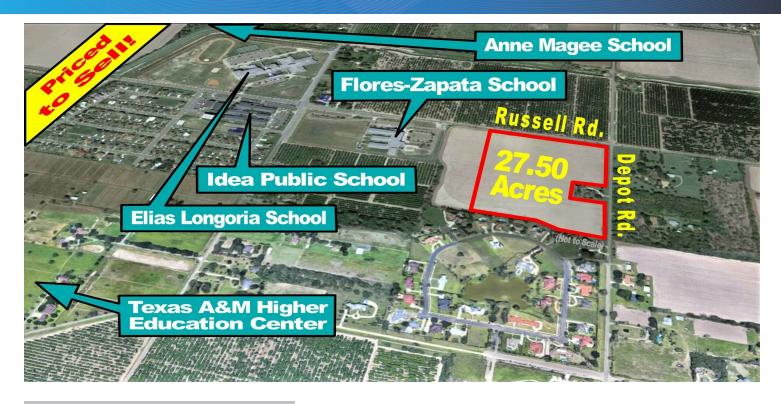
DEPOT & RUSSELL ROAD, MCALLEN, TX 78504



SALE PRICE \$2,500,000

OFFERING SUMMARY

Lot Size: 27.50 AC

PID # T2100-00-233-0003-01

Taxes: \$274.89 (2023)

Market: McAllen MSA

Submarket: Mission / Edinburg /

Pharr / Sharyland

Price / SF: \$2.09

PROPERTY OVERVIEW

This property of 27.50 acres of vacant land, located on the southwest corner of Depot and Russell Rd. in McAllen, has tremendous development potential. Development, use & zoning are subject to City and all governmental authorities' approval, and verification is buyer's responsibility.

LOCATION OVERVIEW

The site is in the heart of McAllen's growth development corridor, near elementary and middle schools & Texas A & M University. Nestled between Hwy 107 and Monte Cristo Road and numerous subdivisions.

PROPERTY HIGHLIGHTS

- Development Opportunity
- · Residential, Multi-Family, or Mixed Use
- School site
- Near Subdivisions
- Next to Ravenswood Subdivision

CHARLES MARINA, CCIM, CRB, GRI



EXCELLENT DEVELOPMENT POTENTIAL NEAR SCHOOLS DEPOT & RUSSELL ROAD, MCALLEN, TX 78504

FOR SALE

SALE PRICE \$2,500,000

LOCATION INFORMATION

Building Name Excellent Development Potential Near

Schools

Street Address

City, State, Zip

County/Township

Depot & Russell Rd.

McAllen, TX 78504

Hidalgo/McAllen

McAllen MSA

Submarket Mission / Edinburg / Pharr / Sharyland Cross Streets Depot Rd. and Russell Rd.

Section NW

Road Type Paved Market Type Medium

Nearest Highway Hwy 107 less than 1 mile

Nearest Airport McAllen Miller International (MFE)

LAND

Market

Number Of Lots1Best UseSubdevelopmentTelephoneYesTopographyLevel

PROPERTY DETAILS

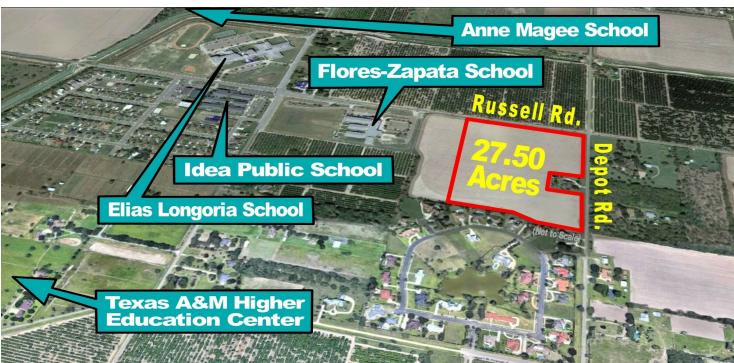
Property Type Land
Property Subtype Residential
Lot Size 27.5 Acres
APN# T2100-00-233-0003-01
Schools Edinburg ISD
MLS ID# 430869





