



For Sale

Development Land

8.2 Acres | \$1,790,000

Prime Retail/Mixed Use Site in N McAllen

3957 Ware Road
McAllen, Texas 78504

Property Highlights

- 25,000 vpd/on Ware Rd
- Proximity to Elementary and middle schools
- Proximity to McAllen Soccer and other sports fields
- Proximity to McAllen Boys and Girls Club
- In the McAllen ISD
- McAllen Utilities Available
- City street on east and south, State FM on west.

Property Description

This property has 598' frontage on Ware Rd. Site ideally suited for mixed-use development. Price includes does not include roll back taxes. **Seller willing to cooperate with the buyer on subdivision on all or a part of the property.**

OFFERING SUMMARY

Sale Price	\$1,790,000
Lot Size	8.2 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	12,795	\$58,119
3 Miles	90,048	\$60,264
5 Miles	193,927	\$59,883

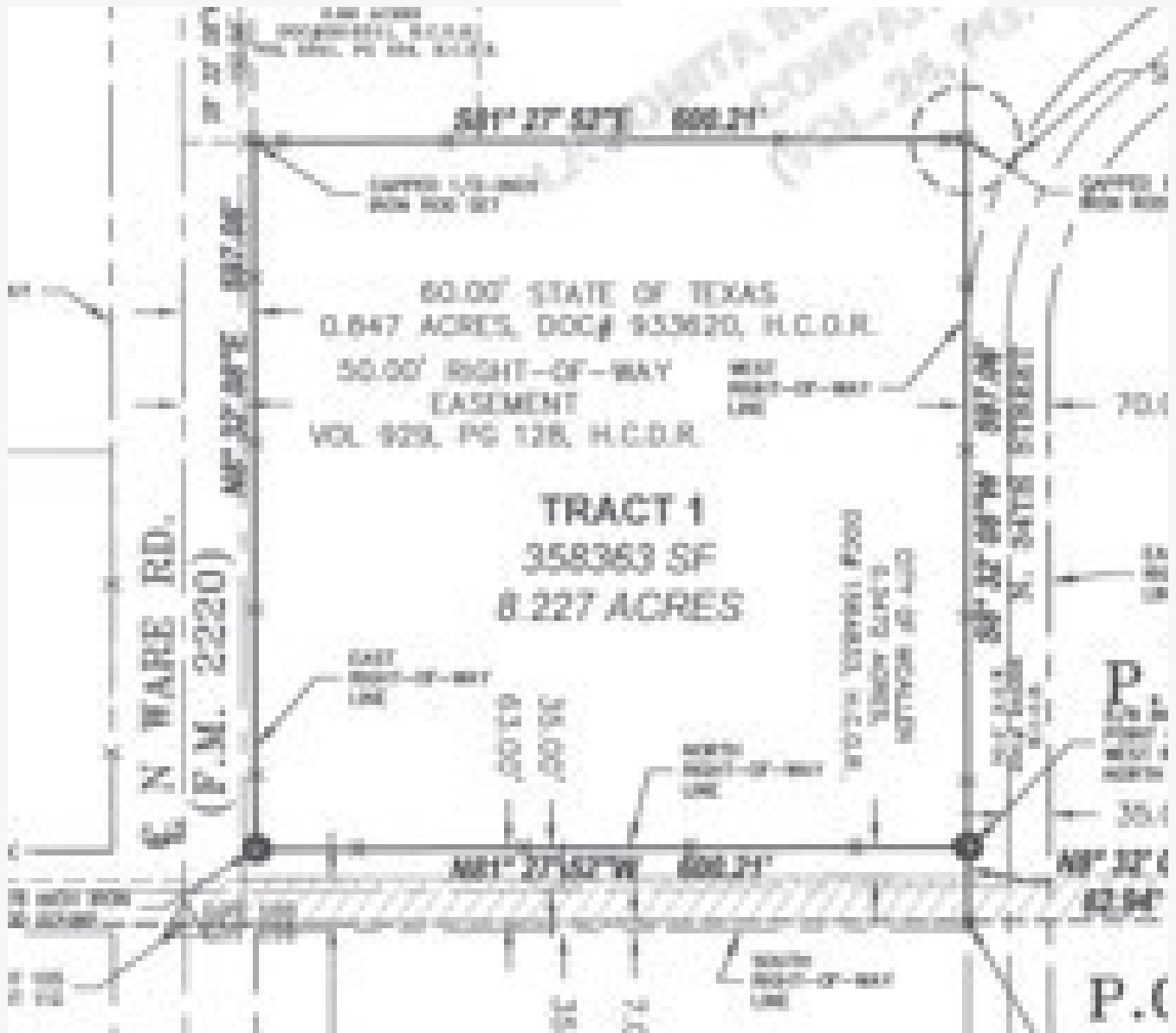
For more information

Foss Jones

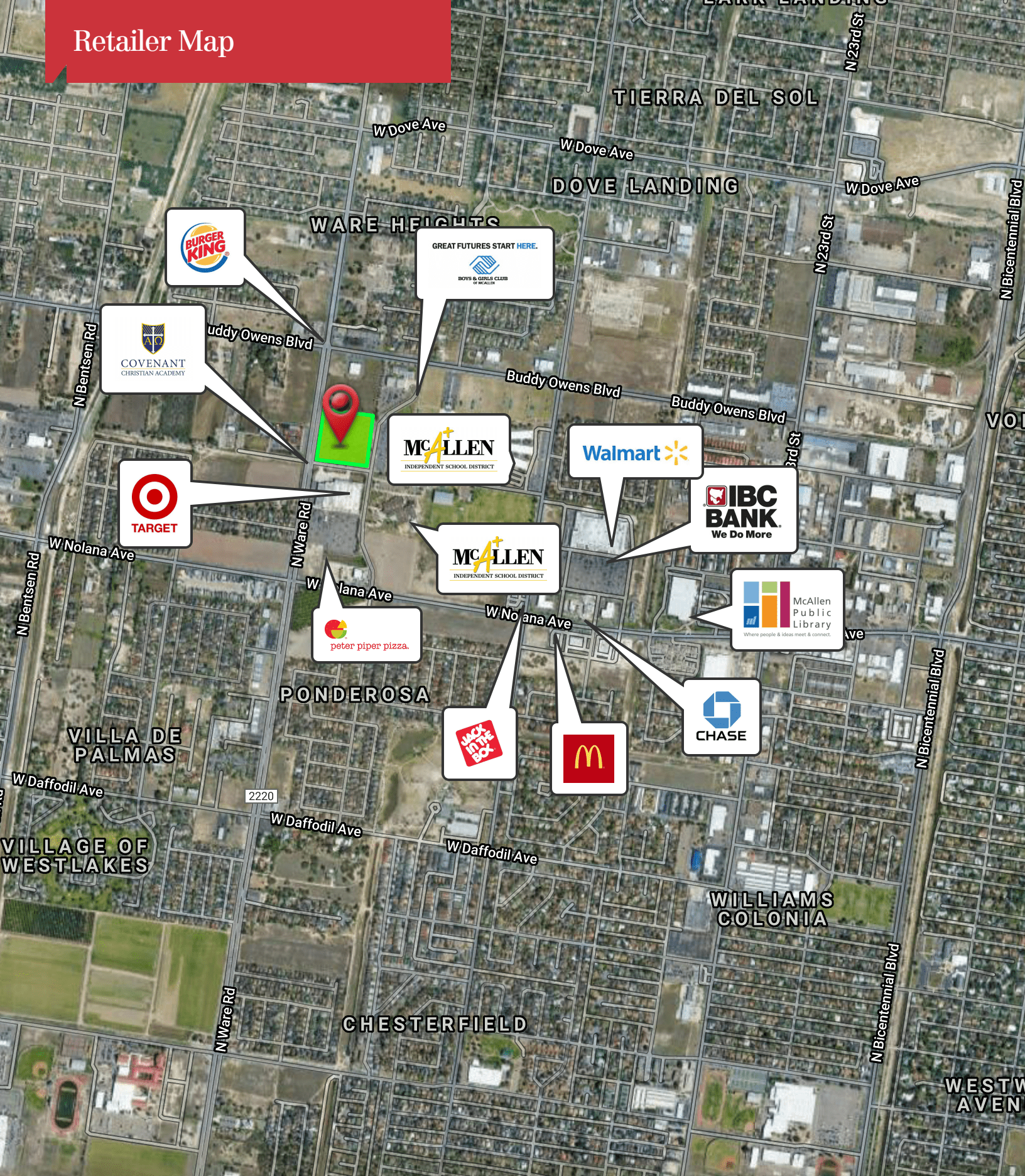
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Retailer Map

