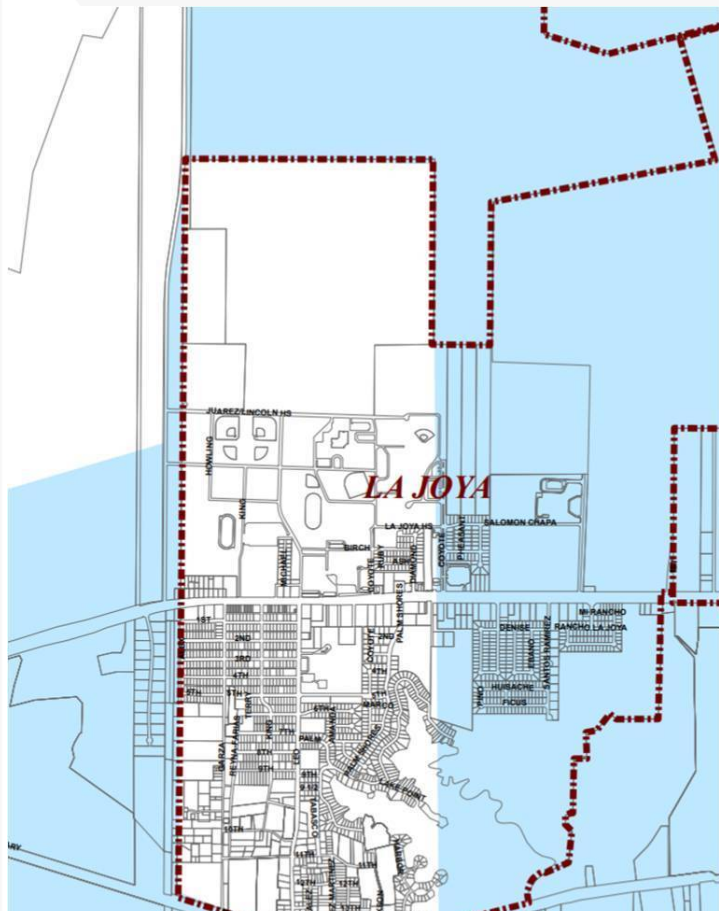
O: 956 731 4401
mikeb@nairgv.com

Site Survey

NOTE: THIS SURVEYOR MADE NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES.

