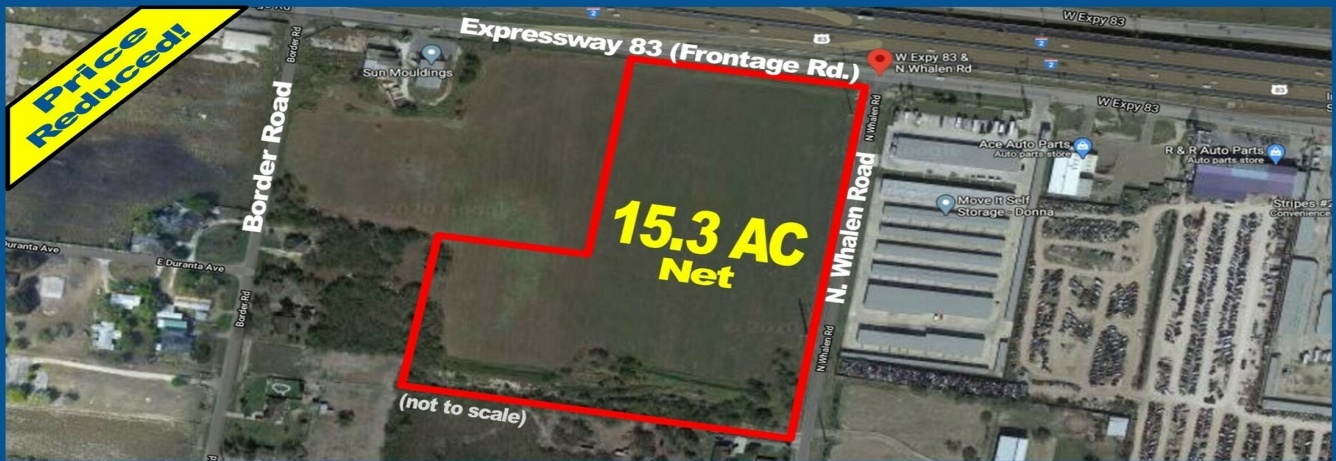


15.3 AC CORNER LOT

EXP. 83 FRONTAGE & WHALEN RD., ALAMO, TX 78516

FOR SALE

"Great Price - Great Location"**Expressway 83 & Whalen Rd., Alamo, TX****OFFERING SUMMARY**

Sale Price:	\$1,995,000
Lot Size:	15.3 net Acs
Parcel ID#:	E6500-00-003-0000-17 E6500-00-005-0000-05
Taxes:	\$185 (w/Exemptions) 2024
Zoning:	C R1
Market:	Alamo
Submarket:	Pharr, San Juan, Alamo

PROPERTY OVERVIEW

Excellent opportunity on Expressway 83 frontage in Alamo, Texas. 2 parcels of land totaling approximately 15.30 AC located on the SW corner of Expressway 83 & Whalen Rd., Alamo. Excellent visibility and accessibility. Parcel one is 6.75 AC, parcel two is 8.55 AC, with development potential. Uses may include: residential, commercial, school site, multi-family, auto dealership, urgent care. Call today for more information - don't miss out on this opportunity. Development, use, & zoning are subject to City and all governmental authorities' approval, and verification is buyer's responsibility.

LOCATION OVERVIEW

From McAllen, head East on Expressway 83 to Alamo, Exit Val Verde, property is on the SWC of Expressway 83 (Frontage Rd.) and N. Whalen Rd.

PROPERTY HIGHLIGHTS

- Corner Lot
- Great visibility & access
- Development potential
- Great for retail, auto dealership or Urgent Care
- Mixed use development

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15.3 AC CORNER LOT

EXP. 83 FRONTAGE & WHALEN RD., ALAMO, TX 78516

FOR SALE

Sale Price

\$1,995,000

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Other
APN #	E6500-00-003-0000-17 & E6500-00-005-0000-05
Corner Property	Yes
MLS #	409573
Rail Access	No
Topography	Level

LOCATION INFORMATION

Street Address	Exp. 83 Frontage & Whalen Rd.
City, State, Zip	Alamo, TX 78516
County	Hidalgo
Market	Alamo
Sub-market	Pharr, San Juan, Alamo
Cross-Streets	E. Frontage Rd. & N. Whalen Rd.
Side of the Street	South
Road Type	Paved
Market Type	Medium
Nearest Highway	Expressway 83 (Interstate 2)
Nearest Airport	McAllen Miller Airport (MFE)

