

EDINBURG, TEXAS

5 ACRE DEVELOPMENT SITE

\$600,000

8419 N. Expressway 281

Edinburg, Texas

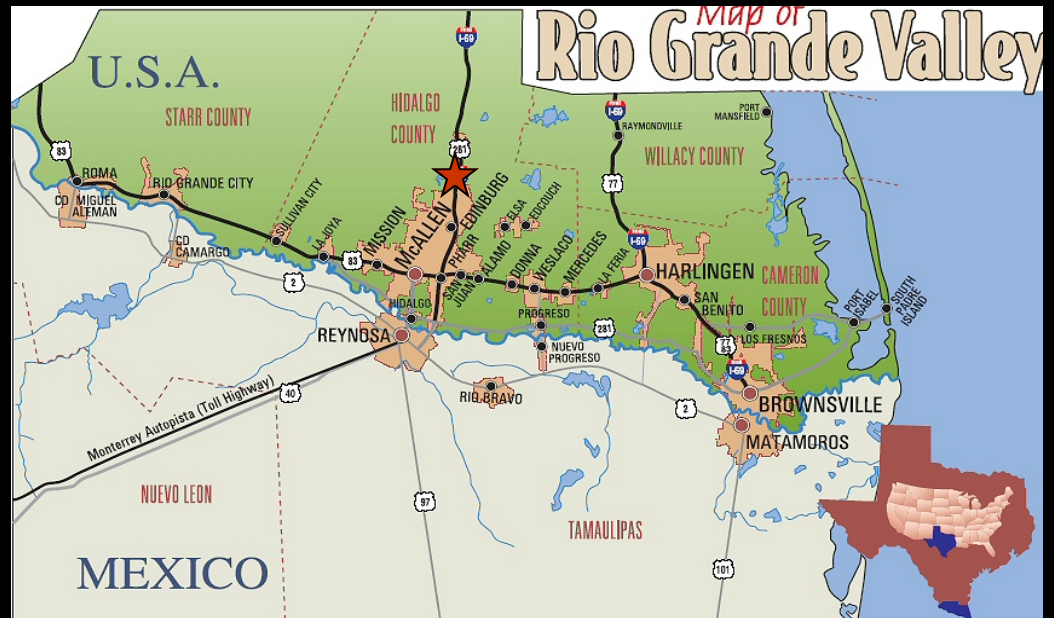
LAND: 5 ACRE

(+/-174' x 1,252')

- Prime Exposure
 - Rapidly Developing Area
 - Excellent Development Site
- For Sales, Distribution,
Warehousing, Restaurant, Etc.



*Serving The
Rio Grande Valley
Investments—Warehouse—
Retail—Land—Businesses*



**CONTACT:
PAULINE ZUROVEC**

KW Commercial
1713 E. TYLER AVE., SUITE A
HARLINGEN, TEXAS 78550

Phone: 956-793-9993

E-mail: pauline@przcommercial.com

(DISCLOSURE: This property and the related information have been carefully compiled from sources we consider reliable and there is no guaranty as to the completeness or accuracy. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgment as to purchasing the property. Any offer must be based on the purchaser's own investigation and not on the representation made by us



EDINBURG, TEXAS

**5 ACRE
DEVELOPMENT SITE
ASKING: \$600,000**

OFFERING SUMMARY - 8419 N. EXPRESSWAY 281—EDINBURG, TX 78542

- Subject Site:** PRIME DEVELOPMENT SITE SITUATED IN RAPIDLY DEVELOPING NORTH EDINBURG ALONG THE WEST SIDE OF N. EXPRESSWAY 281. SUBJECT SITE IS JUST NORTH OF FM 2812 (REDBIRD STREET), DIRECTLY ACROSS THE EXPRESSWAY FROM LOVE'S TRAVEL CENTER
- Use:** EXCELLENT LOCATION FOR A MULTITUDE OF USES, MULTI-FAMILY, SALES, DISTRIBUTION CENTER, WAREHOUSING, EQUIPMENT, TRUCKING, ETC.
- Size:** 5 ACRES (173.96' FTG X 1,252')
- Zoning:** COMMERCIAL—GENERAL
- Taxes:** \$14,284.12 (2020)
- Utilities:** CITY WATER & SEWER AVAILABLE TO SITE ALONG FRONTAGE OF EXPRESSWAY 281

PROPERTY HIGHLIGHTS

Easy access north, south, east or west. Situated just north of McAllen at cross roads of FM 2812. City of Edinburg continues to experience a positive trend in economic growth as demonstrated by recent data from state and local agencies. Edinburg continues to see a significant increase in residential and commercial building properties, which has likely helped to contribute to the lowest unemployment rate the city has experienced in over nine years.

