

LA FERIA, TEXAS

FOR SALE 10000 U.S. EXPRESSWAY 83 1.7 ACRES—CORNER

LAND: 1.7 AC (+/-)
(+/-270 Ftg. X 240')
\$407,300

- Mid-Valley Location
- Expwy. Corner - Easy Access
- Ample Room For Expansion
- Adjacent Warehouse Available

Excellent For :

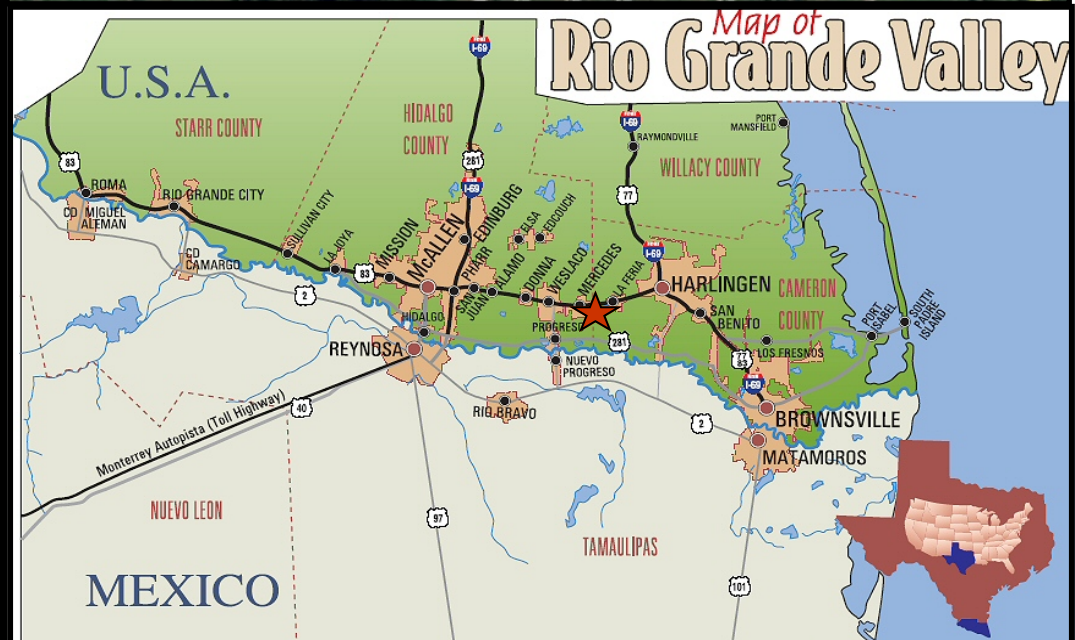
Distribution, Automotive,
Light Manufacturing Possible,
Showroom, Retail, Etc.

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

CONTACT:
PAULINE ZUROVEC

KW Commercial
1713 E. Tyler Ave., Suite A
Harlingen, TX 78550

Phone: 956-793-9993
www.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 and any Selling Broker.)



FOR SALE - 1.7 ACRE CORNER TRACT

EXPRESSWAY 83 & MILE 3 EAST, LA FERIA, TEXAS



CORNER - MID-VALLEY LOCATION



MLS #: E29734513A (Active) List Price: \$407,300 (31 Hits)**10000 EXPRESSWAY 83 LA FERIA, TX 78559**

Unit/Suite/Lot #:
Type: Commercial
Suitable Use: Commercial, Subdevelopment
Topography: Level
Crops: None
Access: FM Road, Interstate Highway
Ag Value: N/A

Area: La Feria
County: CAMERON
Subdivision: BIXBY
School District: LA FERIA I.S.D.
Elementary School: LA FERIA
Middle School: LA FERIA
High School: LA FERIA
Lot Dimensions: 270 FTG X 240
Lot SqFt: 74,052
Acreage: 1.70

Grid: Property ID Number: 176554**Taxes w/out Exemption:** 2,600.00**Tax Year:** 2022**Legal Description:** 1.7 ACRES OUT OF A 3.421 ACRE (149,028.82 S.F.) TRACT, MORE OR LESS, BEING OUT OF BLOCK 4, BIXBY SUBDIVISION, CAMERON COUNTY, TEXAS**HOA:** No **HOA Fees:** \$0.00**HOA Fequency:****Community Amenities:** Curb & Gutter**Location Features:** Corner Lot**Improvements:** None**Fence Type:** None**Street Type:** Paved**Irrig/Wtr Right:****Water Comments:****Water Supplier:** North Alamo WSC**Irrigation District:****Leased (Rent/Share):****Lease Expire Date:****Utilities:** Cable Available, Electricity Available, Water Available, Phone Available**Water:** Public**Sewer:** Septic System**Documents on File:** Survey/Plat**Showing Instructions:** Vacant**Proposed Financing:** Cash, Conventional**Possession:** Closing and Funding**Commission Selling Office:** 3**Agreement Type:** Agency, Exclusive**Var Comm:** Yes**Corp/REO:****Terms Offered:** CASH**Seller 1:** ELITE RESTORATION**Seller 2:****Directions:** LOCATED AT THE SOUTHEAST CORNER OF EXPRESSWAY 83 & MILE 3 EAST, LA FERIA, TX

Remarks: PRIME "MID VALLEY EXPRESSWAY 83 CORNER". LOCATED ON SE CORNER OF EXP. 83 & MILE 3 EAST. PROPERTY IS "OUTSIDE OF CITY LIMITS". EASY ACCESS ON AND OFF THE EXPRESSWAY. CONCRETE DRIVE TO THE SOUTH WILL BE REMOVED AT TIME OF SALE UNLESS OTHERWISE NEGOTIATED. CAN PURCHASE WITH 4,000 S.F. OFFICE/WAREHOUSE AND AN ADDITIONAL 1.7 ACRES WHICH IS ADJACENT TO THE SITE. FOR FULL DETAILS CALL OR EMAIL LISTING AGENT FOR FULL DETAILS AND BRIEF.

Agent Remarks: CALL AGENT FOR FURTHER DETAILS ON CORNER LOT OR OFFICE/WAREHOUSE**Advertisement Feed:****Display on Internet:** Yes**Display Address:** Yes**Allow AVM:** No**Allow Comments:** No**Orig LP:** \$407,300**List Dt:** 7/7/2022**Expr Dt:** 5/25/2023**CntctDt:****DOM:** 12**ALS (Assoc. Lic. Supvr.):** JOSE NOE VALDEZ**Supervisor License #:** 610608**Designated Broker Name:** KELLER WILLIAMS REALTY LRGV**Broker License #:** 9002121**Broker Address:** 1713 E TYLER AVE., HARLINGEN, TX**Listing Office:** KELLER WILLIAMS LOWER RIO GRANDE VALLEY (#:124)**Mail Address 1:** 1713 E Tyler Ave. Suite A**Mail City:** Harlingen**Mail State:** TX**Mail Zip Code:** 78550**Main:** (956) 423-8877**Other:****Listing Agent:** PAULINE ZUROVEC (#:445)**Agent Email:** pauline@przcommercial.com**Contact #:** (956) 793-9993**License Number:** 0249384

Information Herein Deemed Reliable but Not Guaranteed

MLS #: E29734513A



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.

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|---|-------------------------------|---|-------------------------------|
| 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@SDELAGARZA.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
Pauline Zurovec

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IABS 6-2019

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