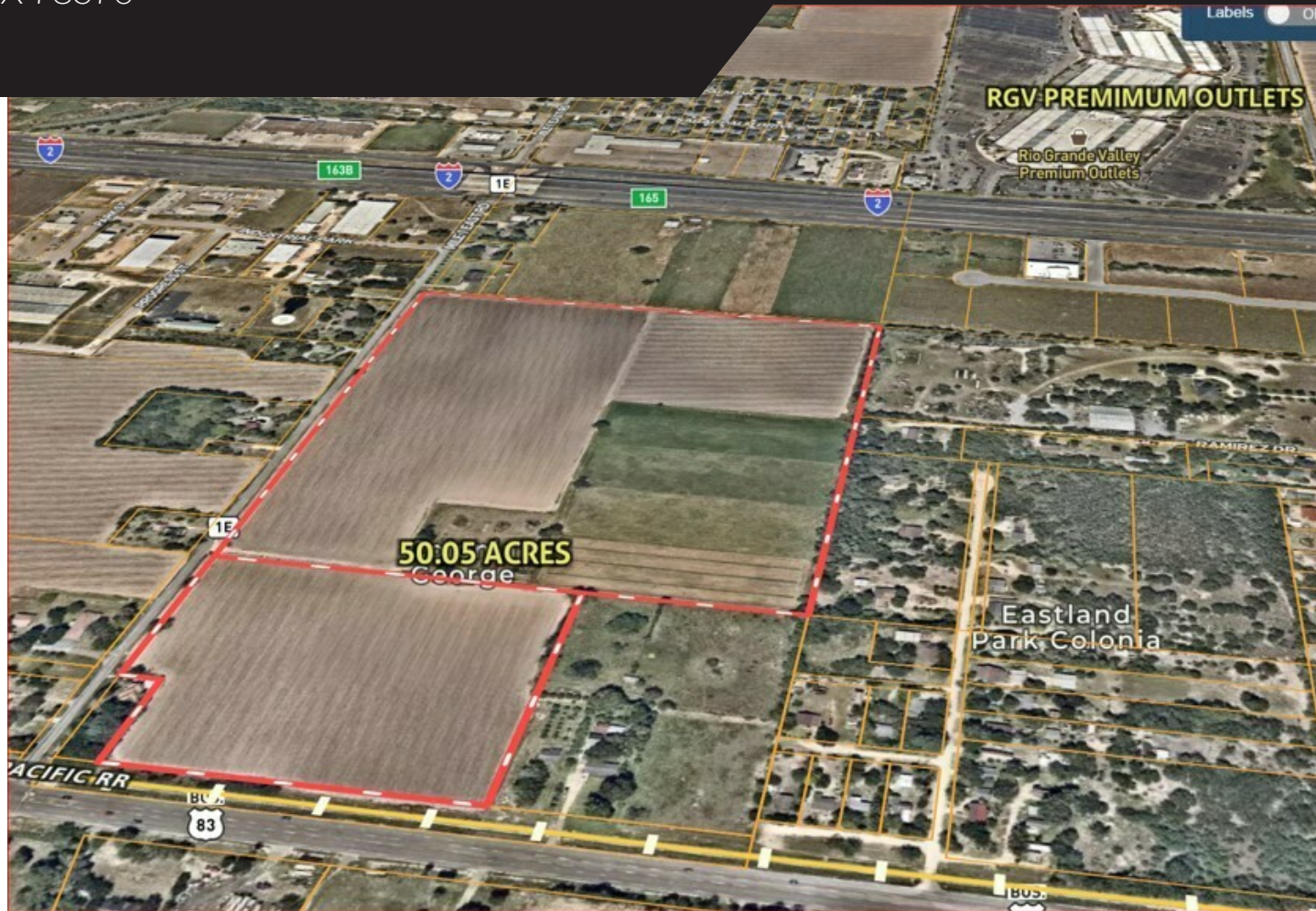


# MILE 1 EAST & BUSINESS HWY 83

MERCEDES, TX 78570

**LAND FOR SALE**

50.05 ACRES



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

**MIKE BLUM**

956.731.4401 | [mikeb@nairgv.com](mailto:mikeb@nairgv.com)