BUILDING INFORMATION

Number of Lots	1
Best Use	Commercial, residential, multi-family, school site, Urgent Care

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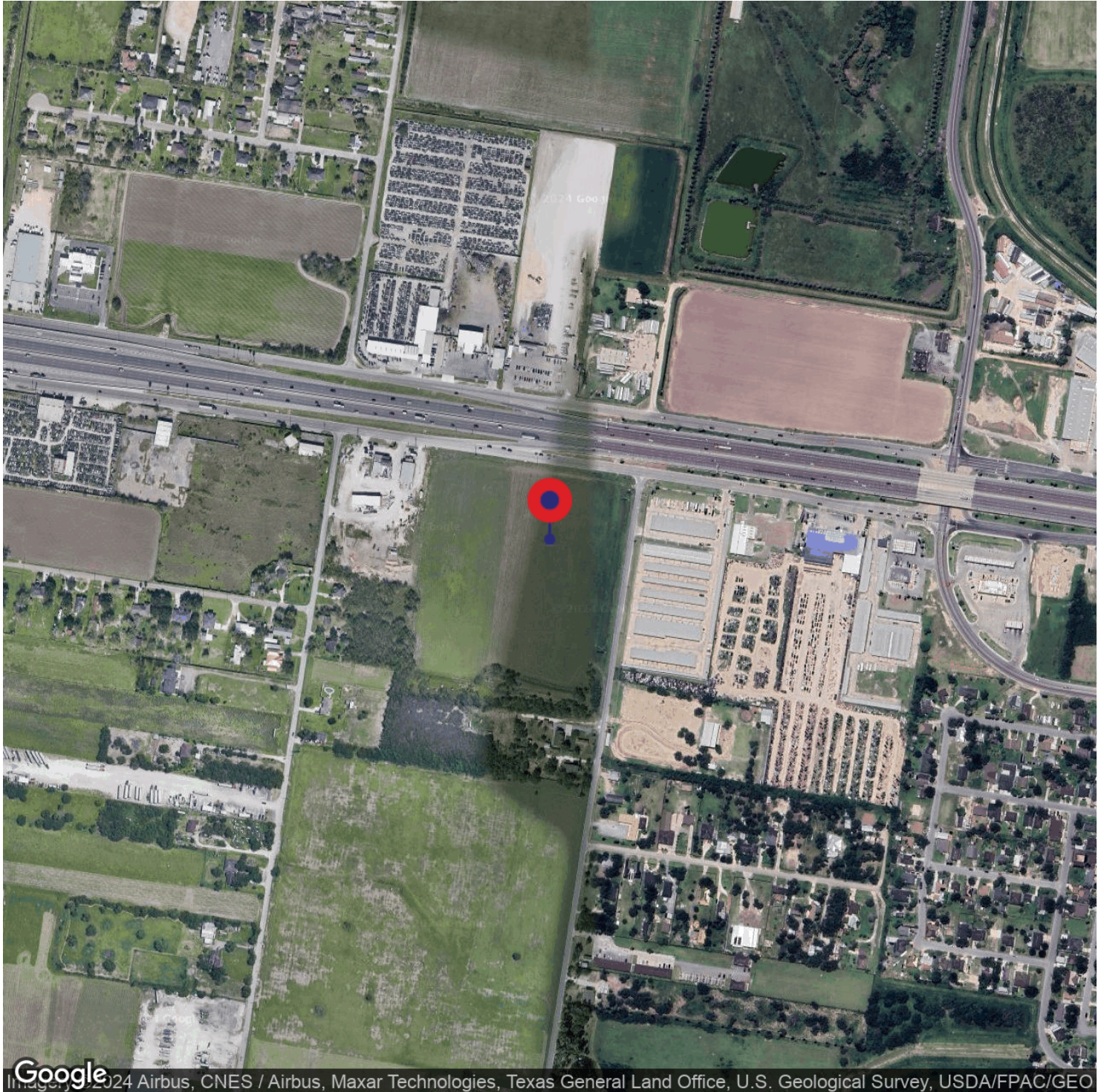