CONTACT:
PAULINE ZUROVEC

KW Commercial

1713 E. Tyler Ave
Harlingen, TX 78550

Phone: 956-793-9993

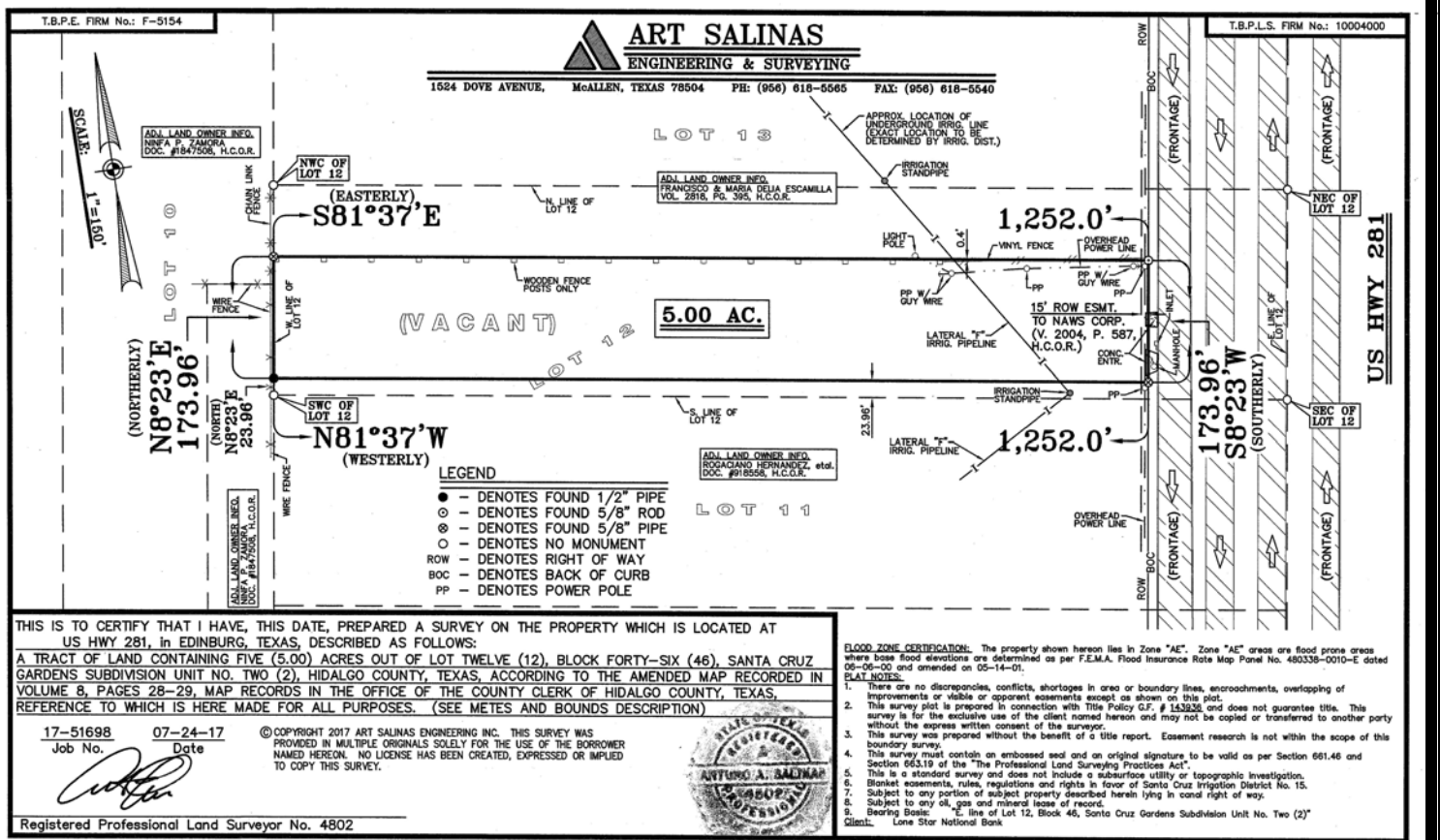
*Serving The Rio Grande Valley
Investments—Warehouse—
Retail—Land—Businesses*

