

For Sale

Special Purpose Property

1,000 SF | \$350,000



Former Frost/Alamo Bank Branch in Donna

118 N. Salinas Blvd
Donna, Texas 78537

Property Highlights

- Suitable for bank/ loan company
- Utility payment office
- Pharmacy
- Any application requiring a secure location and/or drive through for small items

Property Description

Cash sale-third party financing is available to qualified buyer

OFFERING SUMMARY

Sale Price	\$350,000
Lot Size	0.41 Acres
Building Size	1,000 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	7,345	\$32,971
5 Miles	96,429	\$40,622
10 Miles	289,820	\$39,889

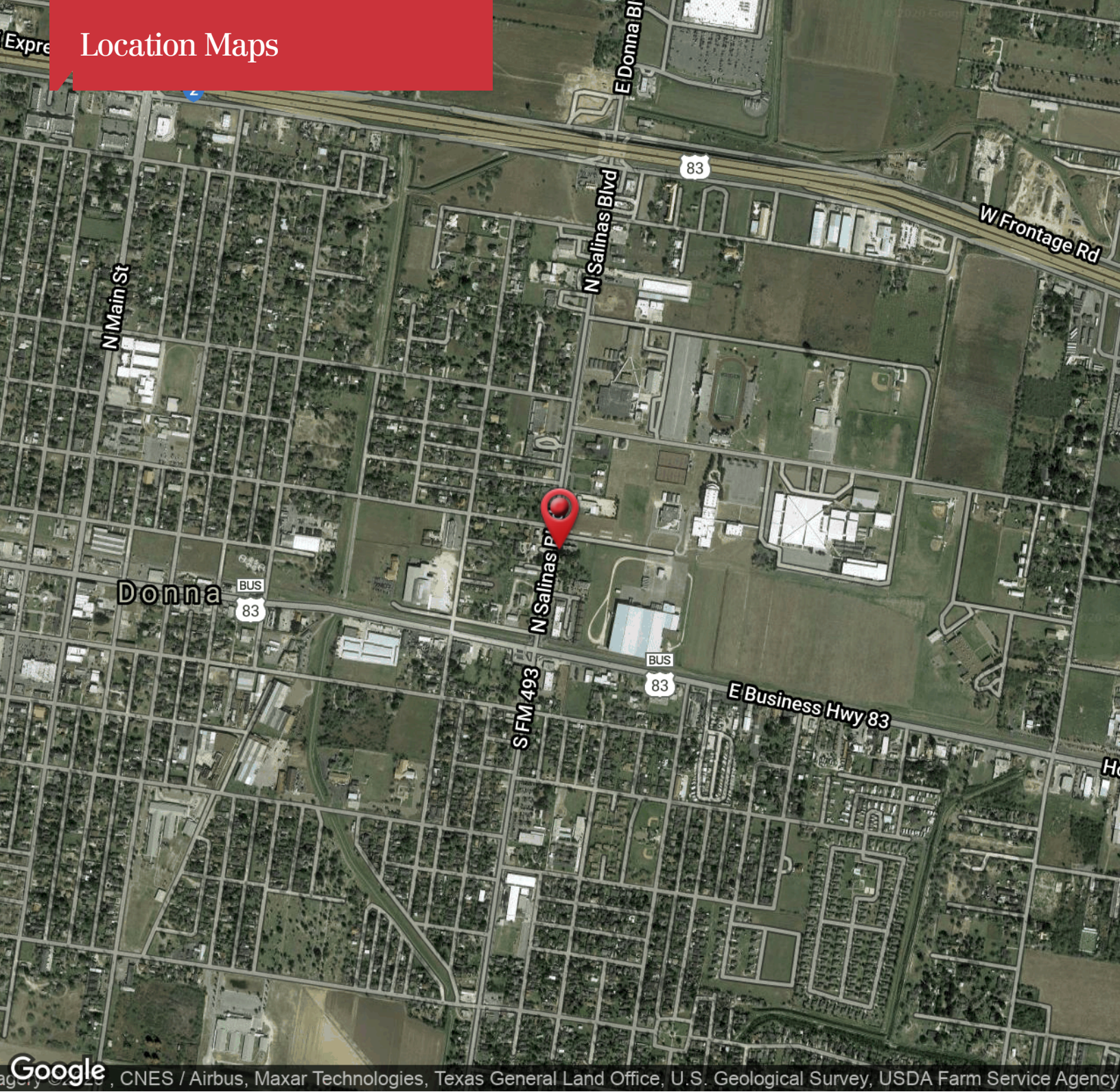
For more information

Foss Jones

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Additional Photos

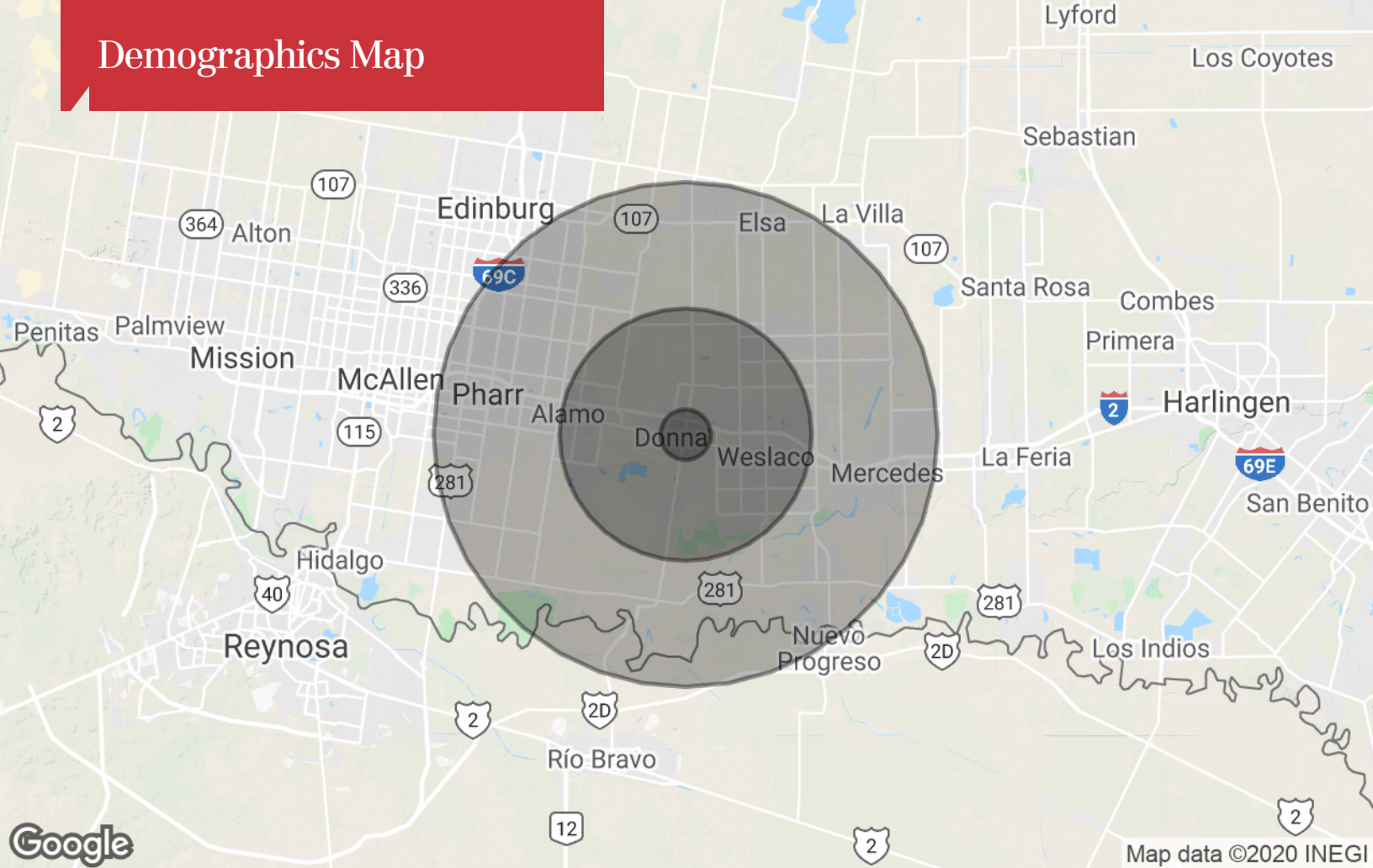




LOCATION DESCRIPTION

On east side of main road to Donna International Bridge. One block from business US 83 and close to Interstate I-2. Walmart supercenter is just north of the interstate. Donna High School is just east of property.