Co-Managing Broker

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**NAI** Rio Grande Valley  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

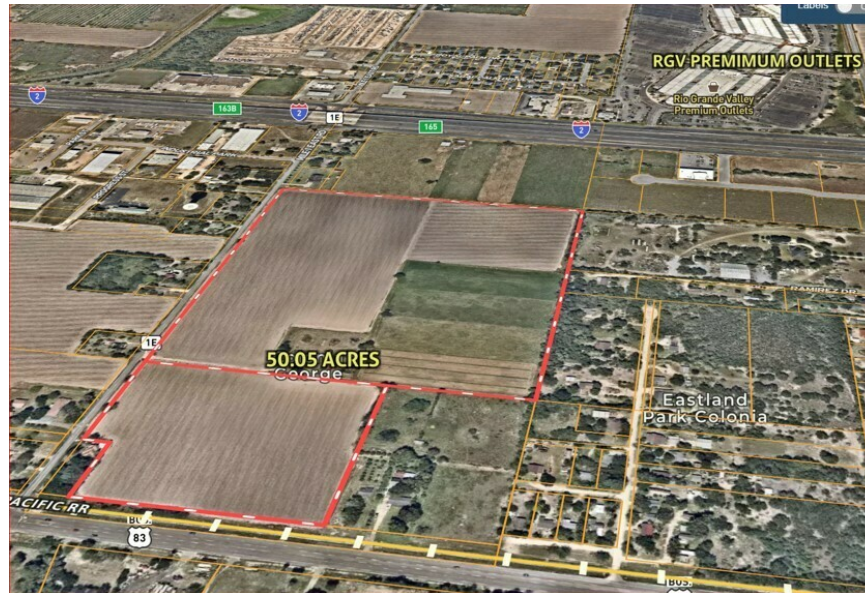
**NAI RIO GRANDE VALLEY**

800 W Dallas Ave, McAllen, TX 78501

956.994.8900 | [nairgv.com](http://nairgv.com)

# PROPERTY SUMMARY

MILE 1 EAST & BUSINESS HWY 83 | MERCEDES, TX 78570



## PROPERTY DESCRIPTION

This 50.05-acre tract offers a unique opportunity for developers to create a well-integrated residential and commercial community. Its strategic location between major cities and access to important transportation routes make it an attractive investment for a variety of development projects. The site is ideal for a single family or mixed development. The conceptual land plan on the following pages reveals a 180 lots single family development with ideas on the commercial frontage too.

## PROPERTY HIGHLIGHTS

- Proximity to I-2
- Proximity to Hwy 83
- Proximity to the Mercedes Outlet Mall

VIDEO

## OFFERING SUMMARY

Sale Price:	\$2,502,500
Lot Size:	50.05 Acres

## FOR SALE | LAND

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Conceptual layout WITHOUT survey 216 SF LOTS, 110'X50 ON AVERAGE, WITH COMMERCIAL PAD SITES ON HWY 83

