

For Sale

# Land

2.85 Acres | \$115,789 / AC



## Mercedes Expressway 2.85 Acres Net

1950 W Expressway 83  
Mercedes, Texas 78570

### Property Highlights

- Mid-Valley location to serve McAllen, Harlingen, & Brownsville
- Rail and spur
- 2.85 Net Acres

### Property Description

This 2.85 Net acres has Expressway 83 frontage in the heart of the Rio Grande Valley. Prime mid-valley location with quick access to McAllen, Harlingen, & Brownsville. Property has rail on South side with rail-spur. Access from Expressway frontage and from Mile 2 West Rd.

\*Cell tower is on an easement and no income is derived from its use and occupancy.

### OFFERING SUMMARY

<b>Sale Price</b>	\$330,000
<b>Lot Size</b>	2.85 Acres

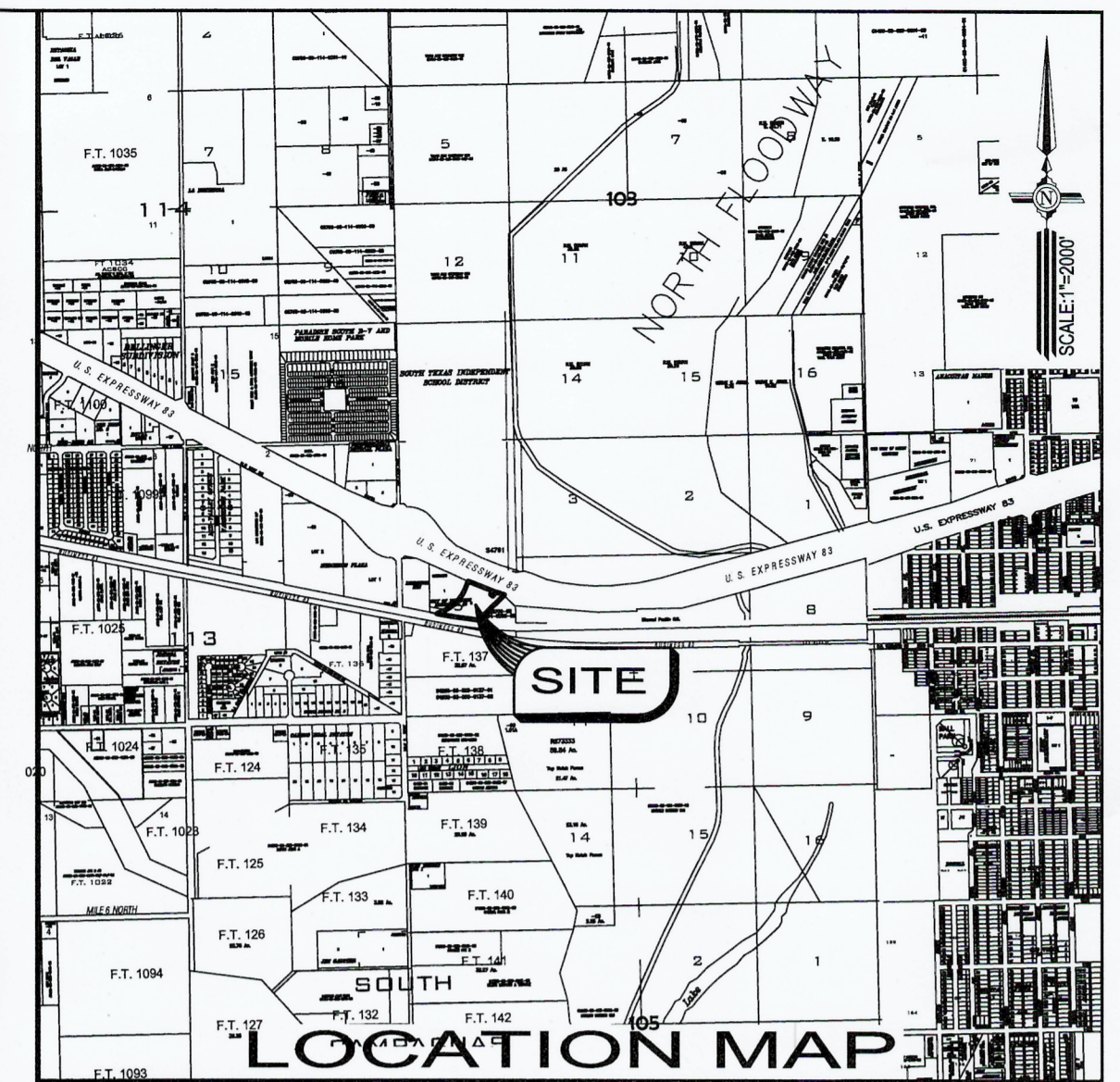
For more information

**Brad K. Frisby**

O: 956 731 4402  
brad@nairgv.com

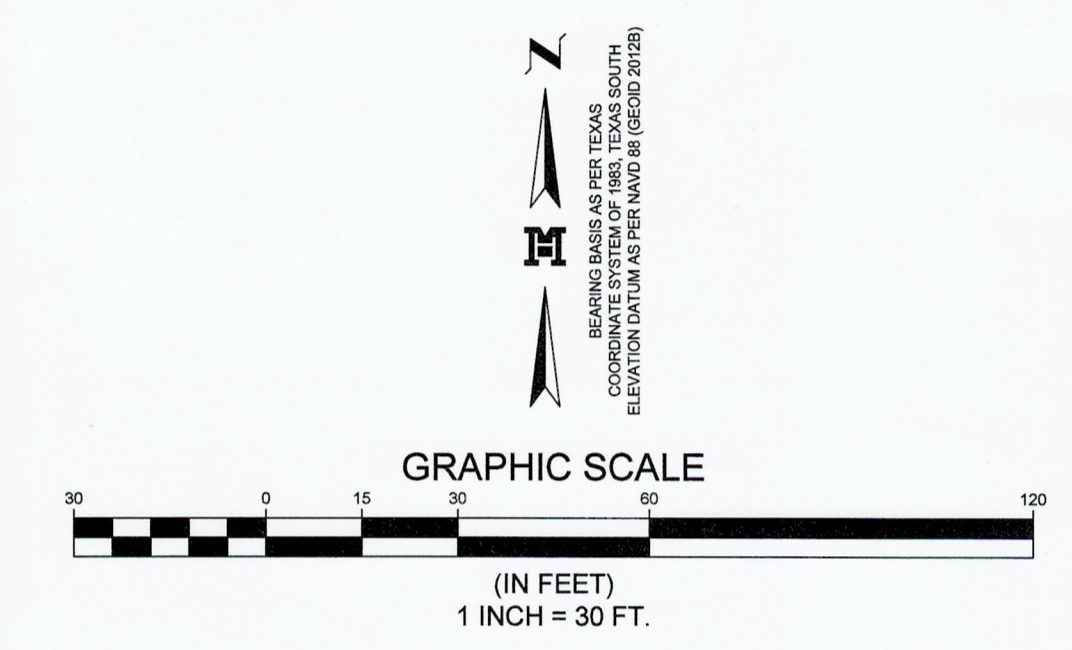
# Additional Photos





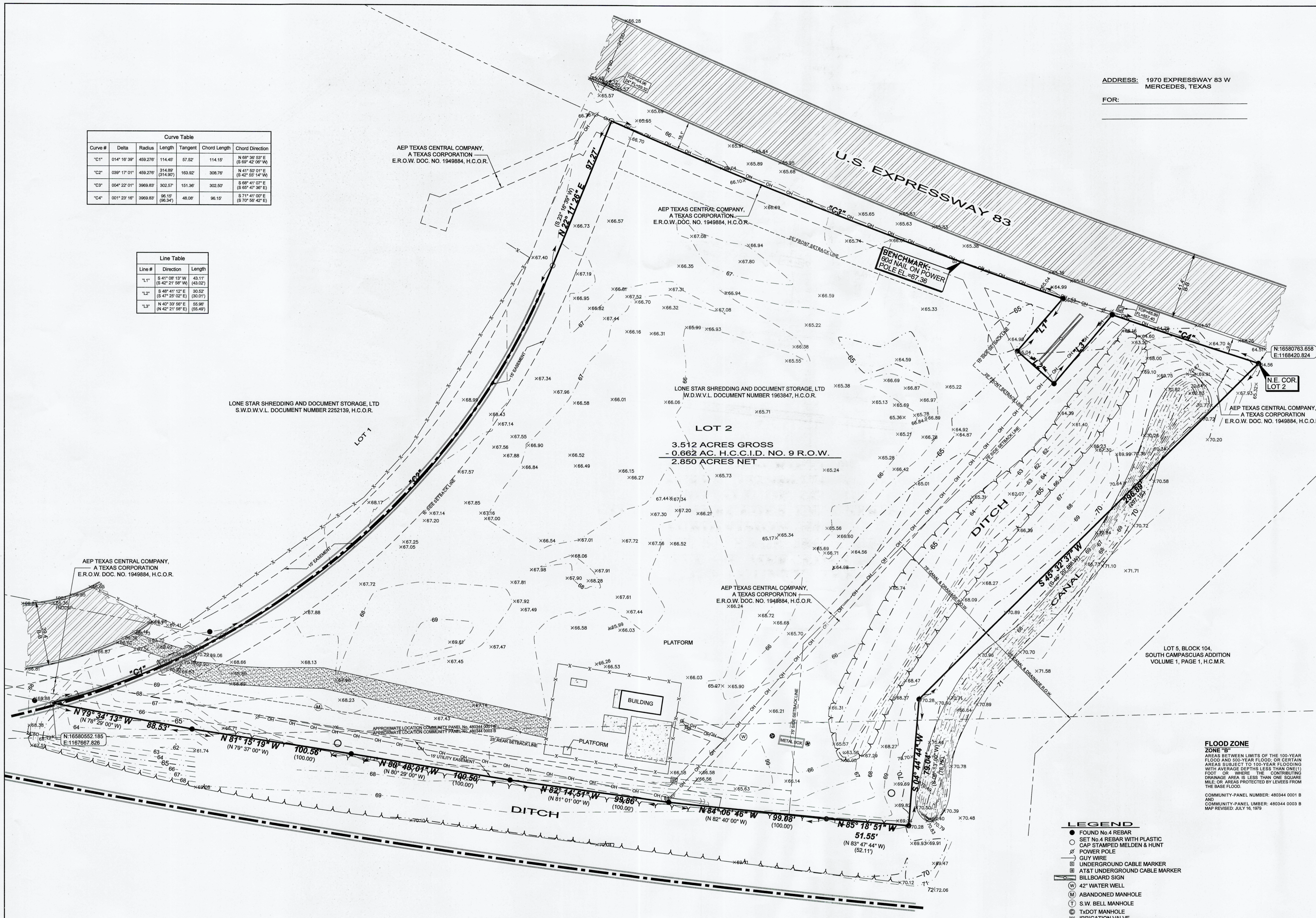
ADDRESS: 1970 EXPRESSWAY 83 W  
MERCEDES, TEXAS

FOR: \_\_\_\_\_



Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
"C1"	01° 16' 39"	459.276	114.45'	57.52'	114.15'	N 68° 29' 53" E (S 07° 42' 29" W)
"C2"	03° 17' 01"	459.276	314.89' (314.00')	163.92'	308.79'	N 41° 57' 21" E (S 42° 59' 14" W)
"C3"	00° 22' 01"	3969.83	302.57'	151.36'	302.50'	S 88° 41' 07" E (S 02° 47' 39" E)
"C4"	00° 22' 10"	3969.83	95.15' (95.34')	48.09'	95.15'	S 71° 41' 00" E (S 10° 56' 42" E)

Line #	Direction	Length
"L1"	S 41° 09' 13" W (S 42° 21' 58" W)	43.11' (43.02')
"L2"	S 48° 41' 12" E (S 47° 25' 32" E)	30.32' (30.01')
"L3"	N 40° 33' 56" E (N 42° 21' 58" E)	55.99'