AERIAL MAPS

15.3 AC CORNER LOT

FOR SALE

EXP. 83 FRONTAGE & WHALEN RD., ALAMO, TX 78516



Google

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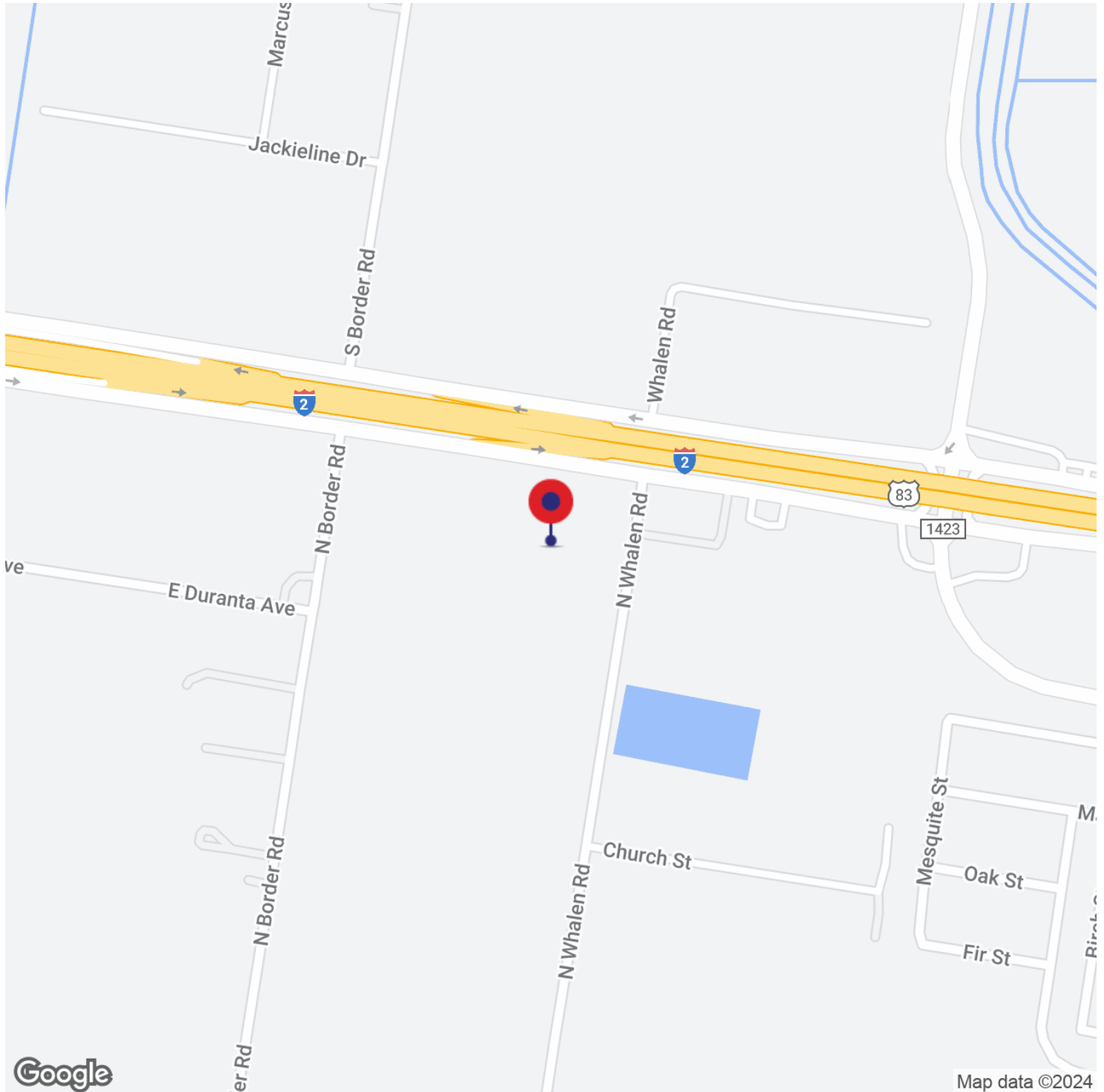
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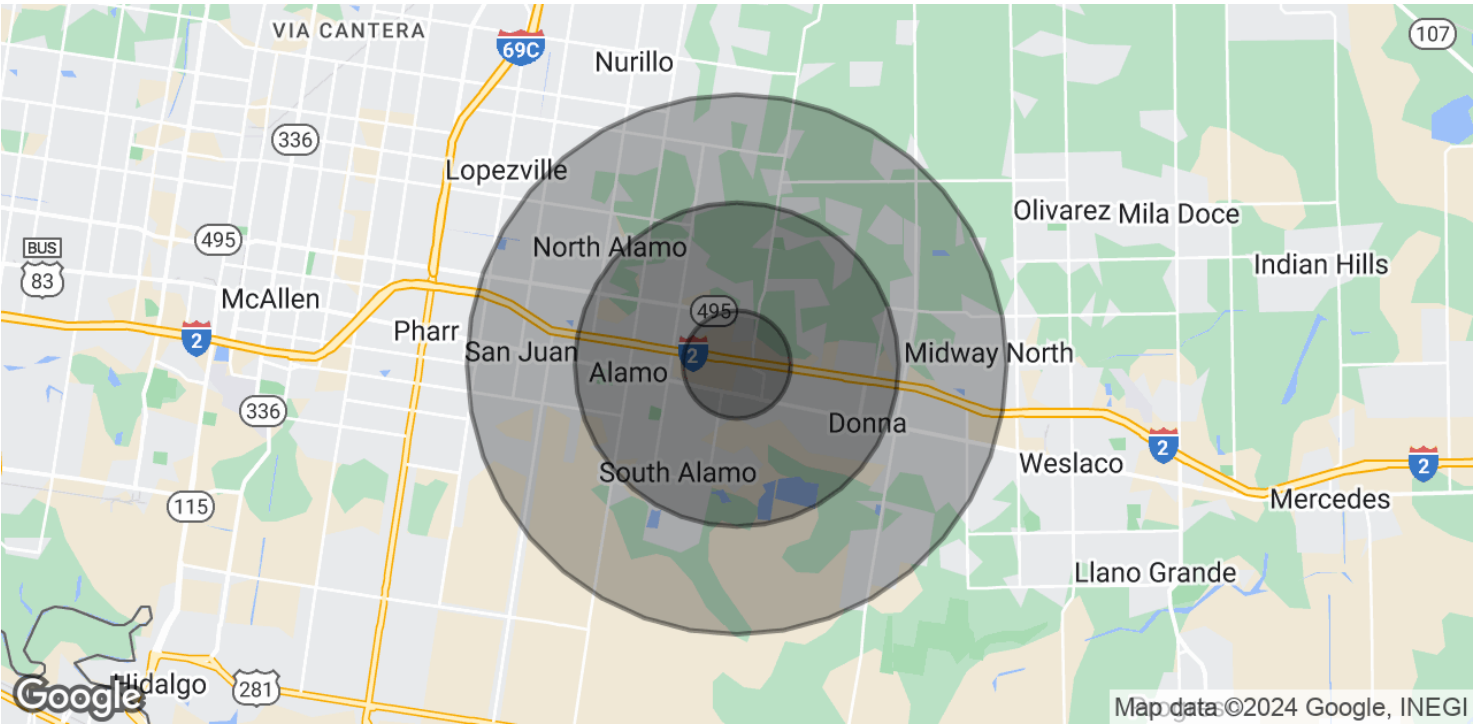
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15.3 AC CORNER LOT

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EXP. 83 FRONTAGE & WHALEN RD., ALAMO, TX 78516



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,128	49,958	126,995
Average age	38.4	32.0	29.8
Average age (Male)	37.6	29.9	28.4
Average age (Female)	39.9	33.1	30.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,981	18,496	40,329
# of persons per HH	2.1	2.7	3.1
Average HH income	\$34,379	\$36,282	\$41,200
Average house value	\$74,690	\$68,099	\$76,179

* Demographic data derived from 2020 ACS - US Census

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DISCLAIMER

15.3 AC CORNER LOT

FOR SALE

EXP. 83 FRONTAGE & WHALEN RD., ALAMO, TX 78516



DISCLAIMER

All information provided herein has been obtained from sources deemed reliable, but may be subject to errors, omissions, change of price, prior sale, or withdrawal without notice. First American Realty Company makes no representation, warranty or guaranty as to accuracy of any information contained herein. You should consult your advisors for an independent verification of any properties.

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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

First American Realty Company - Corporate, 3827 N. 10th St., Ste. 105 McAllen, TX 78501
Charles Marina

Information available at www.trec.texas.gov

IABS 1-0 Date

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