Demographics Map



Population

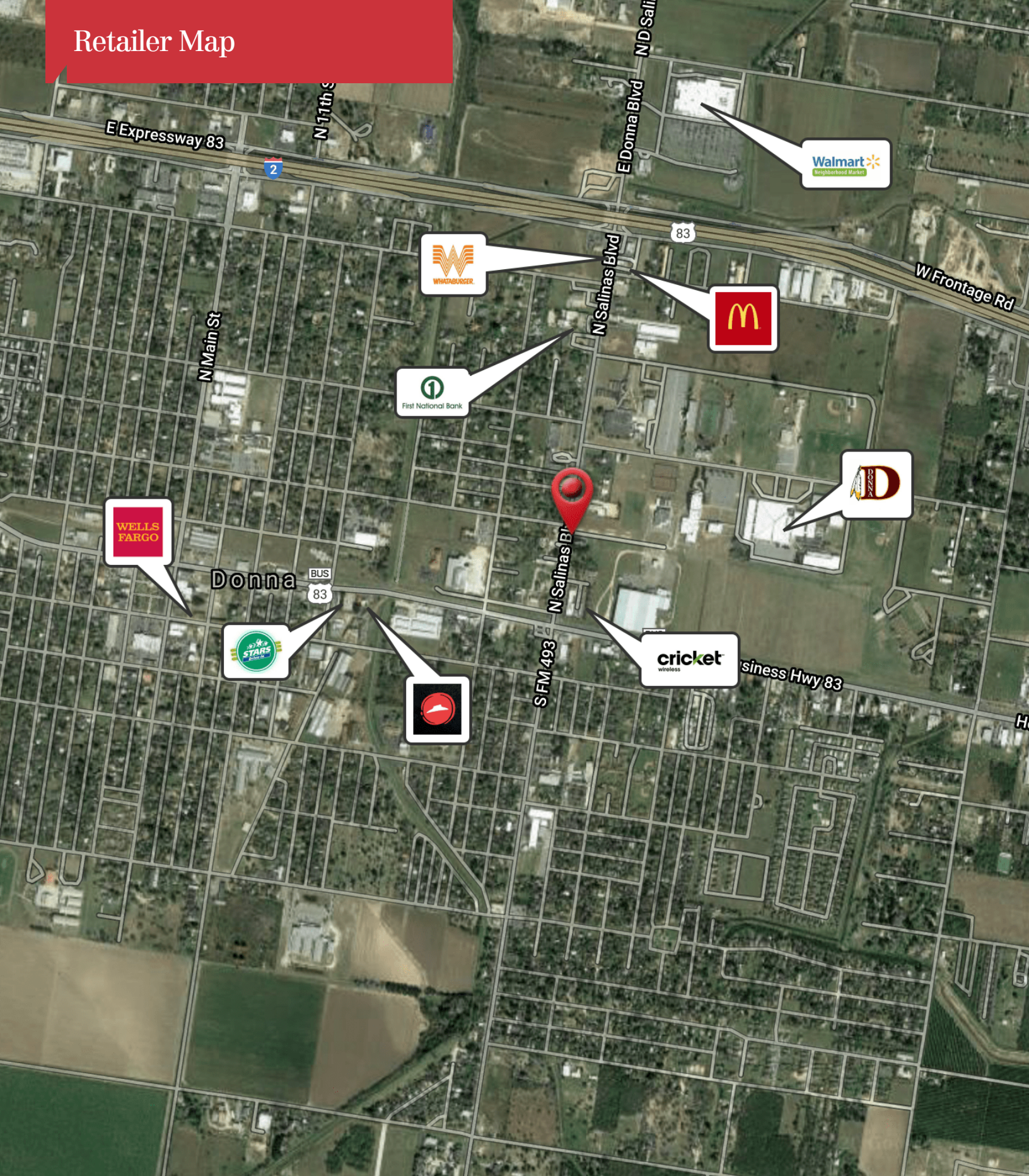
	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	7,345	96,429	289,820
MEDIAN AGE	29.0	30.0	28.3
MEDIAN AGE (MALE)	30.2	29.3	27.2
MEDIAN AGE (FEMALE)	28.5	30.4	29.4

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	2,047	27,199	78,449
# OF PERSONS PER HH	3.6	3.5	3.7
AVERAGE HH INCOME	\$32,971	\$40,622	\$39,889
AVERAGE HOUSE VALUE		\$67,077	\$78,902

* Demographic data derived from 2010 US Census

Retailer Map



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



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

Information available at www.trec.texas.gov

IABS 1-0 Date

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For More Information:



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