- NOTES:
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
  - ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
  - NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
  - NO WETLAND DELINEATION MARKERS WERE OBSERVED WHILE CONDUCTING THE SURVEY.
  - NO ZONING REPORT OF LETTER WAS PROVIDED TO THE SURVEYOR.
  - SURVEY WAS PREPARED WITH THE BENEFIT OF SAN JACINTO TITLE COMPANY COMMITMENT OF NO. 182205178 EFFECTIVE DATE: FEBRUARY 2, 2020 ISSUED: FEBRUARY 20, 2020

- EASEMENTS LISTED IN SCHEDULE B:
- ANY VISIBLE AND APPARENT UNRECORDED EASEMENTS ON THE INSURED PROPERTY. SURVEYOR CANNOT VERIFY EASEMENT DOCUMENTS NOT RECORDED IN PUBLIC RECORDS.
  - RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF SUBJECT PROPERTY LYING WITHIN A PUBLIC ROAD. (TO BE DELETED UPON RECEIPT AND REVIEW OF A CURRENT FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.)
  - STATUTORY RIGHTS, RULES, REGULATIONS, EASEMENTS AND LIENS IN FAVOR OF HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9, PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS WATER CODE. (BLANKET)
  - EASEMENTS, BUILDING SETBACKS AND RESERVATIONS AS SHOWN ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 53, PAGES 184-185, MAP RECORDS OF HIDALGO COUNTY, TEXAS, PLOTTED AND SHOWN HEREON.
  - EASEMENT AND RIGHT OF WAY DATED NOVEMBER 20, 2008 FROM THE CITY OF MERCEDES TO AEP TEXAS CENTRAL COMPANY, FILED UNDER CLERK'S FILE NO. 1949884, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, PLOTTED AND SHOWN HEREON.

- LEGEND
- FOUND No. 4 REBAR
  - SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
  - ⊕ POWER POLE
  - GUY WIRE
  - ▭ UNDERGROUND CABLE MARKER
  - ▭ AT&T UNDERGROUND CABLE MARKER
  - ▭ BILLBOARD SIGN
  - (W) 4" WATER WELL
  - (M) ABANDONED MANHOLE
  - (T) S.W. BELL MANHOLE
  - (⊙) TxDOT MANHOLE
  - (⊙) IRRIGATION STAND PIPE
  - (⊙) 4" METAL PIPE
  - (⊙) 56" CAST IRON PIPE
  - EDGE OF DITCH TOP
  - 24" STORM SEWER LINE
  - OVERHEAD POWER LINE
  - RAILROAD TRACKS
  - ▨ ASPHALT AREA
  - ▨ CONCRETE AREA
  - ▨ CALICHE DRIVEWAY
  - ▨ WOOD AREA

**LEGAL DESCRIPTION**  
**3.512 ACRES [152,986.274 Sq. Ft.]**  
**BEING ALL OF LOT 2,**  
**CITY OF MERCEDES INDUSTRIAL**  
**SUBDIVISION No. 2**  
**VOLUME 53, PAGE 184, H.C.M.R.**  
**CITY OF MERCEDES**  
**HIDALGO COUNTY, TEXAS**

To Fidelity National Title Insurance Company, San Jacinto Title Services of Texas and Genesis Mercedes Tx, LLC, an Arizona limited liability company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 6(a), 7(a), 7(b), 7(c), 8, 9, 10(a), 11, 12, 13, 15, 16, 18, 19 and 21 of Table A thereof. The field work was completed on February 18, 2019.