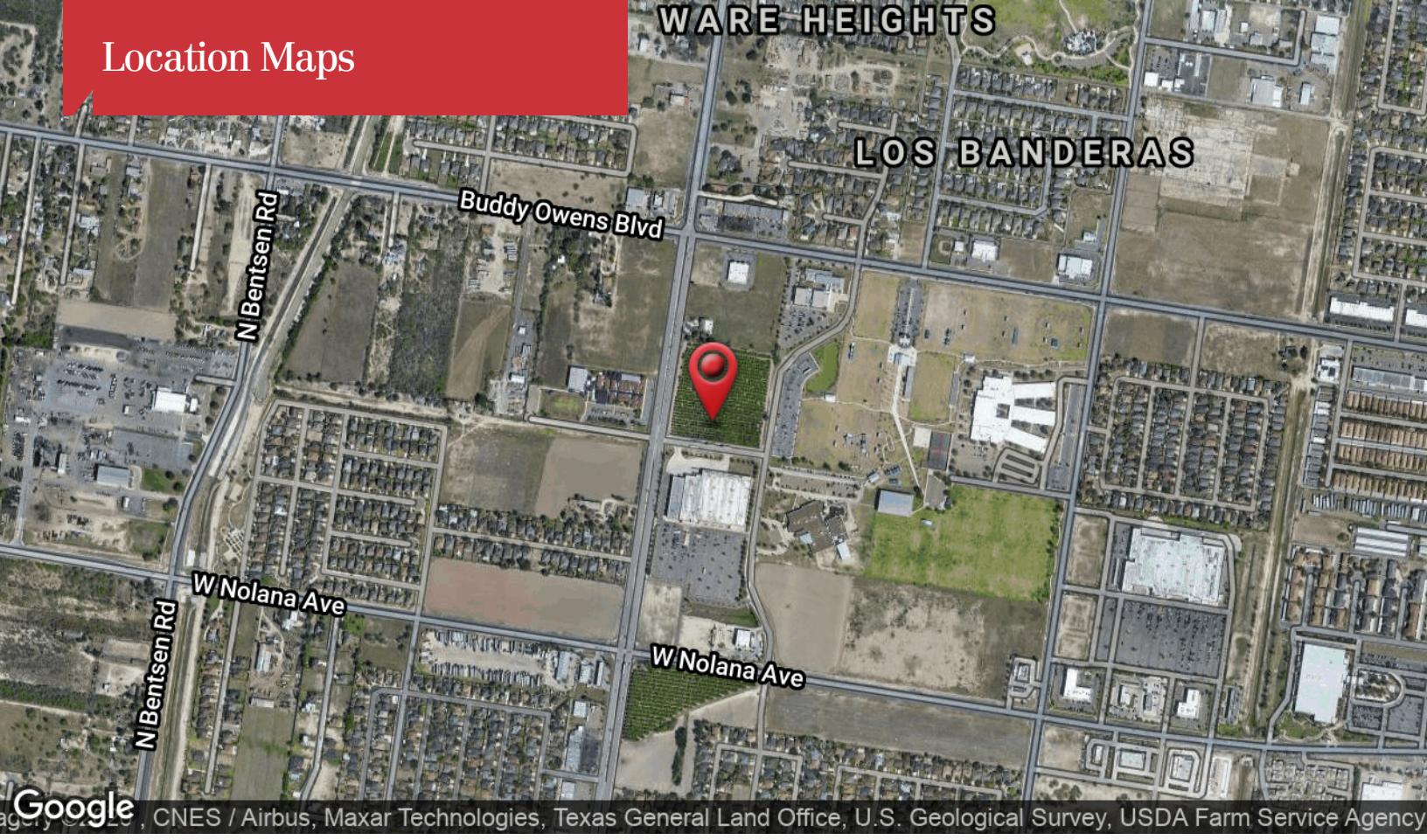


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