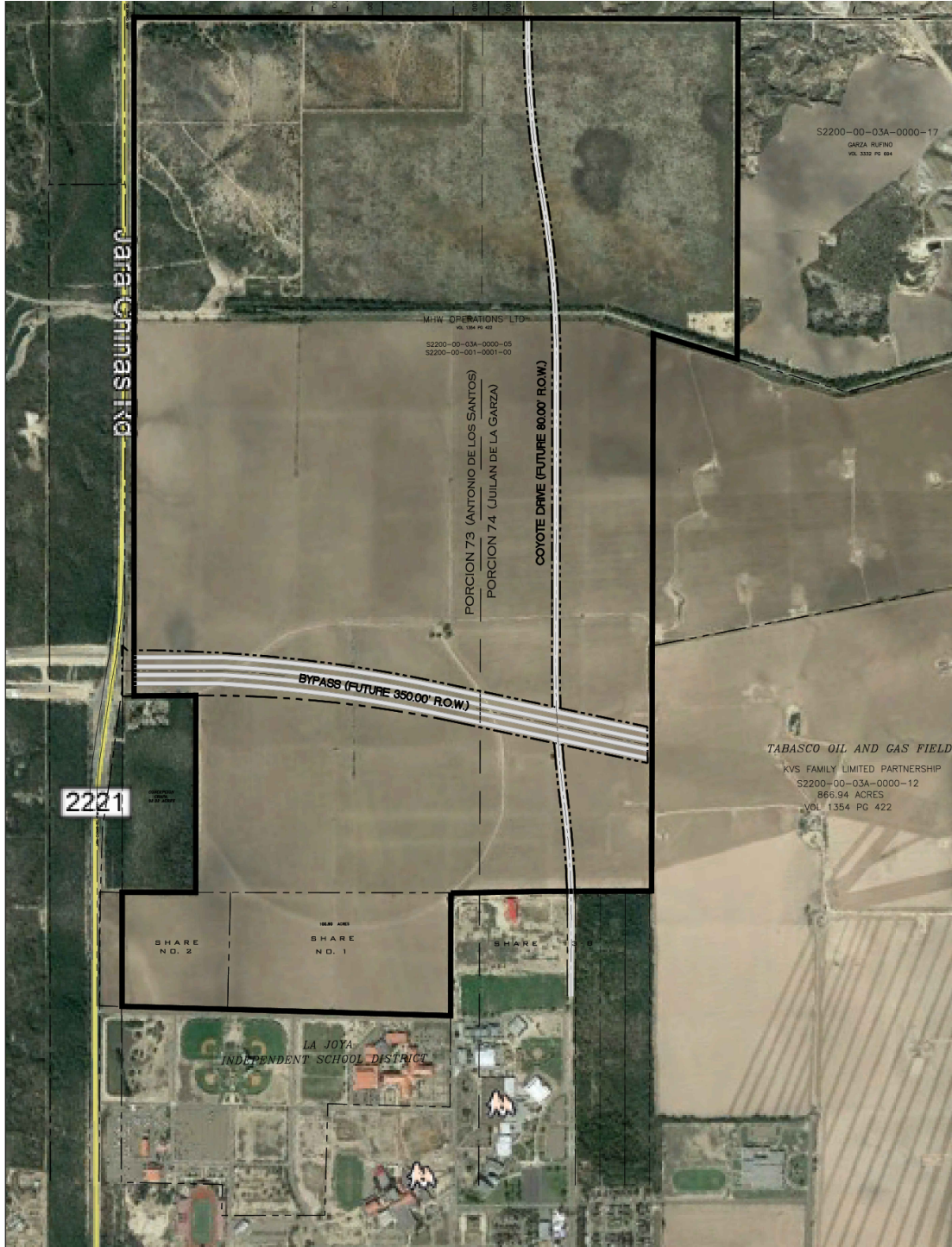


Caption 1 NEW SITE SURVEY



Caption 2 White shaded area is the La Joya Utilities Service Area