**FOR SALE | LAND**

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# THE NEIGHBORHOOD

MILE 1 EAST & BUSINESS HWY 83 | MERCEDES, TX 78570



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# DEMOGRAPHICS MAP & REPORT

MILE 1 EAST & BUSINESS HWY 83 | MERCEDES, TX 78570

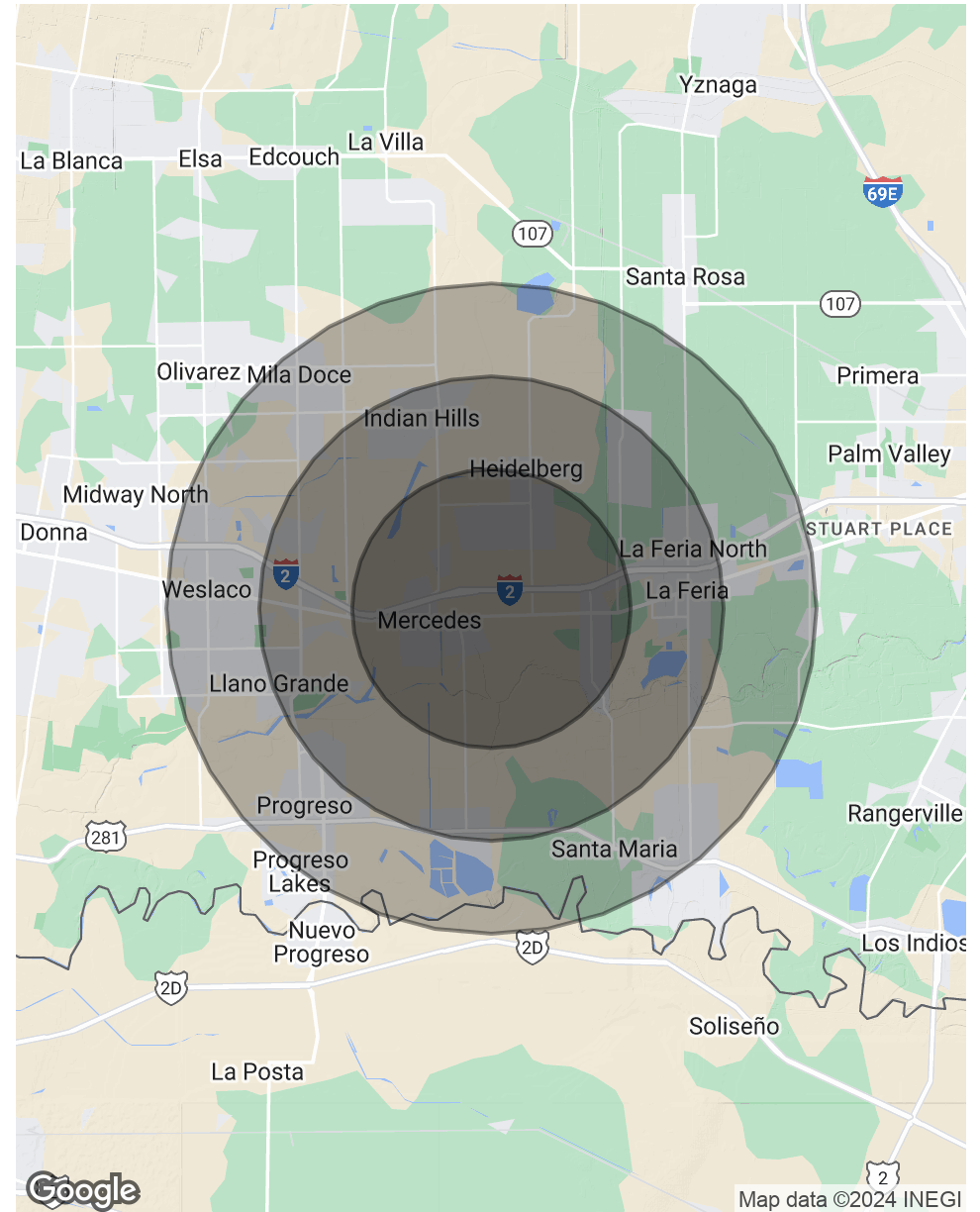
## POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	39,599	82,905	119,026
Average Age	33.2	30.9	29.8
Average Age (Male)	31.9	30.1	28.9
Average Age (Female)	36.0	33.1	31.4

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	16,577	30,467	40,738
# of Persons per HH	2.4	2.7	2.9
Average HH Income	\$41,165	\$45,475	\$44,161
Average House Value	\$73,736	\$86,907	\$83,267

2020 American Community Survey (ACS)



## FOR SALE | LAND

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## 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
<u>Michael J. Blum</u> Designated Broker of Firm	<u>426545</u> License No.	<u>mikeb@nairgv.com</u> Email	<u>956-994-8900</u> Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<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

**FOR INFORMATION & SITE TOURS CONTACT:**

**MIKE BLUM**  
**NAI RIO GRANDE VALLEY**

Co-Managing Broker

mikeb@nairgv.com

956.731.4401



50:05 ACRE  
George

Eastland  
Park Colonia

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