



For Sale

Land

22.54 Acres | \$137,533 / AC

Mission Trails development Site

715 Walsh Ave
Mission, Texas 78572

Property Highlights

- Proximity Business Hwy 83 and future direct access to I-2
- Proximity to an array of health care providers including Mission, UHS, Rio Grande Regional, DHR, and Driscoll Hospitals
- Proximity to Brilliante Academy and Mission High School and several Elementary Schools
- Proximity to UT Rio Grande Valley, Texas A & M University and South Texas College

Property Description

Prime Development Opportunity on Business Hwy 83

Discover the potential of 22.54 acres of prime real estate located at 715 Walsh Ave in Mission, Texas. This expansive lot offers an exceptional opportunity for investors and developers to capitalize on its strategic location along Business 83. Land plan contemplates 22 large lots for duplex/4-plex development as well as 93 patio home lots for individual home site.

Overall, Mission, Texas is a great place to call home. With its beautiful scenery, affordable housing, and strong economy, it's no wonder why so many people are choosing to make this city their permanent residence appealing choice for those seeking a permanent residence.

OFFERING SUMMARY

Sale Price	\$3,100,000
Lot Size	22.54 Acres

DEMOGRAPHICS

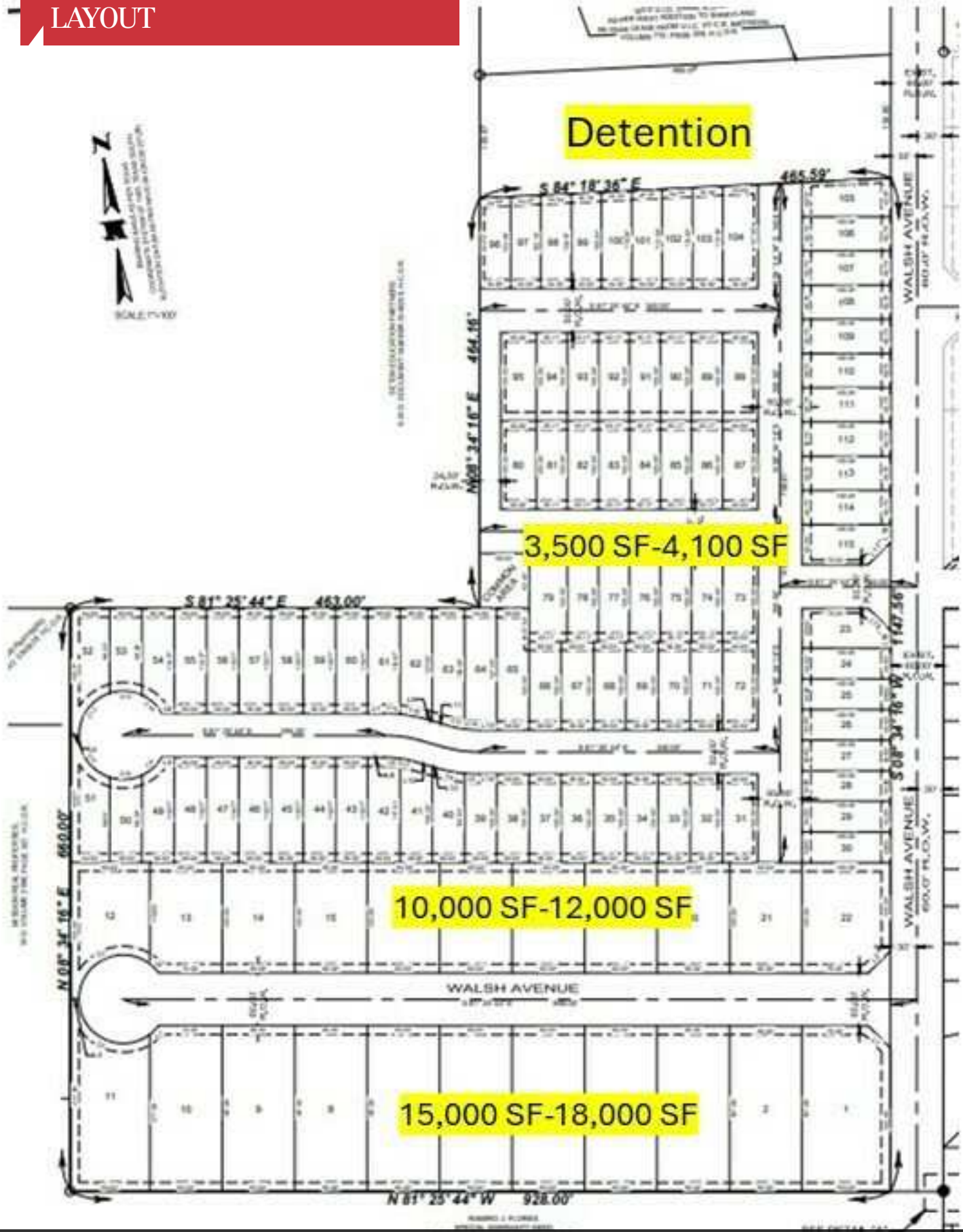
Stats	Population	Avg. HH Income
1 Mile	13,531	\$37,879
3 Miles	72,131	\$50,404
5 Miles	138,284	\$56,463

