

MISSION, TEXAS

10 ACRE DEVELOPMENT SITE

\$500,000

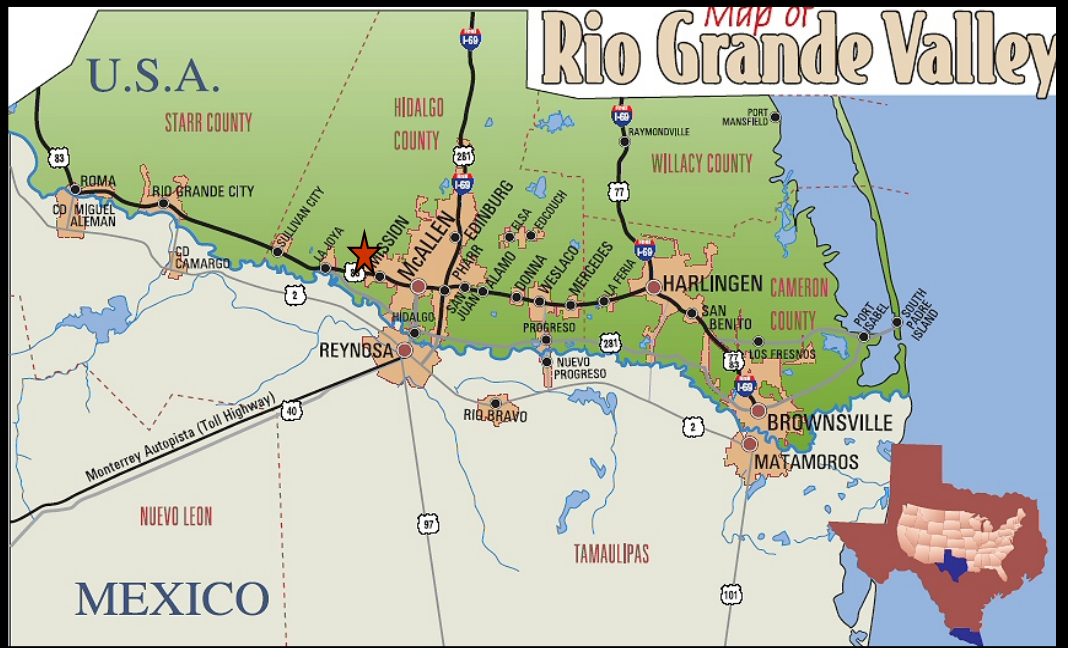
**6701 N. La Homa Road
(Between Mile 5 & Mile 6)**

**Mission, Texas
LAND: 10 ACRES**

- Prime Development Site
 - Situated In New Growth Area
- Excellent For Medical,
Commercial, Multi-Family/
Residential, 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 and any Selling Broker.)



MISSION, TEXAS

10 ACRE DEVELOPMENT SITE ASKING: \$500,000

OFFERING SUMMARY - 6701 N. LA HOMA ROAD - MISSION, TEXAS 78574

Subject Site: Prime 10 ACRE site, excellent for commercial use, multi-family or single family development, restaurant, medical, retail development, warehouse/storage, etc. Site is located between Mile 5 and Mile 6, area of new growth to the north of City of Palmview. Located just north of I-69 (Expwy 83) about 13 miles to the site. Presently in native brush, trees. New businesses directly across from the site and residential to the north. Excellent location as subject tract is located just north of where the 4-lane La Homa Road turns into a 2-lane.

Size: 10 Acres (Estimated +/-330' X 1,285') No Survey Available

Use: Ideal For Mixed-Use Development, Multi-Family, Medical, Office, Retail, Residential, Educational Facility, Etc.

Zoning: No Zoning (Outside City Limits)

Taxes: \$ 4,433.11 (HCAD 2023) (\$2.1726/\$100)

Utilities: WATER: Sharyland Water Supply Co. (6" Line On East Side Of La Homa Road)
SEWER: Septic Required Presently

Flood Zone: ZONE "X" (An area designated by the Federal Emergency Management Agency as having a moderate or minimal risk of flooding)

School District: LA JOYA ISD
ZAPATA ELEMENTARY
TREVINO MIDDLE
JUAREZ-LINCOLN HIGH

PROPERTY HIGHLIGHTS

THE CITY OF MISSION, TEXAS & THE CITY OF PALMVIEW, TEXAS are located along the U.S./Mexico border and is part of one of the fastest growing MSAs in the country. Both have experienced tremendous growth in population, business development and its economy in recent years. Centrally located in the fast-growing Hidalgo County, located between Falcon Dam and South Padre Island within one-hour for each direction.

(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 judgement 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.)