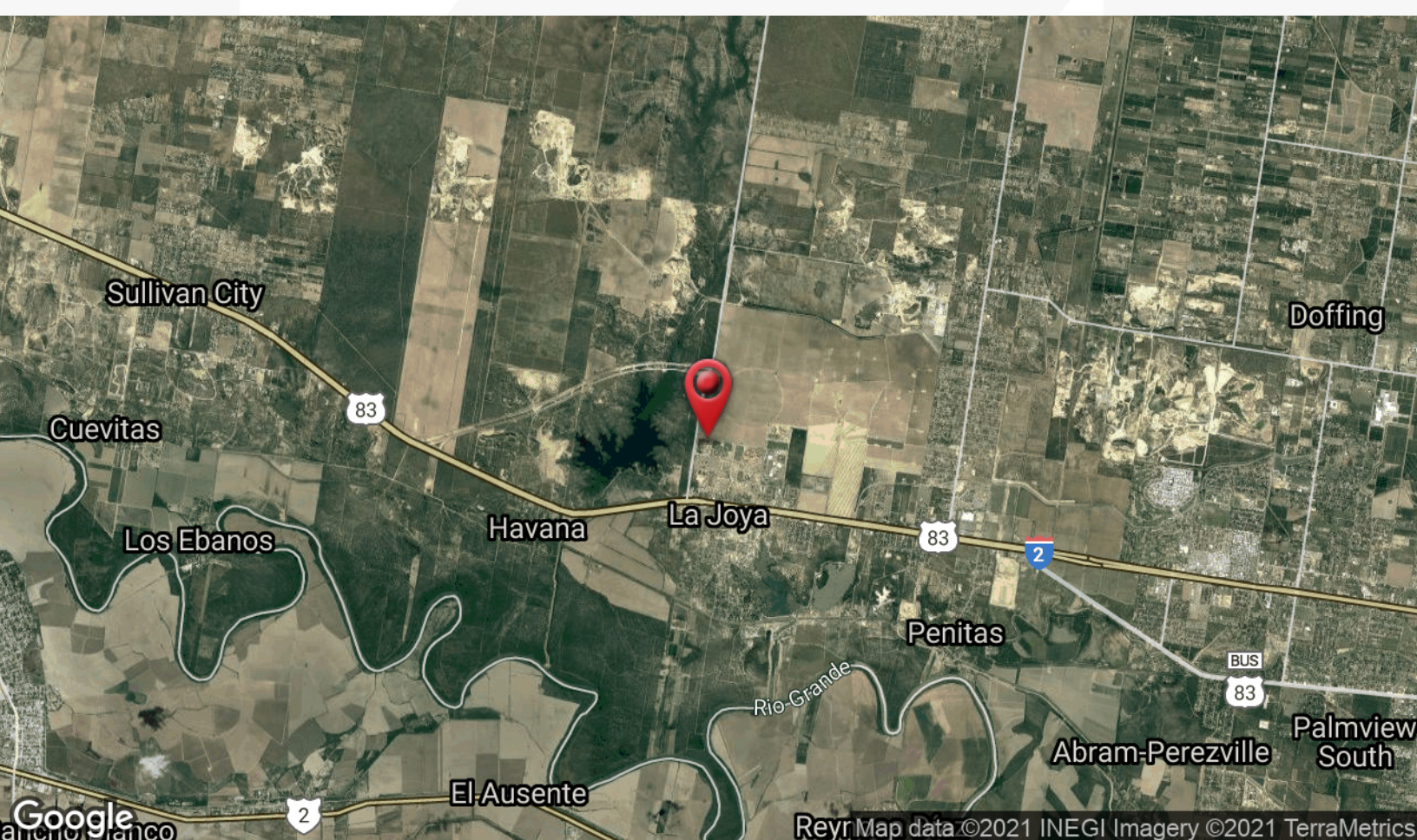
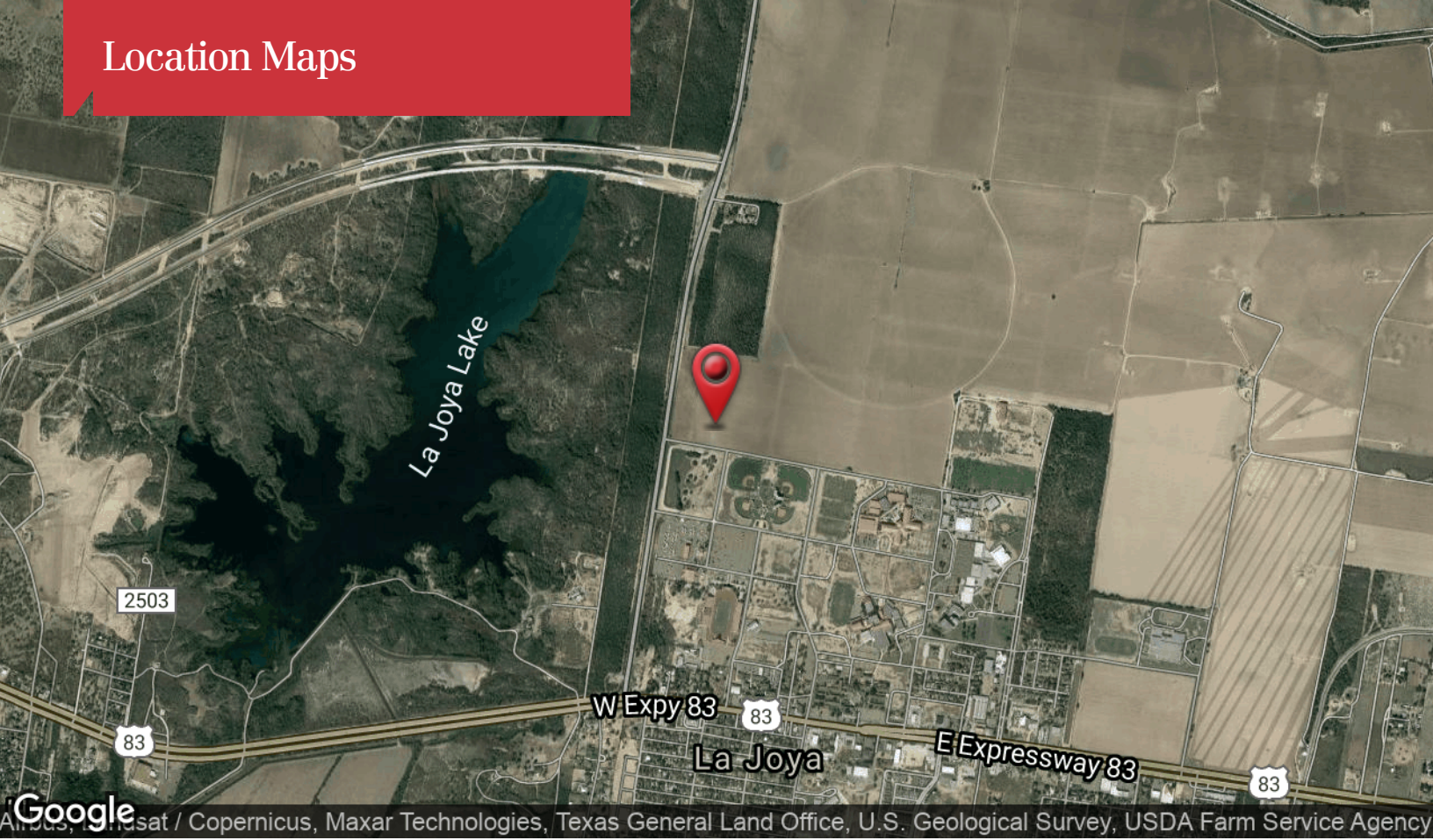
Actual Location of La Joya Bypass and the location of the entry MHW Operation Site



