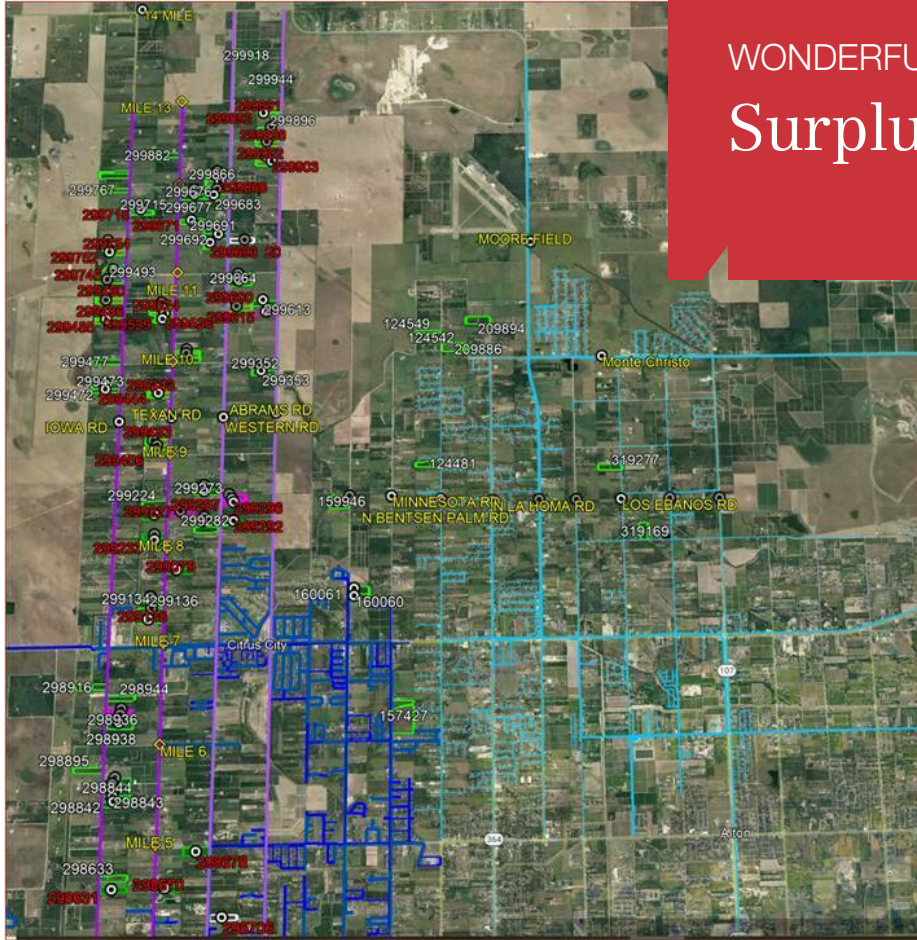


WONDERFUL CITRUS II Surplus Land



WONDERFUL CITRUS II LLC SURPLUS LAND

Mission, Texas 78572

Property Highlights

- Access to pave roads
- Numerous residential development throughout the area
- Proximity to Mission, Alton, Palmhurst,
- Proximity to future Hidalgo County Loop road

Property Description

This listing covers over 58 individual properties encompassing 1,130 acres of former and active citrus orchards located in western Hidalgo and Cameron County too. **Many** of these parcels were citrus groves. Most are located on paved county roads, and **some** have access to potable water via Agua Sud WSC, Sharyland WSC, or North Alamo WSC. All are subject to development regulations of Hidalgo or Cameron County. To learn more, contact us to embark on a fruitful investment journey.

OFFERING SUMMARY

Sale Price	SUBJECT TO LOCATION & SIZE
Lot Size	VARIES

DEMOGRAPHICS

Stats	Population	Avg. HH Income
10 Miles	512,976	\$52,925
20 Miles	849,228	\$51,920
30 Miles	1,002,240	\$51,150

