

LAND WITH SMALL WAREHOUSE

13033 E. 10TH STREET, HARGILL, TX 78538

FOR SALE



Sale Price

\$125,000

OFFERING SUMMARY

Lot Size: 0.482 Acres

Price / Acre: \$259,336

Market: Hargill

PROPERTY OVERVIEW

For Sale - Approximately .4821 acre lot with metal warehouse wired for 220 Amp, has lights inside and approximately 20-foot center height, 2,400 sf 1st floor, and approximately 360 sf on 2nd level, and 2 large overhead doors in front, and approximately 1,000 sf canopy which covers the concrete slab in front of warehouse.

PROPERTY HIGHLIGHTS

- Approximately .4821 acre lot with Metal Warehouse
- Warehouse wired for 220 Amp
- Warehouse has lights inside with approximately 20-foot center height,
- 2,400 sf 1st floor, and approximately 360 sf on 2nd level
- 2 large overhead doors in front
- Approximately 1,000 sf canopy which covers the concrete slab in front of warehouse.

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PROPERTY INFORMATION

Property Type	Land
Property Subtype	Industrial
Lot Size	0.482 Acres
APN #	H1200-00-137-0007-02
Lot Frontage	150 ft
Lot Depth	140 ft
MLS #	427094
Power	Yes

LOCATION INFORMATION

Building Name	Land with Small Warehouse
Street Address	13033 E. 10th Street
City, State, Zip	Hargill, TX 78538
County	Hidalgo
Market	Hargill
Cross-Streets	Gill Ave. & Lincoln Ave.
Township	Hargill
Side of the Street	South
Road Type	Paved
Market Type	Rural
Nearest Airport	MFE - McAllen International Airport

BUILDING INFORMATION

Number of Lots	1
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ADDITIONAL PHOTOS

LAND WITH SMALL WAREHOUSE

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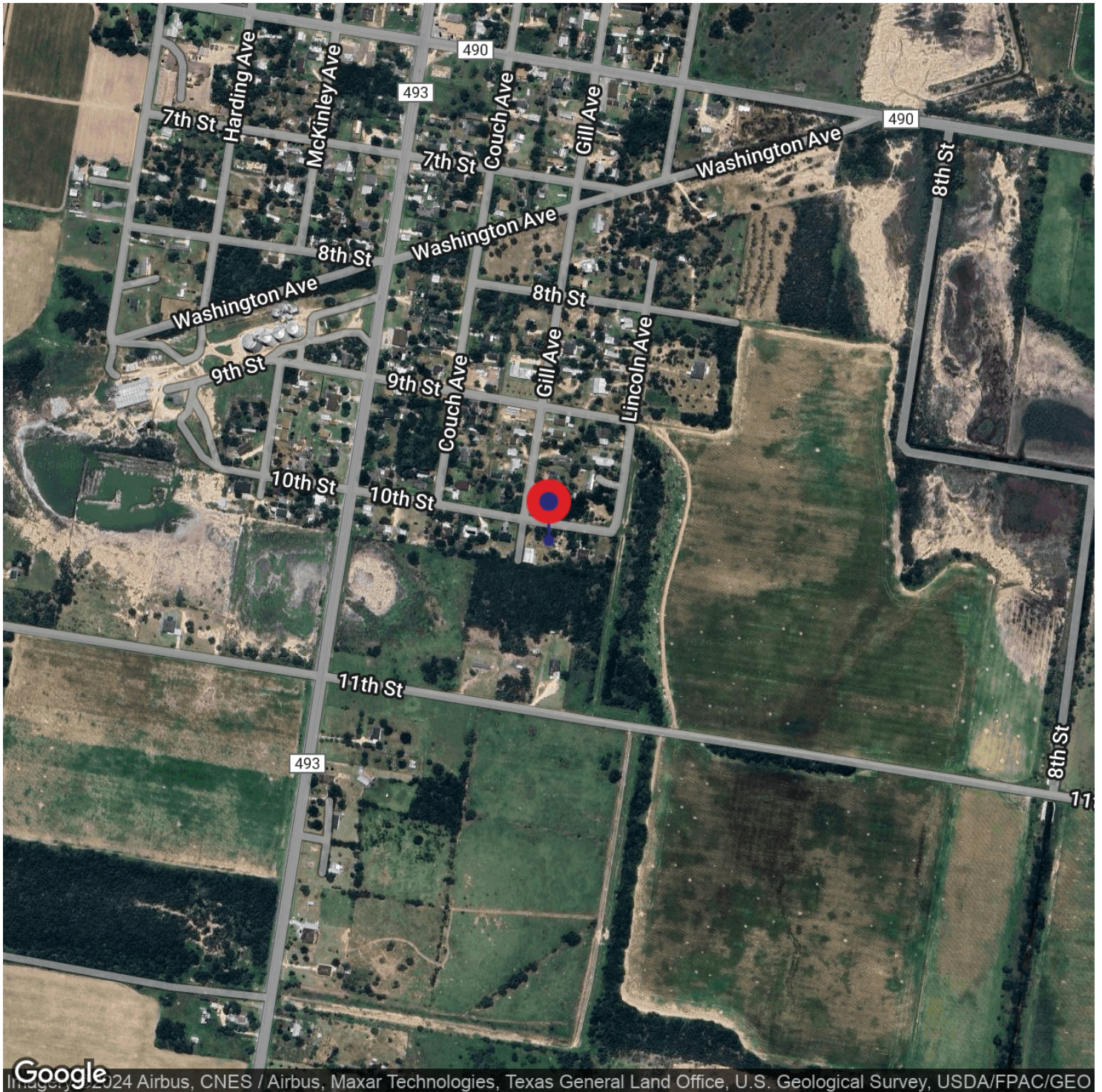