Date of Plat or Map: 3-24-20

R.P.L.S. No.: 4750

Email: kurth@meldenandhunt.com



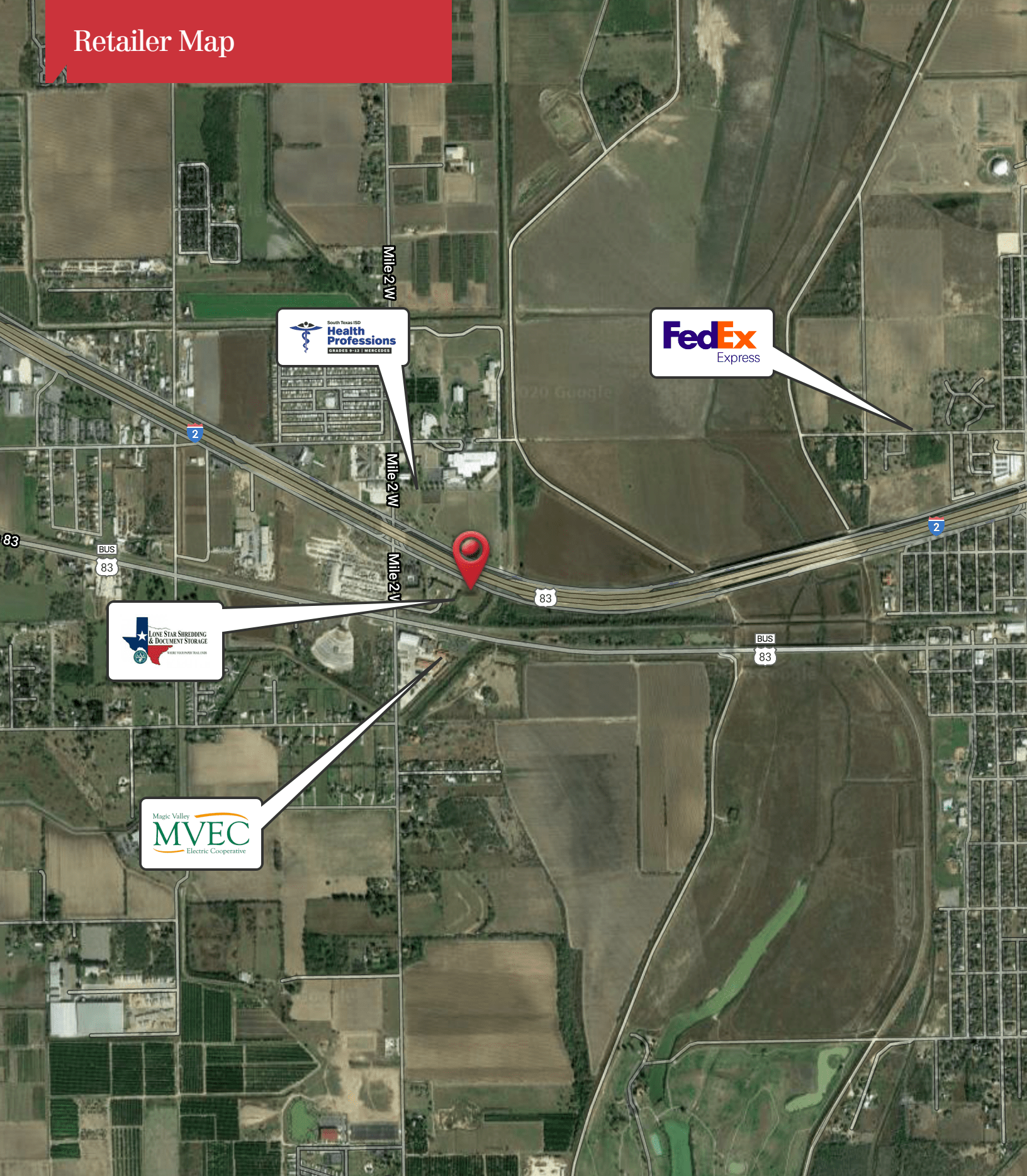
**Alta/Nsps Land Title Survey**

JOB No. 20363.08	REVISED EASEMENT NOTES	03/24/2020	J.L.G.
DRAWING DATE: 03/17/2020	REVISION	DATE	BY
DRAWN BY: J.C.J.L.G.			
File Name: 20363.08			
T-1088, PG. 68-70			

**M MELDEN & HUNT, INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 77641  
PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com