DEPOT & RUSSELL RD., MCALLEN, TX 78504



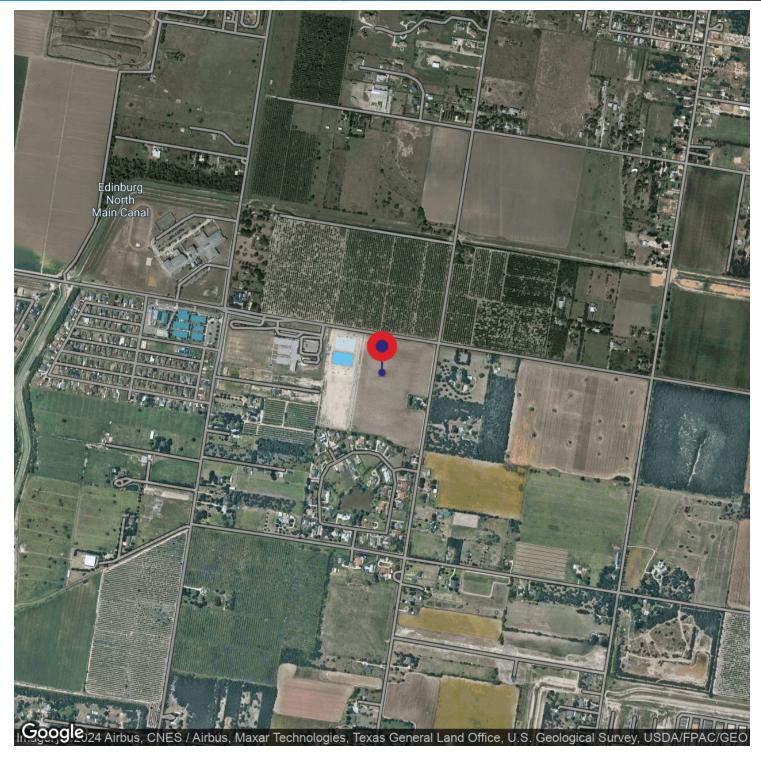


CHARLES MARINA, CCIM, CRB, GRI



DEPOT & RUSSELL ROAD, MCALLEN, TX 78504

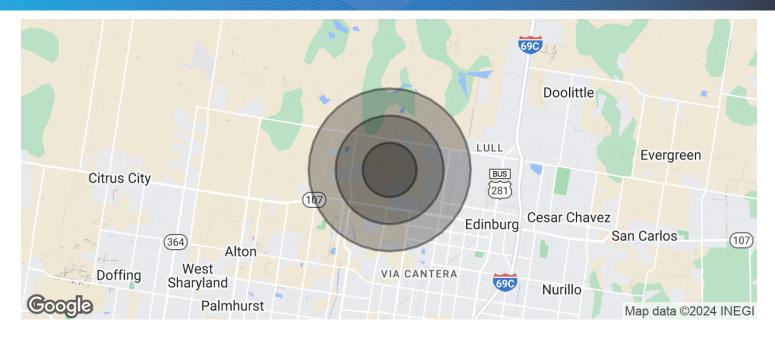
FOR SALE



CHARLES MARINA, CCIM, CRB, GRI



DEPOT & RUSSELL ROAD, MCALLEN, TX 78504



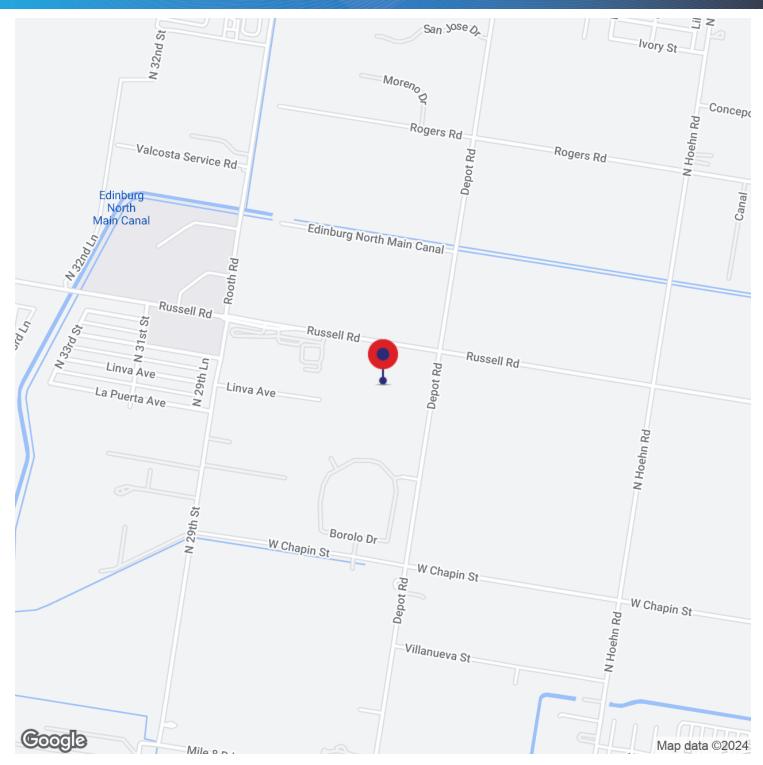
| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|---------------------------------------|-------------------|----------------------|-----------------------|
| Total population | 1,967 | 12,188 | 32,891 |
| Median age | 29.6 | 28.6 | 28.8 |
| Median age (Male) | 31.6 | 30.2 | 29.9 |
| Median age (Female) | 30.6 | 28.7 | 29.3 |
| | | | |
| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
| HOUSEHOLDS & INCOME Total households | 1 MILE 520 | 2 MILES 3,781 | 3 MILES 11,391 |
| | | | |
| Total households | 520 | 3,781 | 11,391 |

