

Cross Property Client 360 Property View

601 W Mile 3 Road, Palmhurst, Texas 78573

Listing

MLS #: 395628 (Active)

List Price: \$2,800,000

601 W Mile 3 Road, Palmhurst, TX 78573



Type: Commercial, Unimproved
Suitable Use: Commercial, Farmland
Lot Dim: Irregular
Lot SqFt: 2,054,725
Acreage: 47.17
Topography: Bench Leveled
Crops: Grass Pasture, Row Crops
Improvements: Irrigation System
Tax GEO ID: W0100-00-032-0005-00
Base Taxes: \$340
Tax Year: 2024

County: Hidalgo
Subdivision: West Addition to Sharyland
School District: Mission ISD
Elementary Sch: Escobar
Middle School: Alton-Memorial Junior High
High School: Mission H.S.
POA/HOA: No **Mandatory:**
Lease Exp Date: 2025-08-31

Directions: At the intersection N. Conway Ave. & Buddy Owens Blvd. go west on 3 Mile Rd. (FM 1924) a little over 0.2 miles and the subject vacant land tract is on your left on the south side

Utilities Water/Sewer: Electric, Public Water, Sewer, Telephone Public Water Available, Sewer Avail Not Connected Water Supplier: Sharyland WSC Water Comments: Sharyland Water Irrigation District: United ID Irrig/Water Rights: Yes	Location Features: Corner Lot, Flood Irrigation, Irregular Lot Access: City Street, Paved Road Street Type: Paved Fence Type: None Community Amenities: Other Leased (Rent/Share): Yes
--	---

Remarks: Subject to farm lease with right to sell. 50' canal right of way claimed in fee by United Irrigation District along Trosper Rd. and along the south property boundary line subject to survey. Save and except all minerals. Call for a copy of the restrictions. This vacant land tract consists of two property IDs: W0100-00-032-0005-00 & W0100-00-032-0006-01. Property and net acreage is subject to survey, but a plat is available. Sharyland Water Supply Corporation shows an 8" water line on the west side of Trosper Rd. and an 8" water line on the north side of W. Mile 3 Rd. (FM 1924). The City of Mission shows an 8" sewer line on the east side of Trosper Rd., west of the canal, and an 8" sewer line on the south side of W. Mile 3 Rd. Buyer to confirm all utility availability, location, and ability to connect on their own. The property has approximately 1,320 feet of frontage on W. Mile 3 Rd. (FM 1924). Taxes without exemption based on both parcel numbers. Buyer to pay rollback taxes.

Listing information provided by Greater McAllen Association of REALTORS MLS.
 Information is deemed to be reliable but is not guaranteed.
 MLS #: R219842A