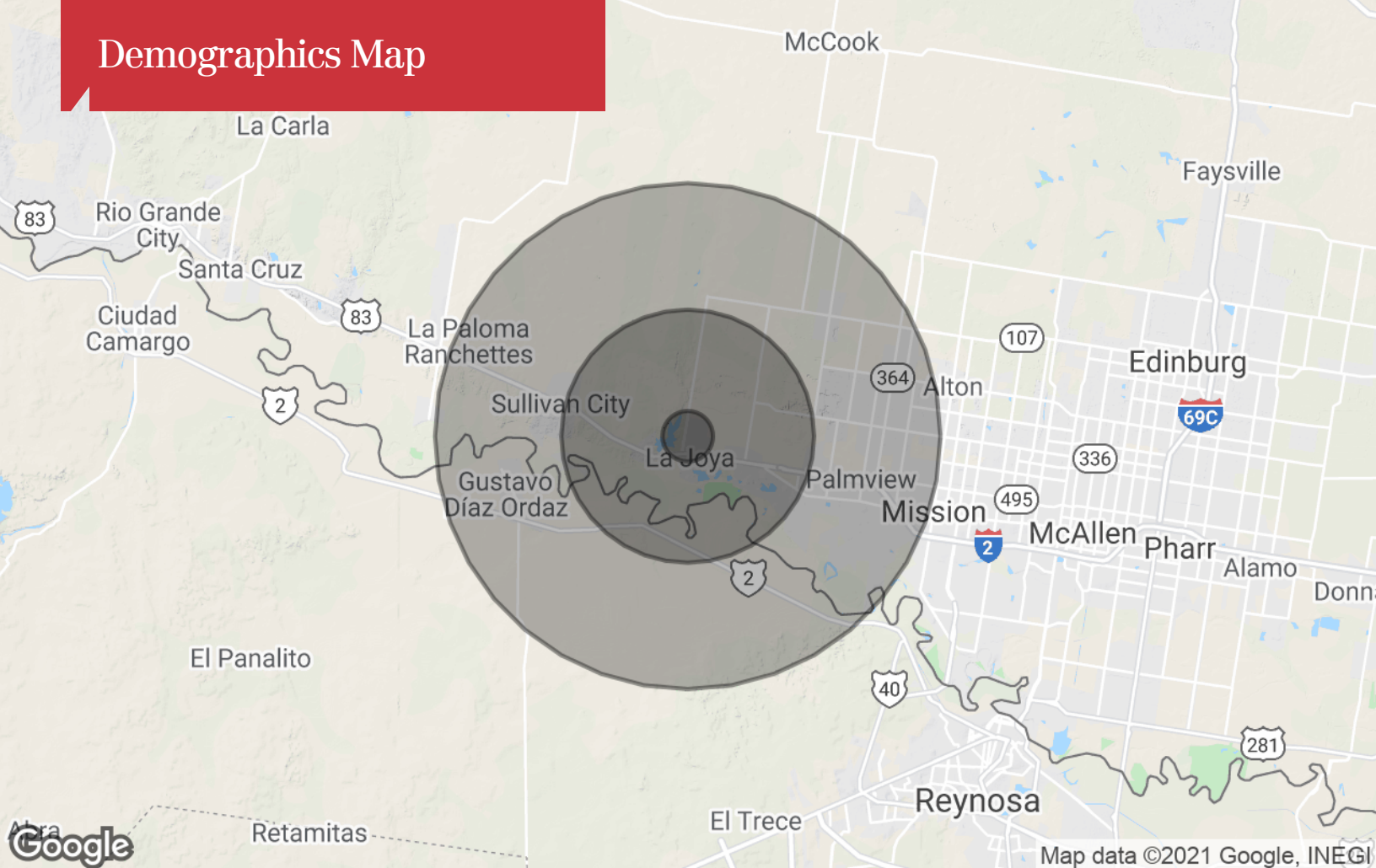
Neighborhood



Location Maps



Demographics Map



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,204	17,549	86,784
MEDIAN AGE	30.2	27.0	25.2
MEDIAN AGE (MALE)	26.9	25.1	24.0
MEDIAN AGE (FEMALE)	33.9	29.0	26.4

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	381	4,834	21,906
# OF PERSONS PER HH	3.2	3.6	4.0
AVERAGE HH INCOME	\$37,989	\$36,095	\$37,134
AVERAGE HOUSE VALUE	\$76,133	\$70,506	\$75,834

* Demographic data derived from 2010 US Census



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.

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.

<u>NAI Rio Grande Valley</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9008410</u> License No.	<u>mikeb@nairgv.com</u> Email	<u>956-994-8900</u> Phone
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<u>Michael J. Blum</u> Sales Agent/Associate's Name	<u>426545</u> License No.	<u>mikeb@nairgv.com</u> Email	<u>956-994-8900</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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La Joya, Texas 78560

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For More Information:



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