- 15 Minutes To McAllen
- 40 Minutes To Harlingen
- 60 Minutes To Brownsville
- 30 Minutes To International Border To Mexico

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FOR SALE—5 ACRES— EDINBURG, TEXAS





Complete Demographic Summary Report

City of Edinburg

Geography: City Limits

Date: November 6, 2019

Population Demographics

	2000		2010		2018A		2023		Percent Change	
	Census		Census		Estimates		Projections		2000 to 2010	2018 to 2023
Total Population	51,148		76,680		85,302		95,504		49.9%	12.0%
Population Density (Pop/Sq Mi)	1,356.16		1,208.34		2,261.72		2,532.23		-10.9%	12.0%
Total Households	14,629		22,986		26,056		29,912		57.1%	14.8%

Population by Gender:

	2000		2010		2018A		2023		2000 to 2010	2018 to 2023
Male	25,227	49.3%	37,993	49.6%	42,587	49.9%	47,774	50.0%	50.6%	12.2%
Female	25,922	50.7%	38,686	50.5%	42,714	50.1%	47,730	50.0%	49.2%	11.7%

Population by Race

	2000		2010		2018A		2023		Percent Change	
	Census		Census		Estimates		Projections		2000 to 2010	2018 to 2023
White	37,712	73.7%	65,528	85.5%	72,094	84.5%	80,392	84.2%	73.8%	11.5%
Black	536	1.1%	1,130	1.5%	1,666	2.0%	1,799	1.9%	111.0%	8.0%
American Indian or Alaska Native	129	0.3%	315	0.4%	412	0.5%	471	0.5%	143.3%	14.4%
Asian/Native Hawaiian/Other Pacific Islander	331	0.6%	1,639	2.1%	2,080	2.4%	2,431	2.5%	394.8%	16.9%
Some Other Race	11,397	22.3%	6,951	9.1%	7,678	9.0%	8,813	9.2%	-39.0%	14.8%
Two or More Races	1,043	2.0%	1,118	1.5%	1,371	1.6%	1,598	1.7%	7.2%	16.5%

Population by Ethnicity

	2000		2010		2018A		2023		Percent Change	
	Census		Census		Estimates		Projections		2000 to 2010	2018 to 2023
Hispanic	45,367	88.7%	67,827	88.5%	76,361	89.5%	86,213	90.3%	49.5%	12.9%
Not Hispanic or Latino	5,781	11.3%	8,853	11.5%	8,940	10.5%	9,291	9.7%	53.1%	3.9%

Population by Age

	2000		2010		2018A		2023		Percent Change	
	Census		Census		Estimates		Projections		2000 to 2010	2018 to 2023
0 to 4	5,042	9.9%	6,842	8.9%	7,669	9.0%	8,268	8.7%	35.7%	7.8%
5 to 14	9,186	18.0%	13,269	17.3%	14,065	16.5%	15,415	16.1%	44.4%	9.6%
15 to 19	4,637	9.1%	6,730	8.8%	7,305	8.6%	8,052	8.4%	45.1%	10.2%
20 to 24	4,612	9.0%	7,566	9.9%	8,495	10.0%	9,157	9.6%	64.1%	7.8%
25 to 34	8,234	16.1%	12,430	16.2%	12,871	15.1%	15,035	15.7%	50.9%	16.8%
35 to 44	7,133	13.9%	10,570	13.8%	11,545	13.5%	12,947	13.6%	48.2%	12.1%

	2000		2010		2018A		2023		Percent Change	
	Census		Census		Estimates		Projections		2000 to 2010	2018 to 2023
45 to 54	5,244	10.3%	8,015	10.5%	9,401	11.0%	10,278	10.8%	52.8%	9.3%
55 to 64	3,072	6.0%	5,588	7.3%	6,544	7.7%	7,318	7.7%	81.9%	11.8%
65 to 74	2,350	4.6%	3,219	4.2%	4,351	5.1%	5,274	5.5%	37.0%	21.2%
75 to 84	1,288	2.5%	1,822	2.4%	2,172	2.5%	2,798	2.9%	41.5%	28.8%
85+	350	0.7%	629	0.8%	883	1.0%	963	1.0%	79.6%	9.1%
Median Age:										
Total Population	27.4		28.0		28.6		29.3			