^{*} Demographic data derived from 2020 ACS - US Census



CHARLES MARINA, CCIM, CRB, GRI

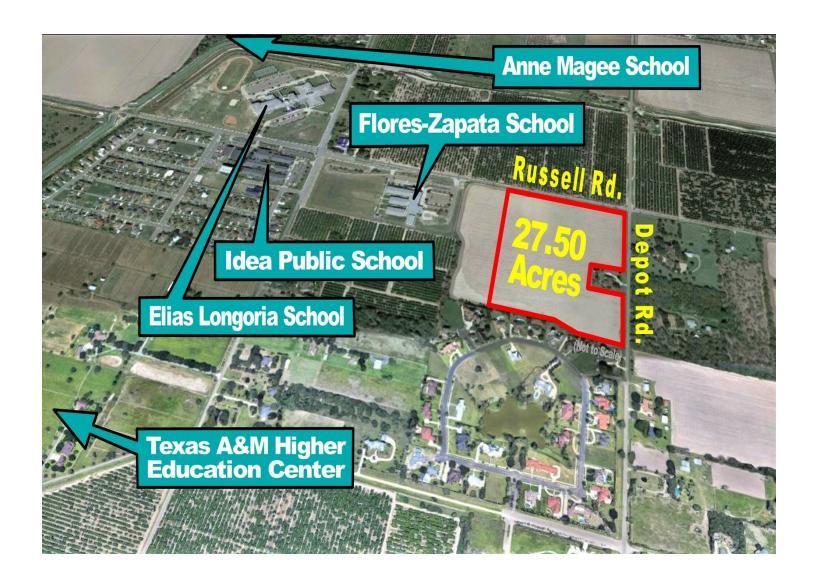
DEPOT & RUSSELL ROAD, MCALLEN, TX 78504



CHARLES MARINA, CCIM, CRB, GRI



DEPOT & RUSSELL ROAD, MCALLEN, TX 78504



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.

CHARLES MARINA, CCIM, CRB, GRI







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 buver) 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 |
| Charles Marina | 229272 | cmarina@firstamrlty.com | (956)682-3000 |
| Designated Broker of Firm | License No. | Email | Phone |
| Charles Marina | 229272 | cmarina@firstamrlty.com | (956)495-3000 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |
| Buyer/T | enant/Seller/Landlord Ir | nitials Date | |

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Fax:956.682.4074

TAR 2501