CONTACT:
PAULINE ZUROVEC

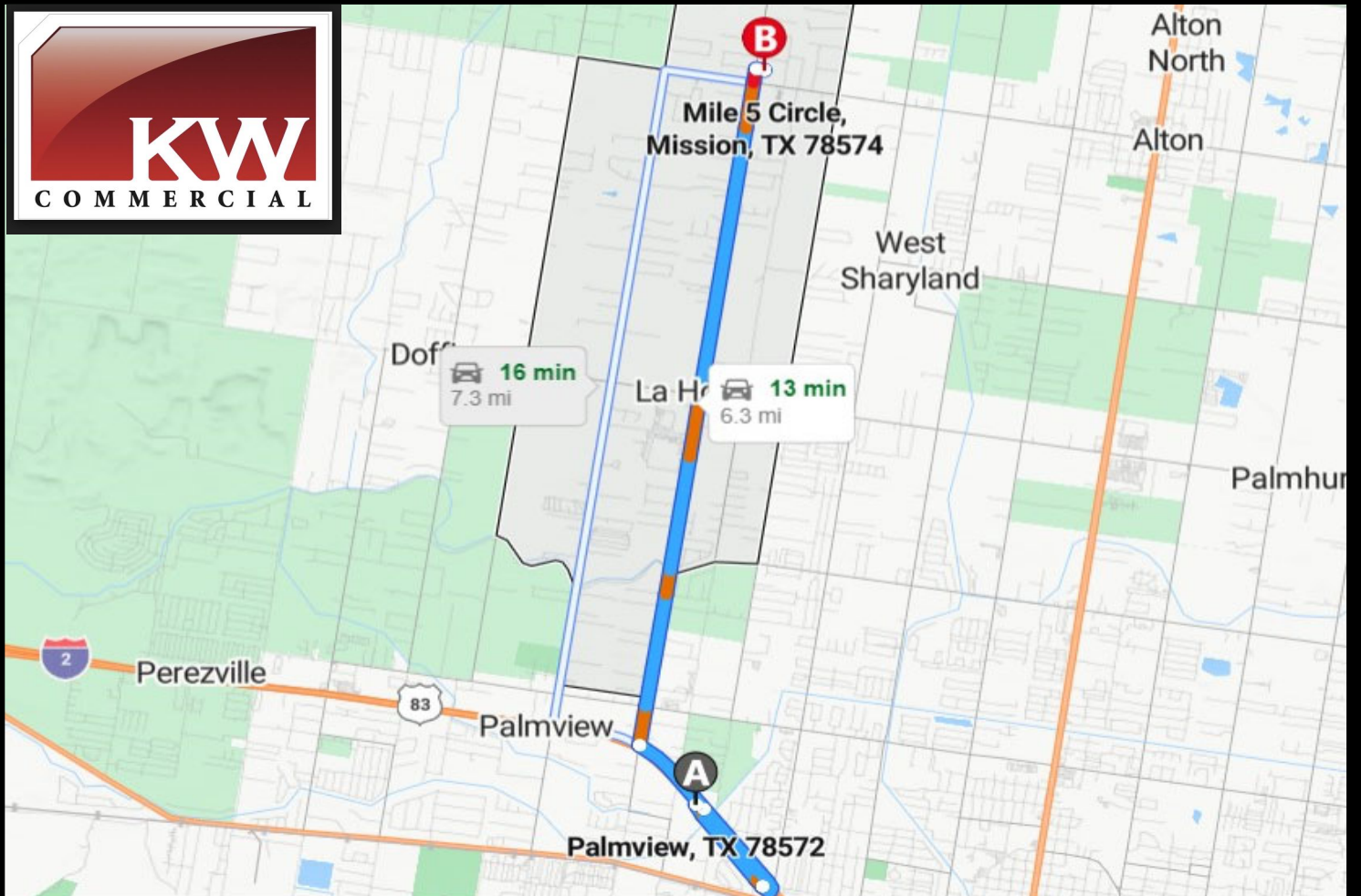
KW Commercial

1713 E. Tyler Ave
Harlingen, TX 78550

Phone: 956-793-9993

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







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.

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
KELLER WILLIAMS REALTY LRGV Designated Broker of Firm	9002129 License No.	sandra@sdelagarza.com Email	(956)423-8877 Phone
SANDRA DE LA GARZA Licensed Supervisor of Sales Agent/ Associate	0475642 License No.	sandra@sdelagarza.com Email	(956)423-8877 Phone
Pauline Zurovec Sales Agent/Associate's Name	0249384 License No.	pauline@przcommercial.com Email	(956)793-9993 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date