For more information

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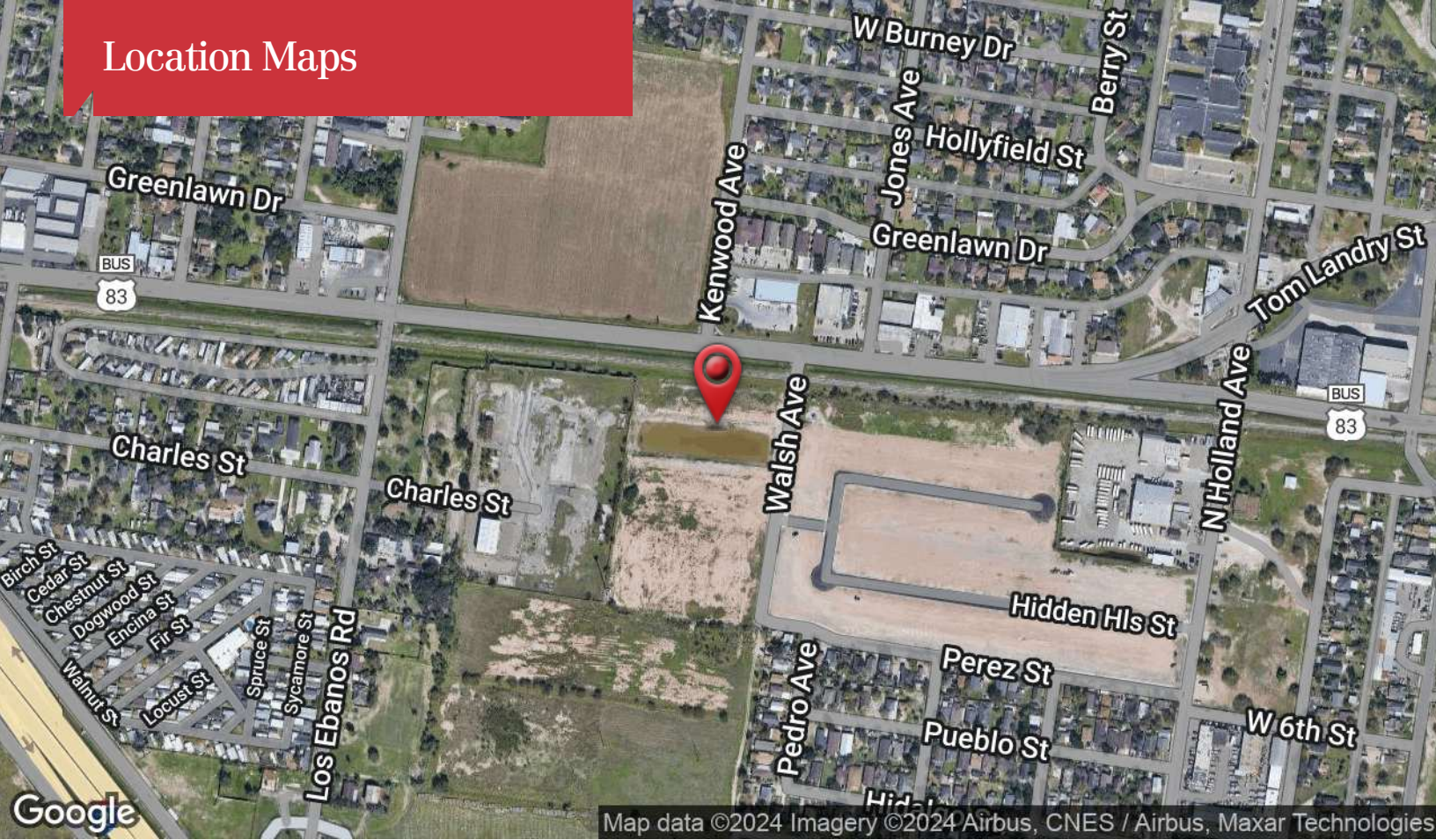
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PROPOSED DEVELOPMENT LAYOUT

