

VARIOUS TRACTS NOLANA & JACKSON

NOLANA AVE. & JACKSON RD., MCALEN, TX 78504

FOR SALE



OFFERING SUMMARY

Sale Price Range : See Below

Lot Size Range: 1.08 - 17.47 Acres

Zoning: Commercial / Retail

Market: McAllen, Mission, Edinburg / MSA

Price / SF: \$10.00 - \$14.92

PROPERTY OVERVIEW

Nolana & Jackson! Excellent commercial lots ranging from .8053 acres to over 2 acres available, with an adjoining 17.47 acres also available. Well-suited for retail, multi-family, medical, financial, office, & mixed use development. Development, Use, & Zoning are subject to City and all governmental authorities' approval, and verification of development, use, and zoning is the buyer's responsibility.

LOCATION OVERVIEW

Excellent location on the Northwest corner of Nolana Ave. & Jackson Rd. in McAllen, TX. Directly across from The Monitor Newspaper building.

4301 N. Jackson Rd.	Lots 1-9	2.77 AC	\$1,800,000
1325 E. Primrose Ave	Lots 10-17	2.09 AC	SOLD
4201 N. Jackson Rd.	Lots 18-26	1.76 AC	SOLD
4100 N. M St.	Lots 32-35	0.8053 AC	PENDING
1325 E. Nolana Ave.	Lot 37	1.08 AC	\$ 695,500
1324A Primrose Ave.	Adjoining ACs	17.47 AC	\$8,395,000

PROPERTY HIGHLIGHTS

- Various Tracts Available / High Visibility & Traffic
- Ideal for Commercial Development / Convenient Access

CHARLES MARINA, CCIM, CRB, GRI

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Sale Price	SEE LOT PRICES & DESCRIPTION
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PROPERTY INFORMATION

Property Type	Land
Property Subtype	Office
Zoning	C
Lot Size	1.08 acres - 17.47 acres
Amenities	Various Tracts Available High Visibility & Traffic count Ideal for Commercial Development Convenient Access
MLS #	330808, 399059, 399060 400457
Power	No
Rail Access	No

LOCATION INFORMATION

Building Name	Various Tracts Nolana & Jackson
Street Address	Nolana Ave. & Jackson Rd.
City, State, Zip	McAllen, TX 78504
County	Hidalgo
Market	McAllen, Mission, Edinburg / MSA
Sub-market	Greater McAllen
Cross-Streets	Jackson
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	Interstate 2
Nearest Airport	McAllen Miller Airport

BUILDING INFORMATION

Number of Lots	4
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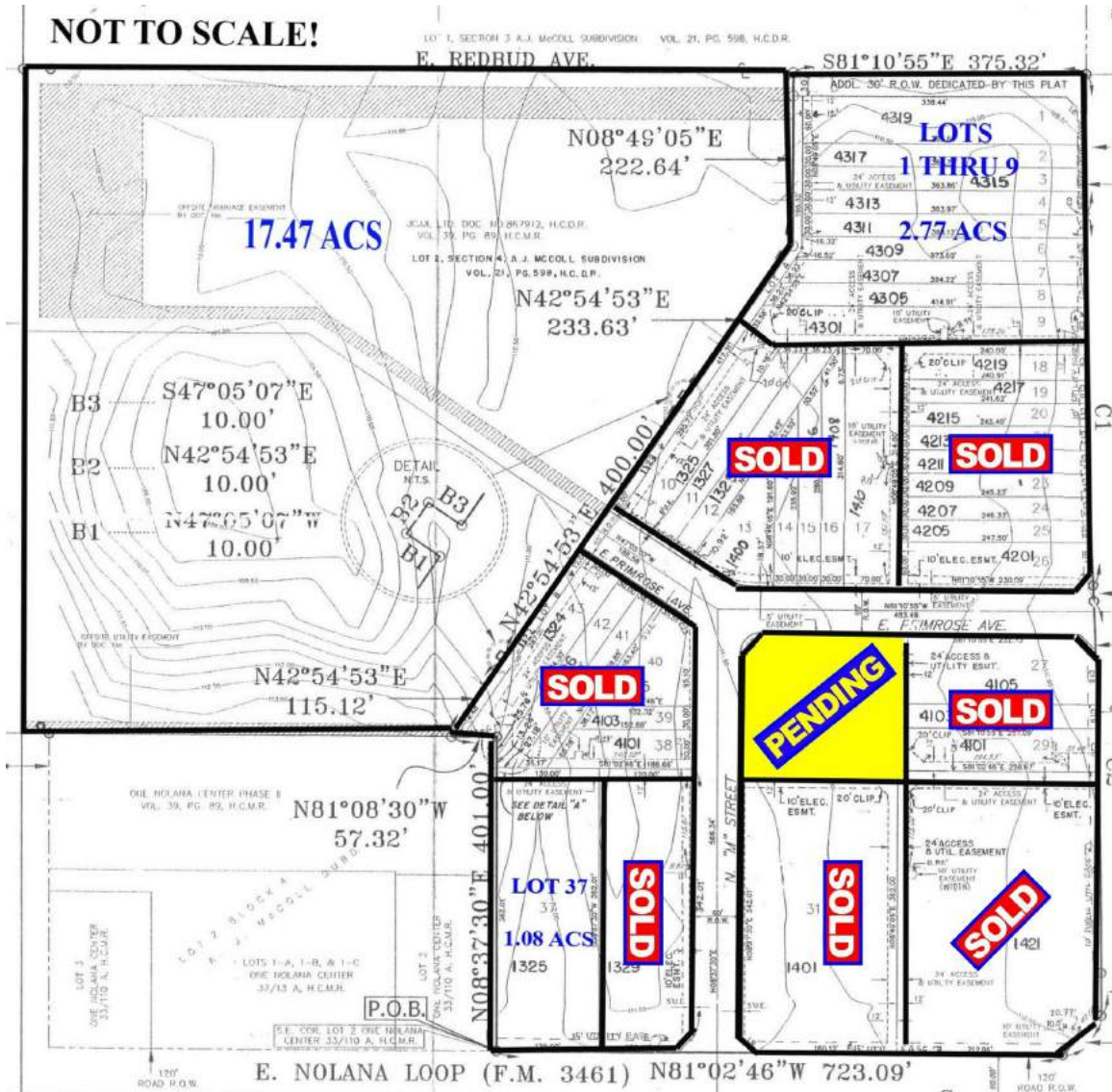
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ADDITIONAL PHOTOS