LOCATION MAP

LAND WITH SMALL WAREHOUSE

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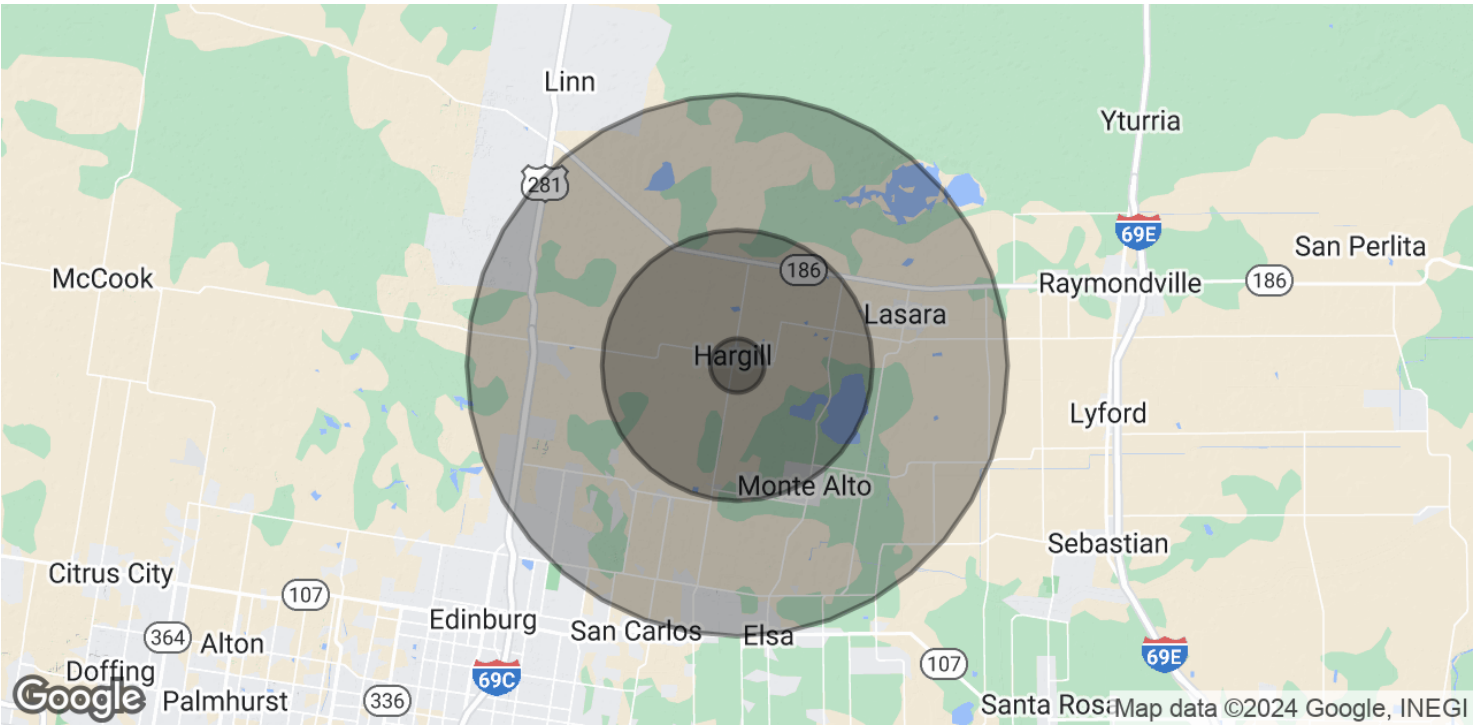
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	105	4,683	52,550
Average Age	32.6	31.6	27.8
Average Age (Male)	29.0	29.7	27.8
Average Age (Female)	33.1	33.2	28.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	40	1,093	13,608
# of Persons per HH	2.6	4.3	3.9
Average HH Income	\$39,750	\$39,709	\$45,318
Average House Value	\$87,053	\$81,672	\$73,748

2020 American Community Survey (ACS)

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DISCLAIMER

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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

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Charles Marina

Information available at www.trec.texas.gov

IABS 1-0 Date

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