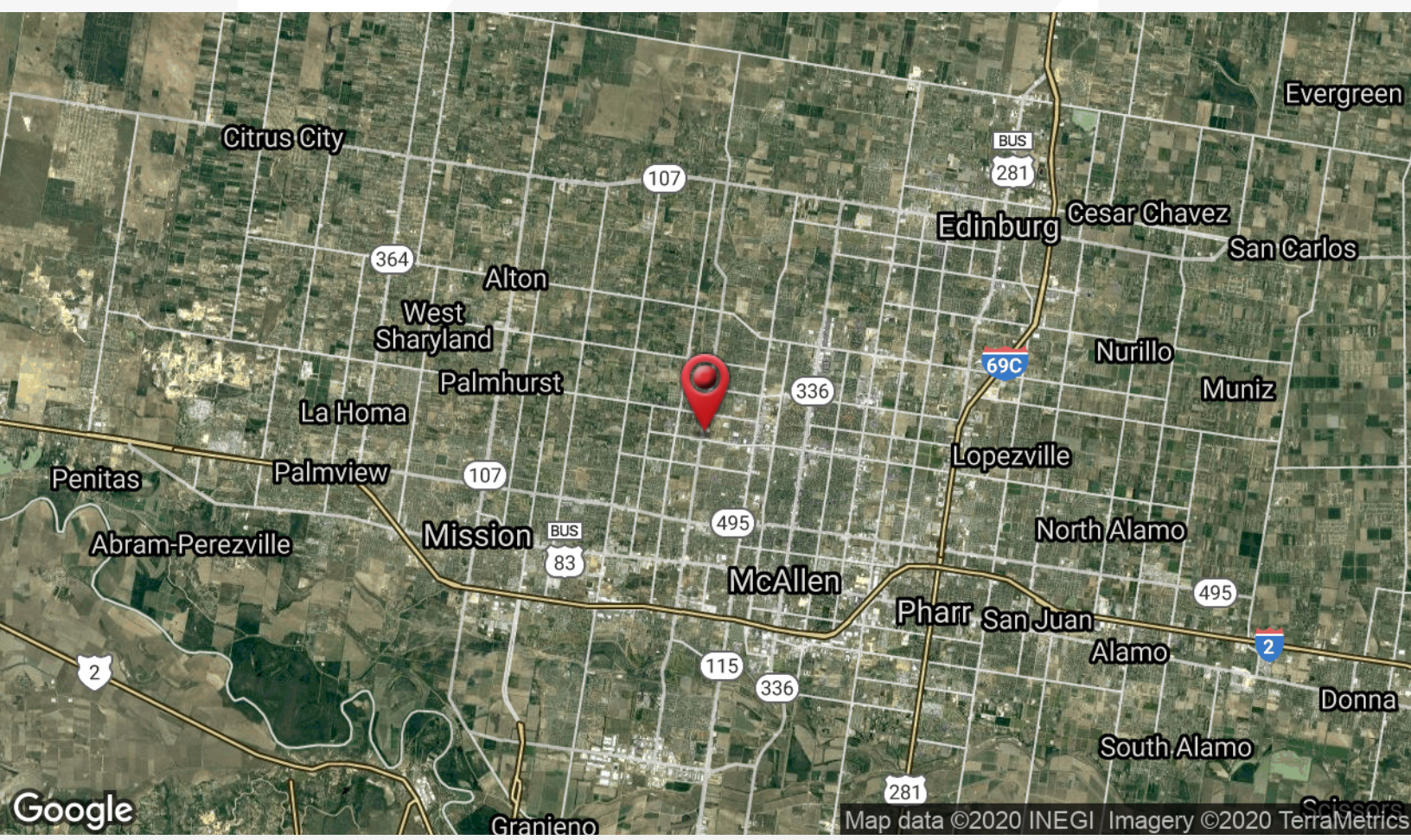
Location Maps