Households by Income

	2000		2010		2018A		2023		Percent Change	
	Census		Census		Estimates		Projections		2000 to 2010	2018 to 2023
\$0 - \$15,000	4,127	28.2%	5,315	23.1%	5,208	20.0%	5,063	16.9%	28.8%	-2.8%
\$15,000 - \$24,999	2,360	16.1%	2,793	12.1%	2,951	11.3%	3,070	10.3%	18.3%	4.0%
\$25,000 - \$34,999	2,000	13.7%	2,784	12.1%	2,975	11.4%	3,107	10.4%	39.2%	4.4%
\$35,000 - \$49,999	2,207	15.1%	3,635	15.8%	3,802	14.6%	4,432	14.8%	64.7%	16.5%
\$50,000 - \$74,999	2,195	15.0%	3,793	16.5%	4,402	16.9%	5,340	17.9%	72.8%	21.3%
\$75,000 - \$99,999	918	6.3%	1,984	8.6%	2,437	9.4%	3,101	10.4%	116.3%	27.2%
\$100,000 - \$149,999	546	3.7%	1,885	8.2%	3,021	11.6%	3,975	13.3%	245.5%	31.6%
\$150,000 +	241	1.6%	798	3.5%	1,259	4.8%	1,824	6.1%	231.1%	44.8%
Average Hhld Income	\$39,562		\$52,071		\$59,738		\$66,485		31.6%	11.3%
Median Hhld Income	\$28,568		\$37,147		\$42,697		\$47,758		30.0%	11.9%
Per Capita Income	\$11,315		\$15,831		\$18,464		\$21,020		39.9%	13.8%

Employment

	2000		2010		2018A		2023		Percent Change	
	Census	%	Census	%	Estimates	%	Projections	%	2000 to 2010	2018 to 2023
Total Population 16+	36,133		55,378		62,176		70,328		53.3%	27.0%
Total Labor Force	20,501	56.7%	34,736	62.7%	40,337	64.9%	45,444	64.6%	69.4%	12.7%
Civilian, Employed	18,419	89.8%	31,183	89.8%	37,451	92.9%	42,622	93.8%	69.3%	13.8%
Civilian, Unemployed	2,071	10.1%	3,528	10.2%	2,861	7.1%	2,800	6.2%	70.3%	-2.1%
In Armed Forces	11	0.1%	25	0.1%	24	0.1%	22	0.1%	127.3%	-8.3%
Not In Labor Force	15,632	43.3%	20,642	37.3%	21,839	35.1%	24,884	35.4%	32.0%	13.9%
% Blue Collar	6,580	35.7%	11,885	38.1%	14,395	38.4%	16,303	43.5%	80.6%	13.3%
% White Collar	11,867	64.3%	19,299	61.9%	23,057	61.6%	26,319	70.3%	62.6%	14.1%

Housing Units

	2000		2010		2018A		2023		Percent Change	
	Census		Census		Estimates		Projections		2000 to 2010	2018 to 2023
Total Housing Units	16,244		25,006		27,434		31,275		53.9%	14.0%
Total Occupied Housing Units	n/a	n/a	22,986	91.9%	26,056	95.0%	29,912	95.6%	n/a	14.8%

	2000		2010		2018A		2023		Percent Change	
	Census		Census		Estimates		Projections		2000 to	2018 to
									2010	2023
Owner Occupied: Owned with a mortgage or loan	n/a	n/a	8,179	35.6%	9,219	35.4%	10,675	35.7%	n/a	15.8%
Owner Occupied: Owned free and clear	n/a	n/a	4,834	21.0%	5,675	21.8%	6,248	20.9%	n/a	10.1%
Renter Occupied	n/a	n/a	9,973	43.4%	11,161	42.8%	12,990	43.4%	n/a	16.4%
Vacant	1,616	10.0%	2,020	8.1%	1,378	5.0%	1,363	4.4%	25.1%	-1.1%