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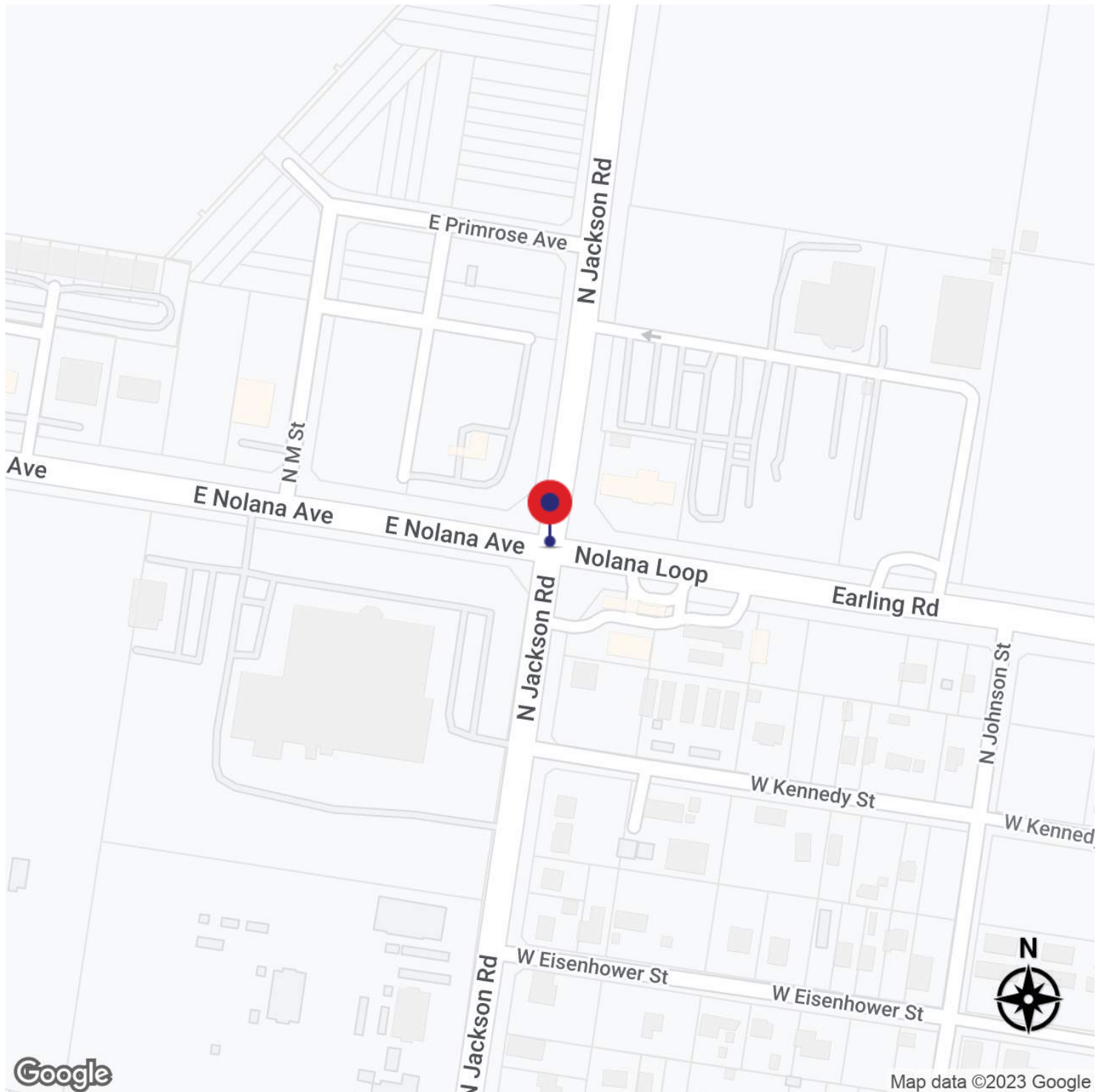
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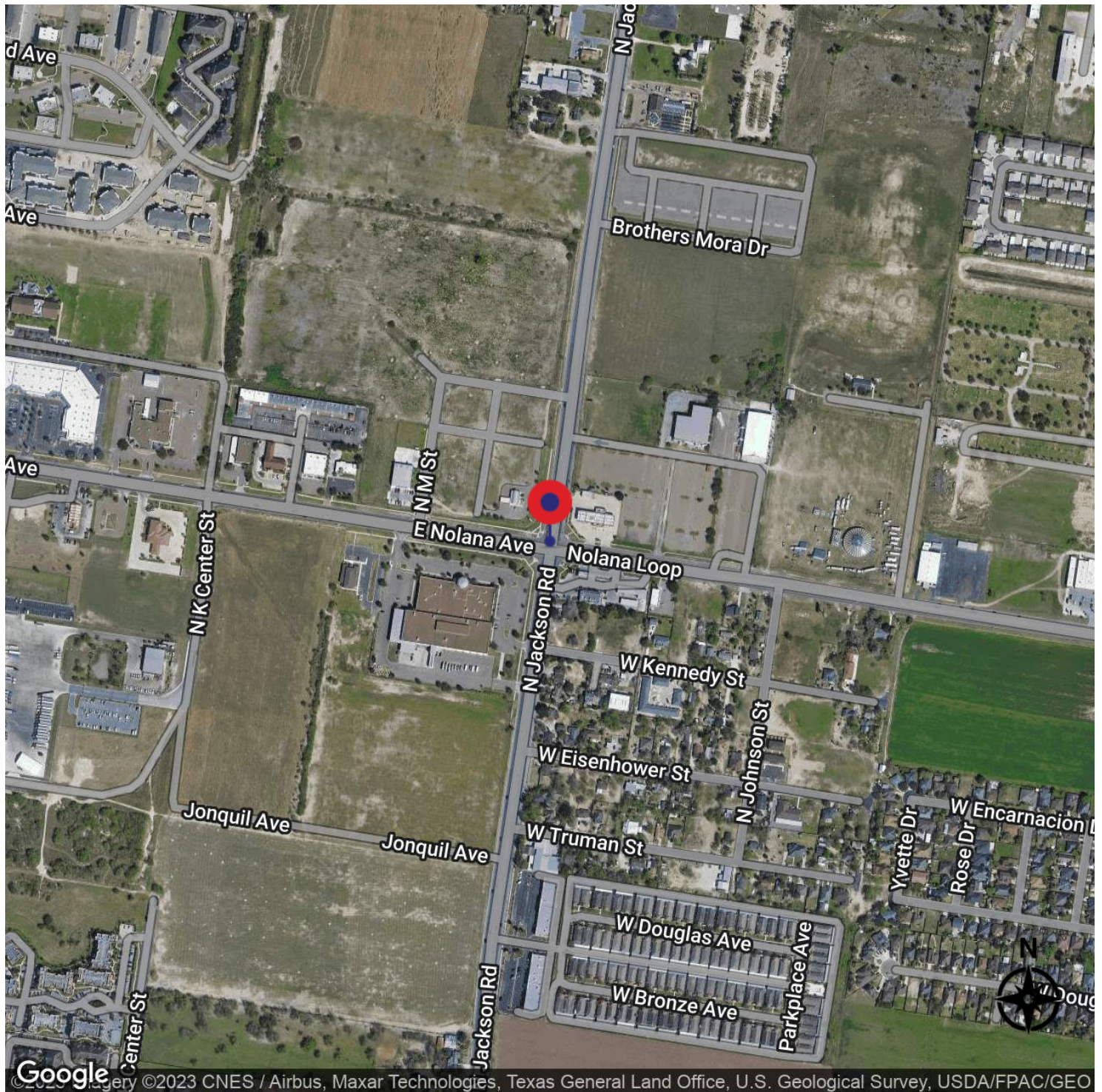
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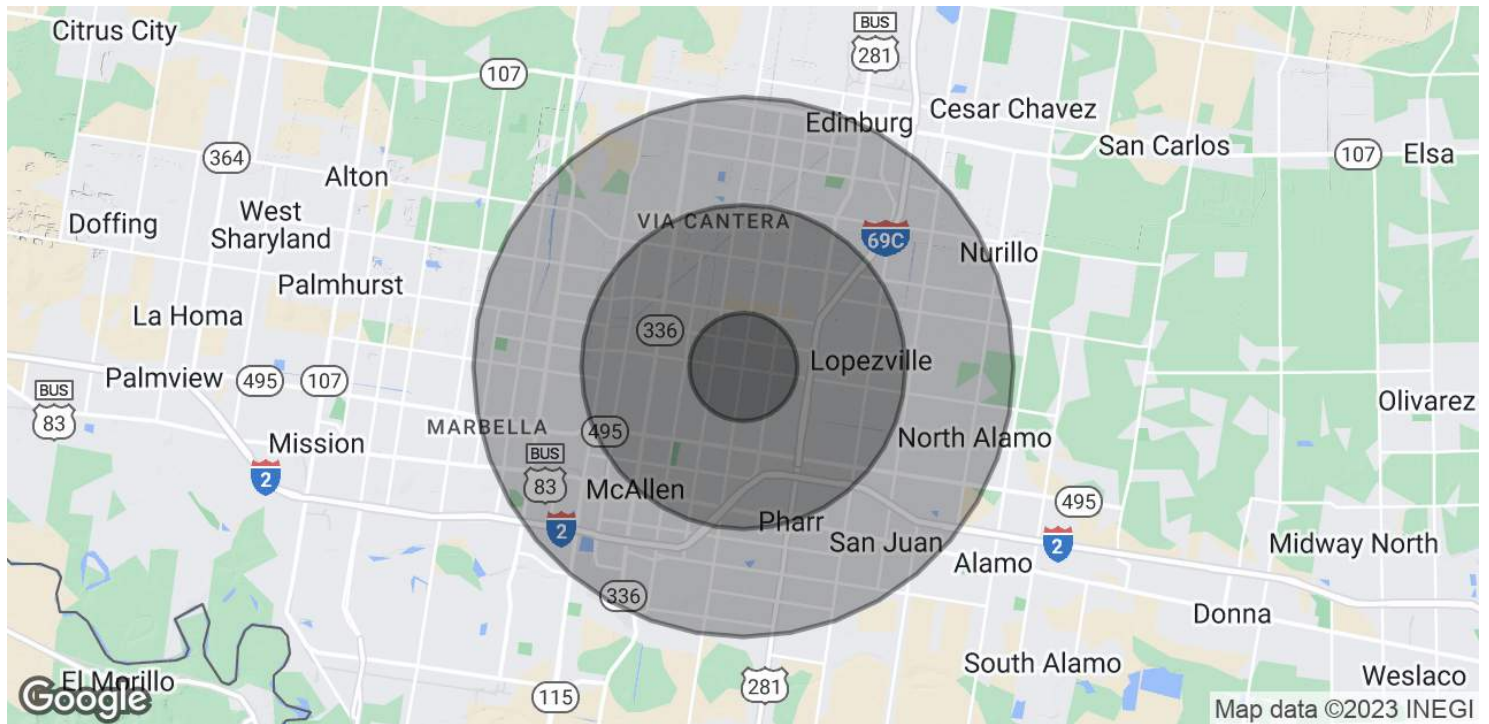
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	8,394	100,006	261,276
Average age	32.2	33.3	32.4
Average age (Male)	29.3	31.0	30.5
Average age (Female)	36.7	35.6	34.6

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	3,732	37,433	92,200
# of persons per HH	2.2	2.7	2.8
Average HH income	\$53,073	\$61,939	\$59,158
Average house value	\$130,782	\$131,039	\$124,519

* Demographic data derived from 2020 ACS - US Census

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Texas law requires all real estate license holders 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.

First American Realty Co	444231		(956) 682-3000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Charles Marina</u>	<u>229272</u>	<u>cmarina@firstamrlty.com</u>	<u>(956) 682-3000</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Charles Marina</u>	<u>229272</u>	<u>cmarina@firstamrlty.com</u>	<u>(956) 495-3000</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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