WARE HEIGHTS

LOS BANDERAS

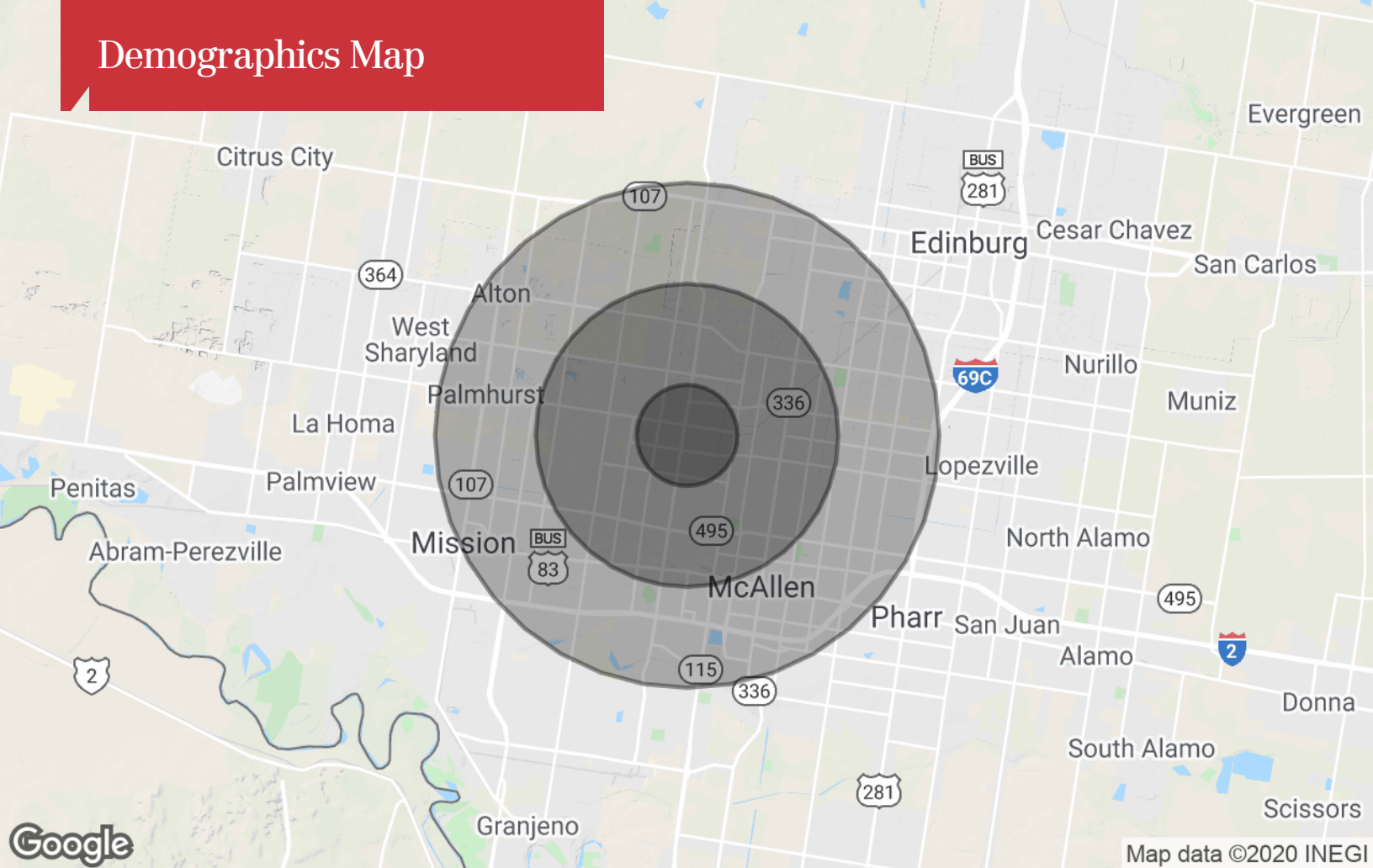


Google, CNES / Airbus, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA Farm Service Agency



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Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	12,795	90,048	193,927
MEDIAN AGE	28.7	31.0	31.8
MEDIAN AGE (MALE)	27.3	29.7	30.2
MEDIAN AGE (FEMALE)	30.3	32.6	33.4

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,621	27,932	60,652
# OF PERSONS PER HH	3.5	3.2	3.2
AVERAGE HH INCOME	\$58,119	\$60,264	\$59,883
AVERAGE HOUSE VALUE		\$144,388	\$129,515

* Demographic data derived from 2010 US Census



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 coincidental 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>NAI Rio Grande Valley</u>	<u>525989</u>	<u>mikeb@nairgv.com</u>	<u>(956)451-5596</u>
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
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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McAllen, Texas 78504

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For More Information:



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