For more information

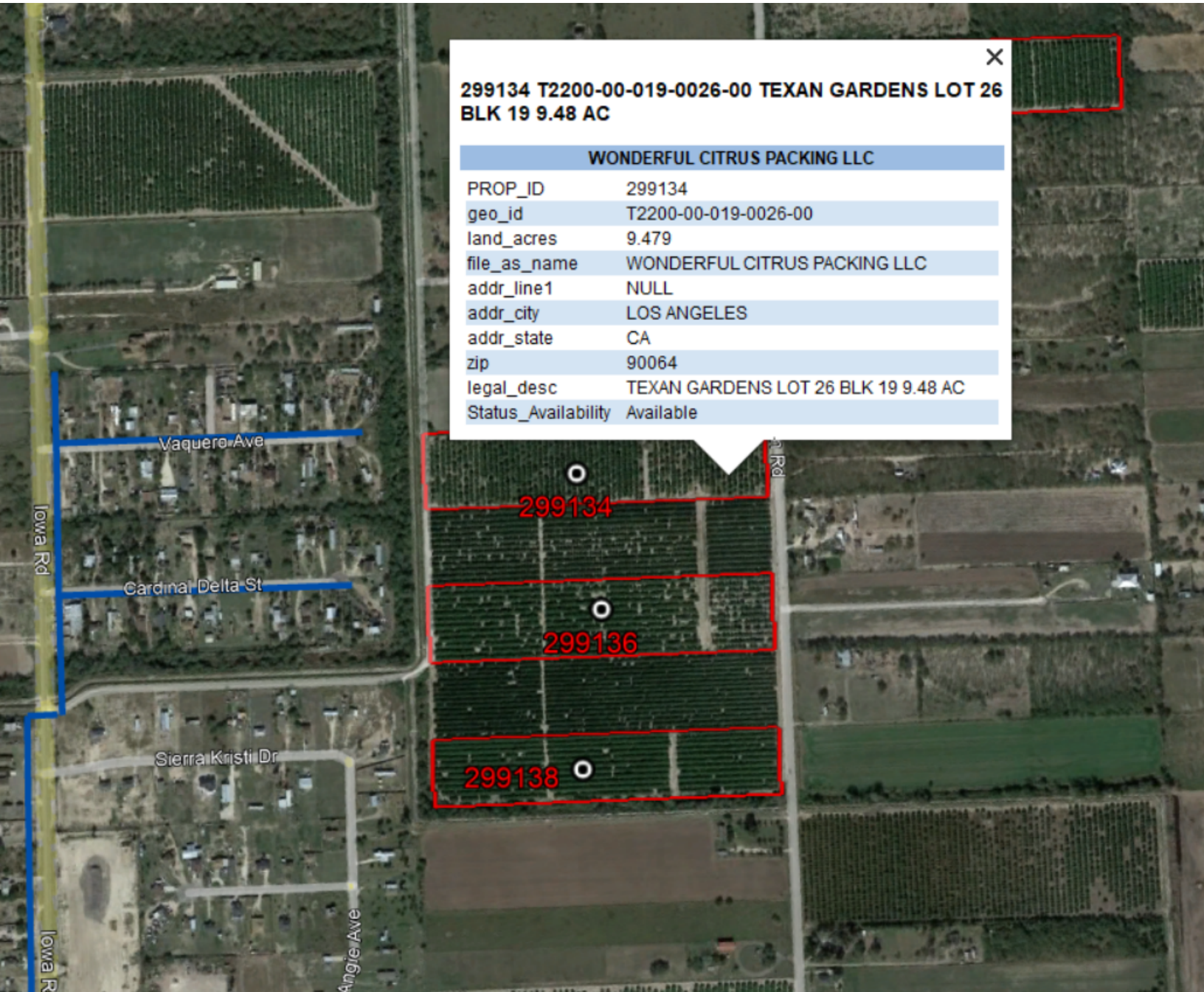
Mike Blum

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Additional Photos



299134 T2200-00-019-0026-00 TEXAN GARDENS LOT 26
BLK 19 9.48 AC

WONDERFUL CITRUS PACKING LLC

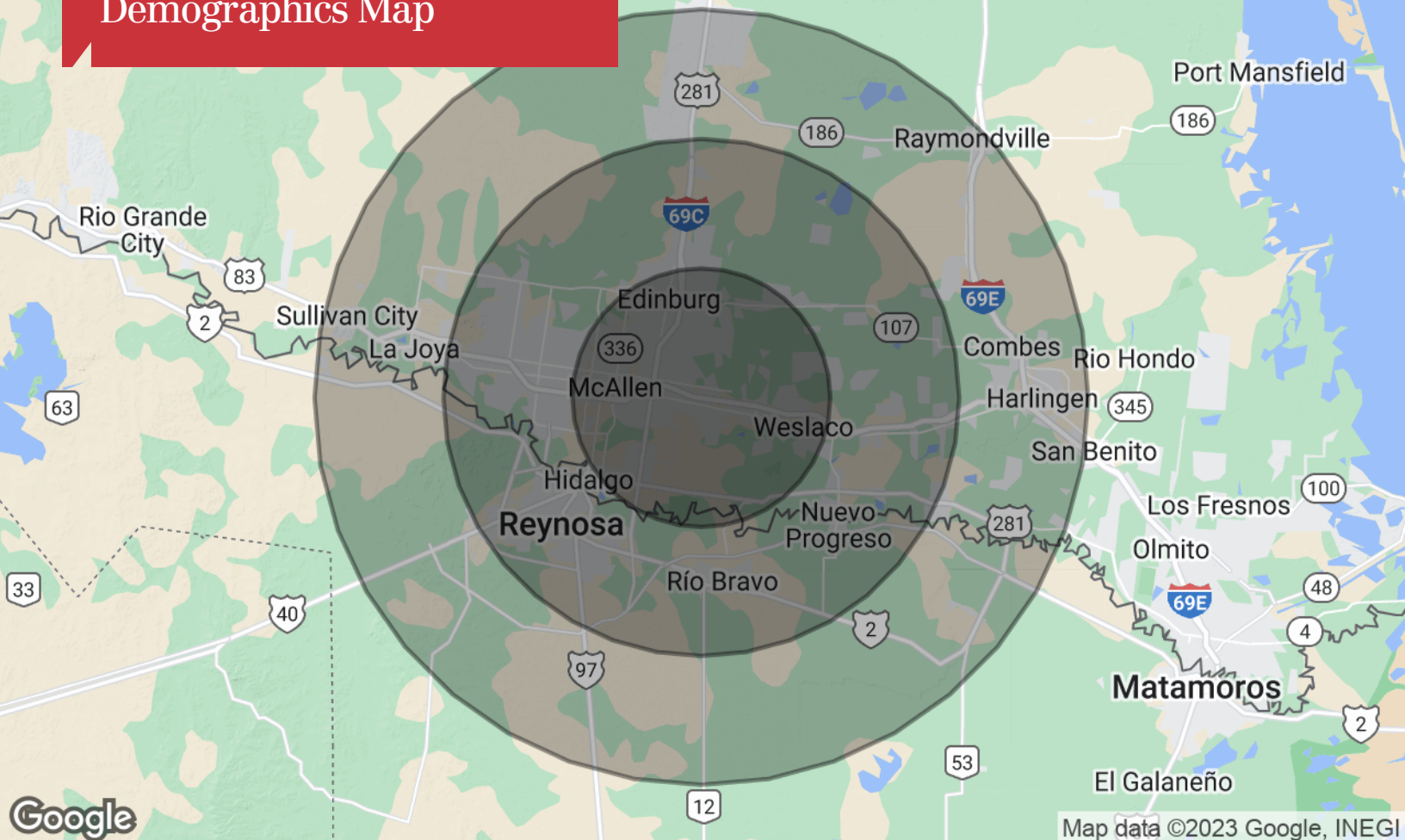
PROP_ID	299134
geo_id	T2200-00-019-0026-00
land_acres	9.479
file_as_name	WONDERFUL CITRUS PACKING LLC
addr_line1	NULL
addr_city	LOS ANGELES
addr_state	CA
zip	90064
legal_desc	TEXAN GARDENS LOT 26 BLK 19 9.48 AC
Status_Availability	Available

299134

299136

299138

Demographics Map



Map data ©2023 Google, INEGI

Population

	10 Miles	20 Miles	30 Miles
TOTAL POPULATION	512,976	849,228	1,002,240
MEDIAN AGE	31.0	30.7	30.9
MEDIAN AGE (MALE)	29.1	29.3	29.6
MEDIAN AGE (FEMALE)	32.9	32.5	32.6

Households & Income

	10 Miles	20 Miles	30 Miles
TOTAL HOUSEHOLDS	173,386	278,764	333,863
# OF PERSONS PER HH	3.0	3.0	3.0
AVERAGE HH INCOME	\$52,925	\$51,920	\$51,150
AVERAGE HOUSE VALUE	\$107,518	\$106,016	\$104,235

* Demographic data derived from 2020 ACS - US Census



Information About Brokerage Services

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.

<u>NAI Rio Grande Valley</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9008410</u> License No.	<u>mikeb@nairgv.com</u> Email	<u>956-994-8900</u> Phone
<u>Michael J. Blum</u> Designated Broker of Firm	<u>426545</u> License No.	<u>mikeb@nairgv.com</u> Email	<u>956-994-8900</u> Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Michael J. Blum</u> Sales Agent/Associate's Name	<u>426545</u> License No.	<u>mikeb@nairgv.com</u> Email	<u>956-994-8900</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

FOR INFORMATION & SITE TOURS CONTACT:

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