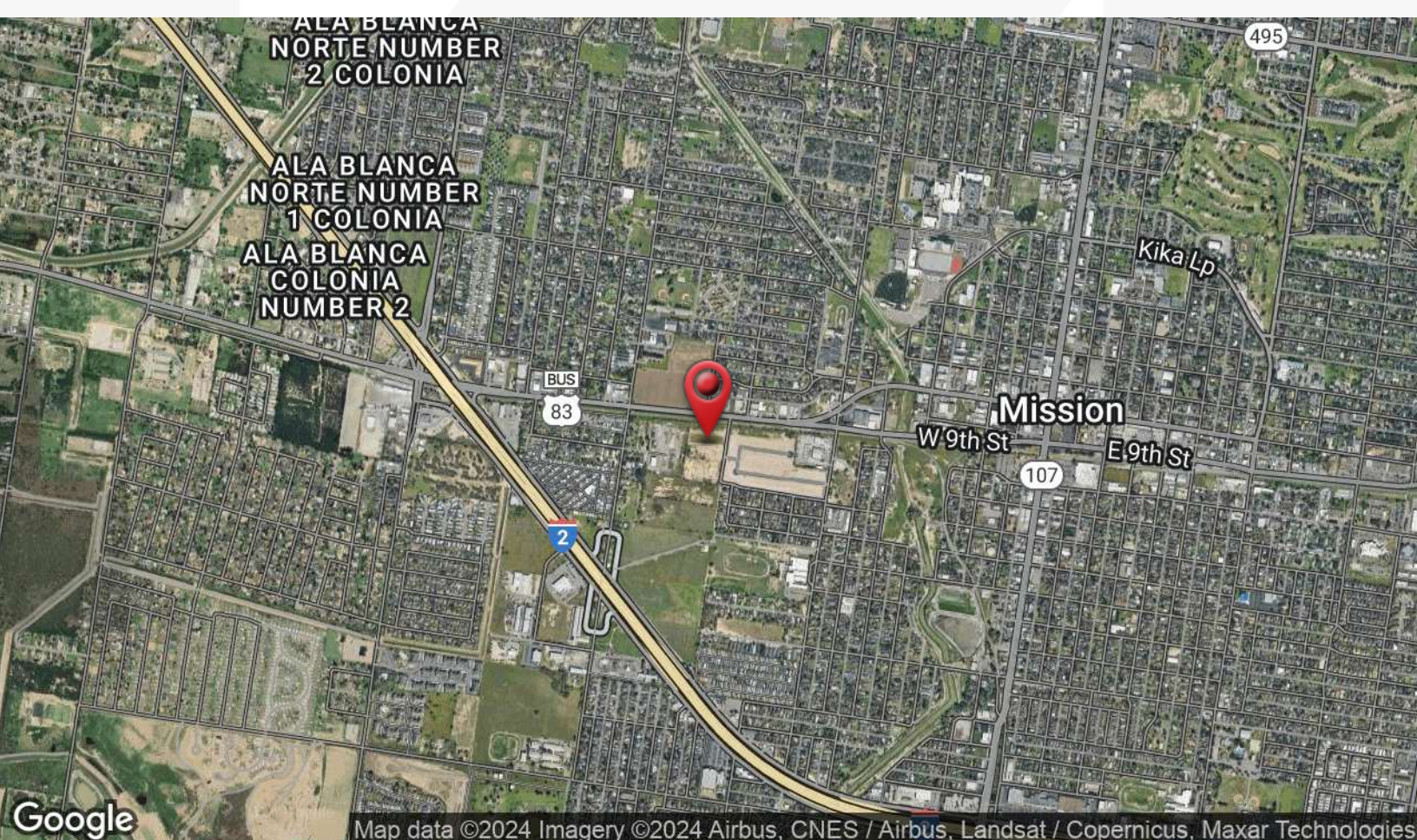


Lot sizes vary from 18,000 to 3,500 sf depending on housing development option

Location Maps



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies



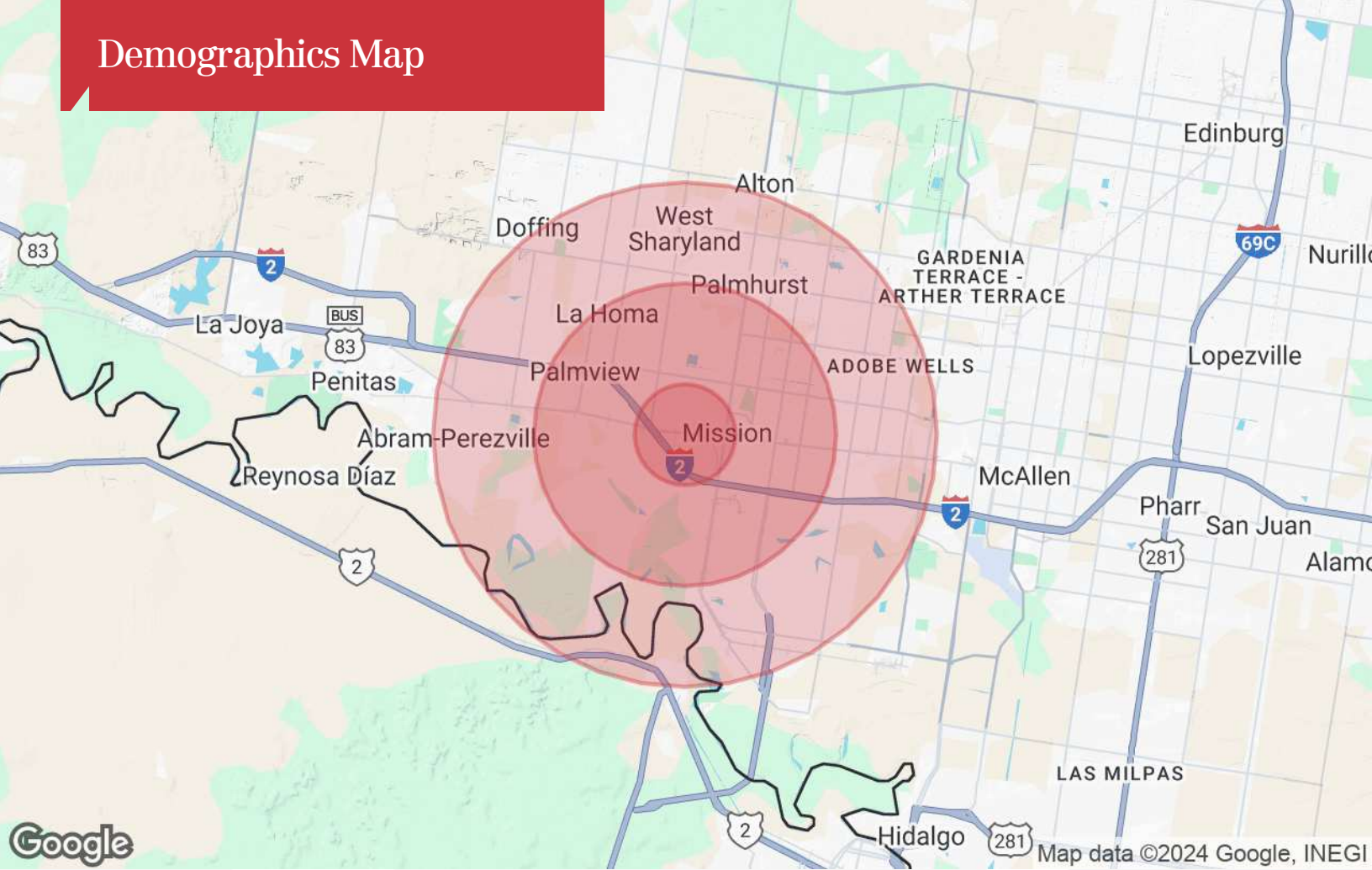
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THE NEIGHBORHOOD



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Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	13,531	72,131	138,284
MEDIAN AGE	33.2	35.5	33.8
MEDIAN AGE (MALE)	32.0	34.6	32.7
MEDIAN AGE (FEMALE)	34.7	37.5	35.9

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,497	25,730	48,099
# OF PERSONS PER HH	3.0	2.8	2.9
AVERAGE HH INCOME	\$37,879	\$50,404	\$56,463
AVERAGE HOUSE VALUE	\$74,344	\$105,706	\$129,608

* Demographic data derived from 2020 ACS - US Census



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:
 - 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

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IABS 1-0 Date

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22 AC Multi-Family Development Site

715 Walsh Ave
Mission, Texas 78572

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For More Information:



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