Vehicles Available

	2000		2010		2018A		2023		Percent Change	
	Census		Census		Estimates		Projections		2000 to	2018 to
									2010	2023
0 Vehicles Available	1,402	9.6%	1,262	5.5%	1,747	6.7%	1,954	6.5%	-10.0%	11.8%
1 Vehicle Available	5,887	40.2%	8,689	37.8%	9,557	36.7%	10,959	36.6%	47.6%	14.7%
2+ Vehicles Available	7,340	50.2%	13,035	56.7%	14,752	56.6%	16,999	56.8%	77.6%	15.2%
Average Vehicles Per Household	1.40		1.91		1.93		1.93		32.6%	0.2%

Marital Status

	2000		2010		2018A		2023		Percent Change	
	Census		Census		Estimates		Projections		2000 to	2018 to
									2010	2023
Married, Spouse Present	18,316	49.6%	24,398	43.1%	25,600	40.3%	28,881	40.2%	33.2%	12.8%
Married, Spouse Absent	2,992	8.1%	4,203	7.4%	4,231	6.7%	4,593	6.4%	40.5%	8.6%
Divorced	2,890	7.8%	5,168	9.1%	6,088	9.6%	6,918	9.6%	78.8%	13.6%
Widowed	1,642	4.5%	2,243	4.0%	2,709	4.3%	2,936	4.1%	36.7%	8.4%
Never Married	11,108	30.1%	20,556	36.3%	24,939	39.2%	28,493	39.7%	85.0%	14.3%
Age 15+ Population	36,920		56,569		63,567		71,822		53.2%	13.0%

Educational Attainment

	2000		2010		2018A		2023		Percent Change	
	Census		Census		Estimates		Projections		2000 to	2018 to
									2010	2023
Grade K - 8	5,348	19.3%	5,844	13.8%	5,902	12.4%	6,433	11.8%	9.3%	9.0%
Grade 9 - 11	3,795	13.7%	4,529	10.7%	5,123	10.7%	5,700	10.4%	19.3%	11.3%
High School Graduate	5,636	20.4%	10,008	23.7%	9,941	20.8%	11,118	20.4%	77.6%	11.8%
Some College, No Degree	5,071	18.3%	9,507	22.5%	10,922	22.9%	12,692	23.2%	87.5%	16.2%
Associates Degree	745	2.7%	2,743	6.5%	2,504	5.2%	2,850	5.2%	268.0%	13.8%
Bachelor's Degree	3,136	11.3%	5,636	13.3%	8,244	17.3%	9,806	18.0%	79.7%	18.9%
Graduate Degree	1,934	7.0%	3,004	7.1%	3,881	8.1%	4,646	8.5%	55.3%	19.7%
No Schooling Completed	1,988	7.2%	1,001	2.4%	1,251	2.6%	1,368	2.5%	-49.6%	9.4%
Age 25+ Population	27,653		42,273		47,767		54,613		52.9%	14.3%

	2000 Census	2010 Census	2018A Estimates	2023 Projections	Percent Change	
					2000 to 2010	2018 to 2023

Seasonal Population by Quarter

	2018 Estimates
Q4 2015	1,317
Q1 2016	1,284
Q2 2016	1,290
Q3 2016	1,188
Q4 2016	1,222
Q1 2017	1,179
Q2 2017	1,196
Q3 2017	1,170
Q4 2017	1,177

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

LRGV - VENTURE CAPITAL LP Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9002129 License No.	KLRW859@KW.COM Email	(956)423-8877 Phone
SANDRA A DELA GARZA Designated Broker of Firm	475642 License No.	SANDRA@SDELGARZA.COM Email	(956)423-8877 Phone
JOSE NOE VALDEZ Licensed Supervisor of Sales Agent/ Associate	610608 License No.	JNVALDEZKW@GMAIL.COM Email	(956)423-8877 Phone
PAULINE ZUROVEC Sales Agent/Associate's Name	249384 License No.	PAULINE@PRZCOMMERCIAL.COM Email	(956)423-8877 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

Keller Williams Realty RGV, 1713 E. Tyler Ave., Suite A Harlingen TX 78550

Phone: 9567939993

Fax: 9564238878

IABS 6-2019

Pauline Zurovec

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