

E MAIN ST, EAGLE PASS | 5.93 ACRES

\$597,000



PROPERTY

- Main St Frontage
- Side walk / improvements along property
- Traffic light on the corner

NEAR BY

- South West Texas Jr College
- Fort Duncan Regional Medical Center
- Winn High School
- Wincrest Neighborhood
- Eagle Pass Sports Complex

Listing Brokerage

PIONEER REALTY PARTNERS, LLC

ROBIN GROVE

Realtor

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Summary

- Average household income \$73,490
- 73% owner occupied housing
- 2010-2022 46.77% growth

Data within 1 mile of property location

Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	3,729		39,965		53,813	
2022 Estimate	3,530		39,392		52,877	
2010 Census	2,472		36,728		48,373	
Households						
2027 Projection	1,011		11,965		15,664	
2022 Estimate	954		11,798		15,397	
2010 Census	650		11,032		14,129	
Growth 2022 - 2027	5.97%		1.42%		1.73%	
Growth 2010 - 2022	46.77%		6.94%		8.97%	
Owner Occupied	703	73.69%	7,757	65.75%	10,549	
Renter Occupied	251	26.31%	4,041	34.25%	4,848	
2022 Households by HH Income						
	954		11,797		15,395	
Income: <\$25,000	215	22.54%	3,949	33.47%	5,182	
Income: \$25,000 - \$50,000	184	19.29%	2,378	20.16%	3,285	
Income: \$50,000 - \$75,000	163	17.09%	2,043	17.32%	2,617	
Income: \$75,000 - \$100,000	159	16.67%	1,576	13.36%	1,888	
Income: \$100,000 - \$125,000	51	5.35%	823	6.98%	1,043	
Income: \$125,000 - \$150,000	97	10.17%	530	4.49%	686	
Income: \$150,000 - \$200,000	59	6.18%	396	3.36%	579	
Income: \$200,000+	26	2.73%	102	0.86%	115	
2022 Avg Household Income	\$73,490		\$56,416		\$55,962	
2022 Med Household Income	\$59,511		\$43,130		\$41,824	



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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IAB 1-0 Date