

22500 Exp 77 (I-69E) // Combes, TX

OPEN LAND FOR SALE 72.13 AC | \$24,997 / AC



PROPERTY DESCRIPTION

This 72.13 acre site in Combes, TX has over 1,500' of frontage on the Interstate, and 1,100' of frontage on FM 508 and 1,500' frontage on Nixon Road. The property is served by the City of Combes water.

The various lot pricing is base on assumptions of ways to sell parts of the property as described. Every reasonable offer will be considered.

The 72.13 Acres is located on Interstate I-69-E and less than 5 miles from I-2 which is the gateway to the City of Harlingen.

PROPERTY HIGHLIGHTS

- Proximity to I-69 E
- Close proximate to Intestate 2
- Proximity to Valley International Airport.

OFFERING SUMMARY

Sale Price	\$760,000 - \$1,803,000
Lot Size	72.13 Acres

DEMOGRAPHICS

Stats	Population	Avg HH Income
1 Mile	917	\$52,288
5 Miles	46,648	\$48,529
10 Miles	124,586	\$48,032

FOR PROPERTY INFORMATION & SITE TOURS PLEASE CONTACT:

MIKE BLUM

Managing Broker/Real Estate Broker
mikeb@nairgv.com 956.731.4401

8900 W Dallas Ave.
McAllen, TX 78501
nairgv.com

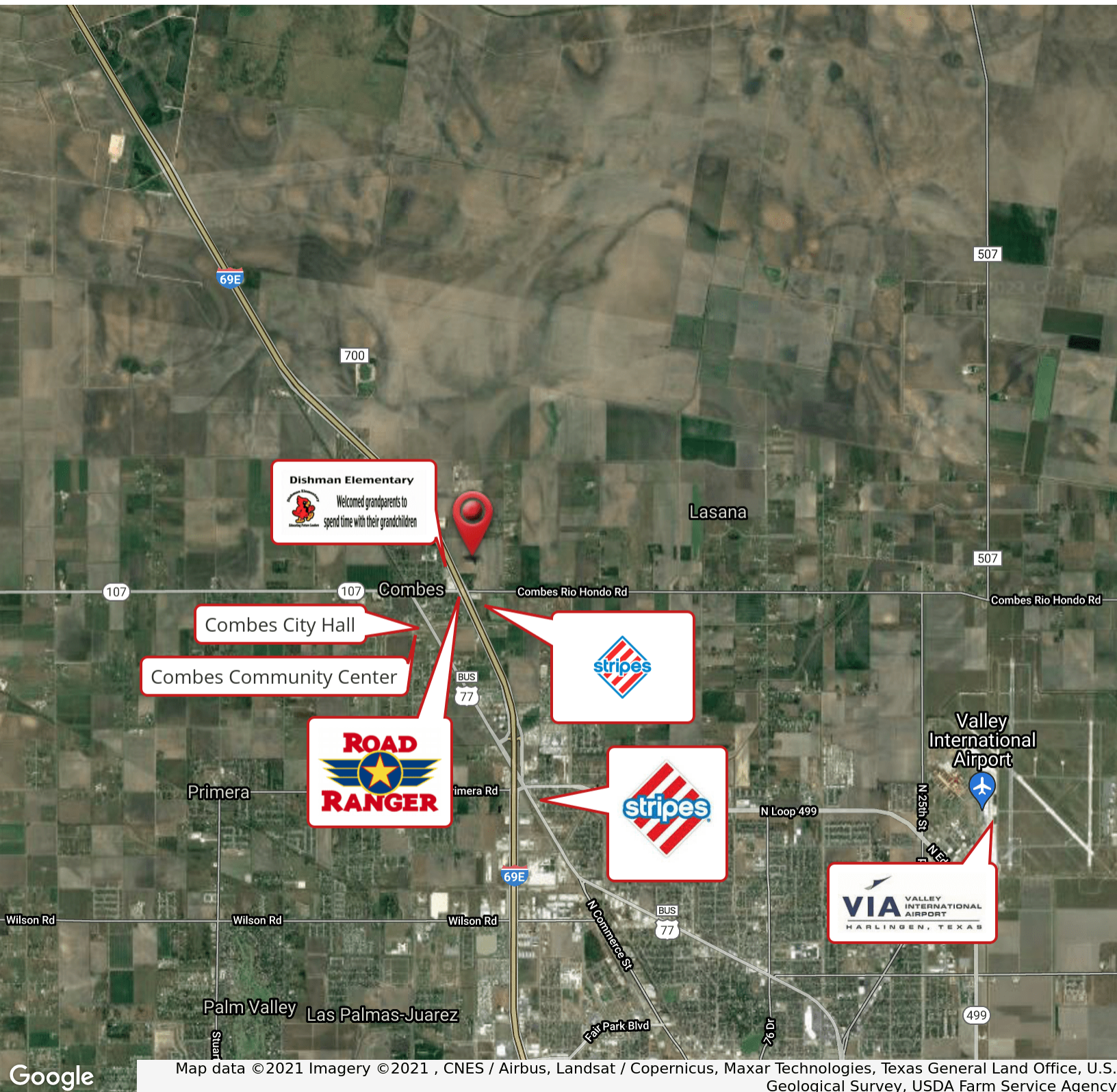
OPEN LAND FOR SALE 72.13 AC | \$24,997 / AC