# Retailer Map



South Texas ISD  
**Health Professions**  
GRADES 9-12 | MERCEDES

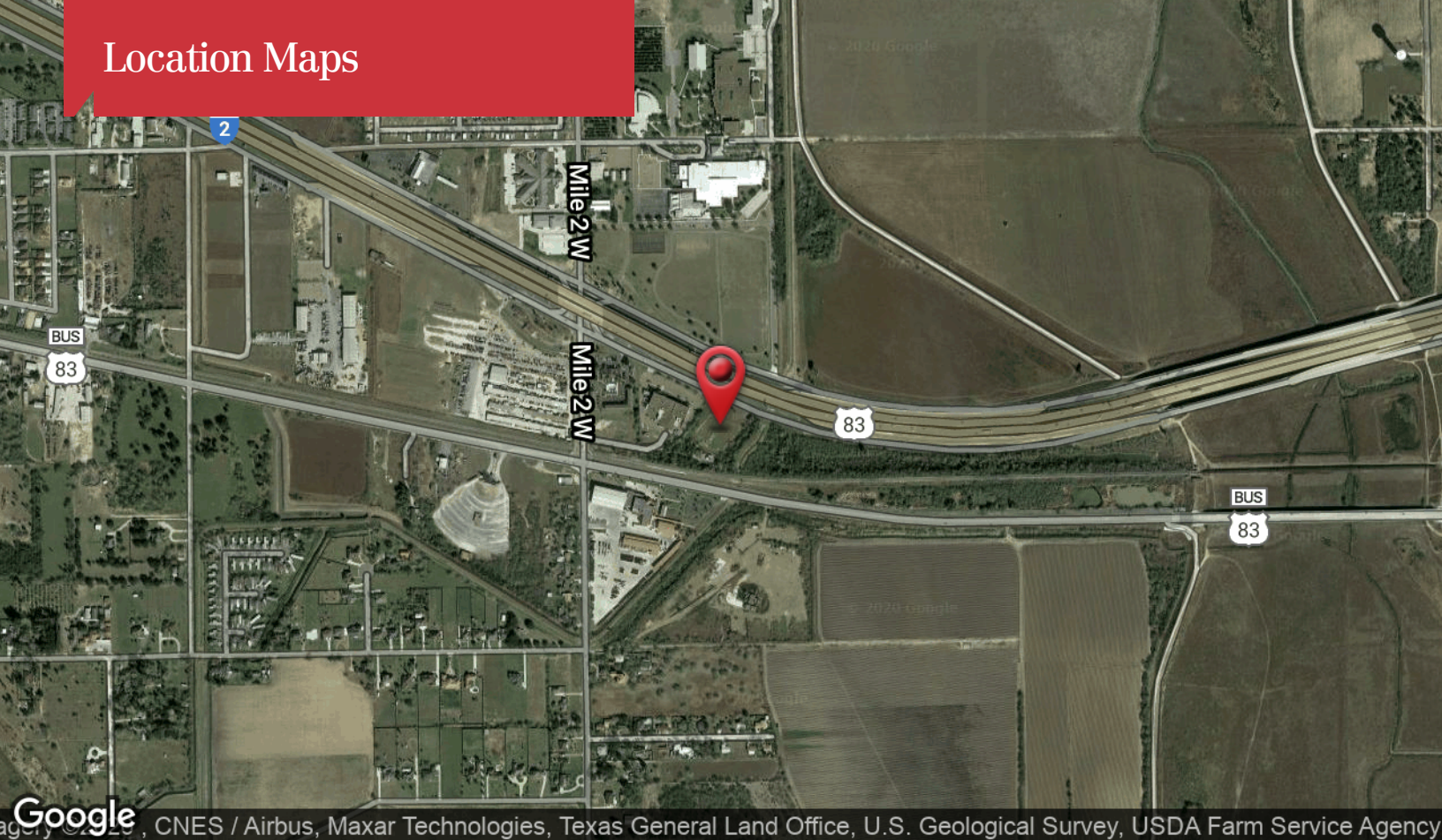
**FedEx**  
Express

LONE STAR SHREDDING  
& DOCUMENT STORAGE  
SERVING YOUR BUSINESS

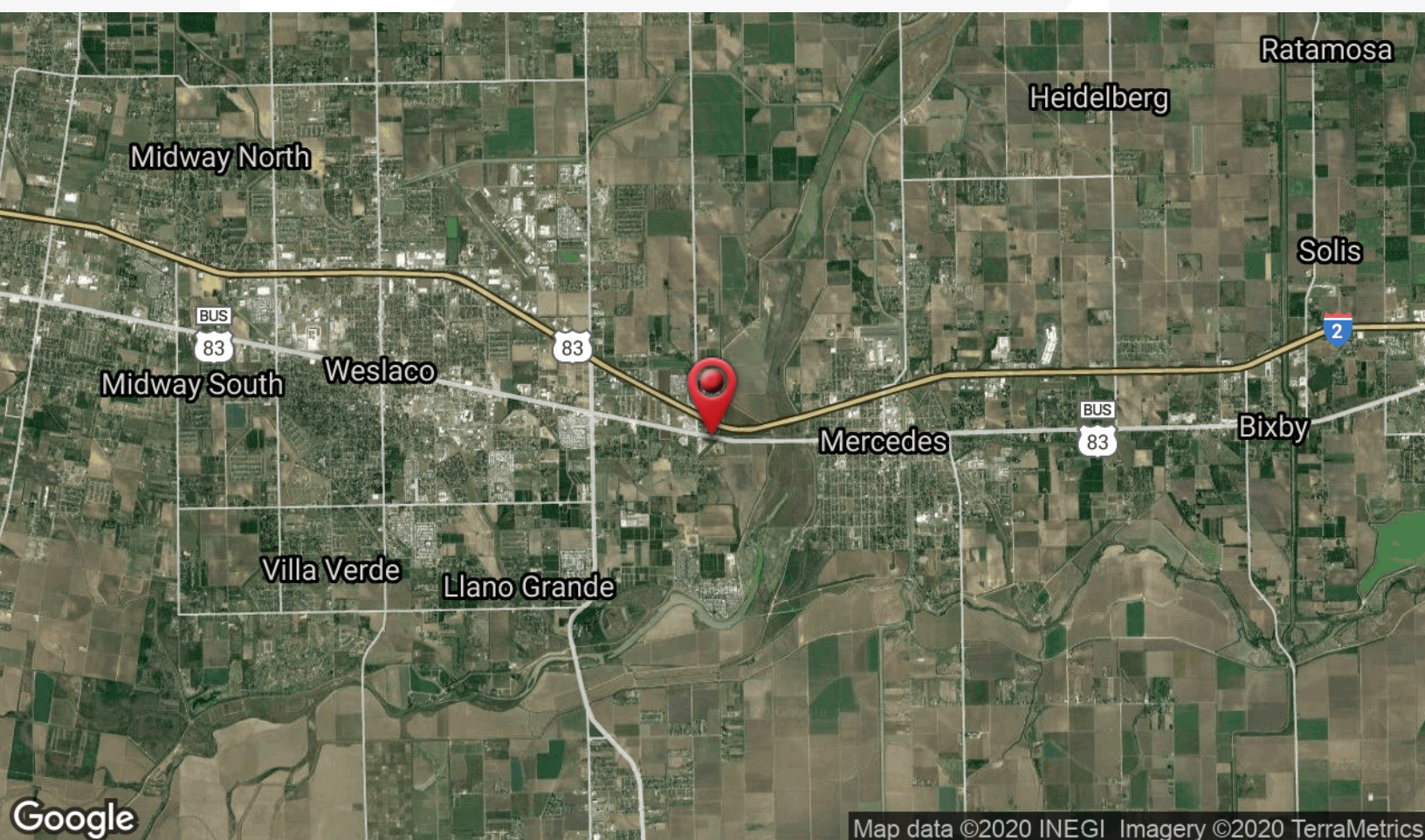
Magic Valley  
**MVEC**  
Electric Cooperative

Map data ©2020 Imagery ©2020, CNES / Airbus, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA Farm Service Agency

# Location Maps



Google, CNES / Airbus, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA Farm Service Agency



Google, Map data ©2020 INEGI, Imagery ©2020 TerraMetrics



## 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>Brad K. Frisby</u> Sales Agent/Associate's Name	<u>707890</u> License No.	<u>brad@nairgv.com</u> Email	<u>956-994-8900</u> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

# Mercedes Expressway 2.85 Acres Net

1950 W Expressway 83  
Mercedes, Texas 78570

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For More Information:



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