**8900 W Dallas Ave.
McAllen, TX 78501
nairgv.com**

22500 Expressway 77 GF #173592 LOVES DEAL // Combes

RETAILER MAP

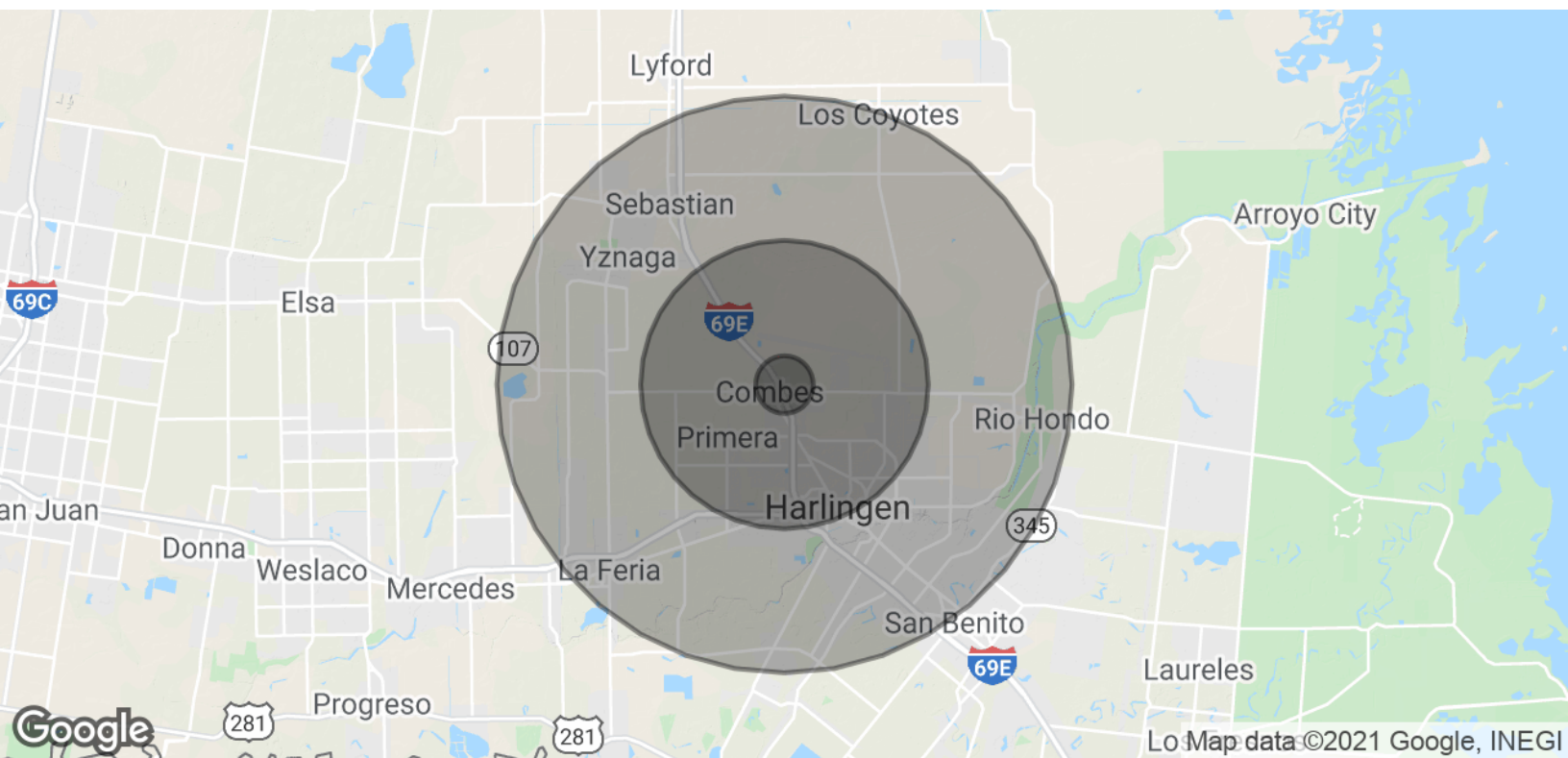


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

NAI Rio Grande Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE
800 W Dallas Ave, McAllen, TX 78501
nairgv.com

22500 Expressway 77 GF #173592 LOVES DEAL // Combes

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	917	46,648	124,586
Average age	30.0	34.2	33.3
Average age (Male)	26.1	32.0	31.6
Average age (Female)	33.4	36.6	35.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	280	15,249	39,883
# of persons per HH	3.3	3.1	3.1
Average HH income	\$52,288	\$48,529	\$48,032
Average house value	\$105,251	\$84,281	\$82,438

* Demographic data derived from 2010 US Census

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FOR INFORMATION & SITE TOURS CONTACT:

MIKE BLUM

NAI Rio Grande Valley

Managing Broker/Real Estate Broker

mikeb@nairgv.com

956.731.4401



NAI Rio Grande Valley

800 W Dallas Ave

McAllen, TX 78501

956.994.8900

nairgv.com

The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI Rio Grande Valley, and should not be made available to any other person or entity without the written consent of the Broker. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. NAI Rio Grande Valley has not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property.

The information contained herein has been obtained from sources we believe to be reliable; however, NAI Rio Grande Valley have not verified, and will not verify, any of the information contained herein, nor have the aforementioned Broker conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.



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.

NAI Rio Grande Valley Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9008410 License No.	mikeb@nairgv.com Email	956-994-8900 Phone
Michael J. Blum Designated Broker of Firm	426545 License No.	mikeb@nairgv.com Email	956-994-8900 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael J. Blum Sales Agent/Associate's Name	426545 License No.	mikeb@nairgv.com Email	956-994-8900 Phone

Buyer/Tenant/Seller/Landlord Initials

Date