

For Sale

# Development Land For Sale

20 Acres | \$7.00 / SF



## Mercedes Retail/Hospitality Development Site

3000 E EXPRESSWAY 83 (IH-2)  
Mercedes, Texas 78570

### Property Highlights

- Proximity to Simon's Rio Grande Valley Premium Outlet Mal
- On Interstate 2 Frontage
- Proximity to several International Bridges
- In the Heart of the Retail Corridor between McAllen and Harlingen
- Home to South Texas High School for Health Professions (Med High) and the Science Academy of South Texas (Sci Tech)

### Property Description

This property is platted and ready for development. Developer may entertain owner financing for qualified buyers after review of financials. Site is in the Center of the RGV with population greater and 1.3 million. Over 18 Million Shoppers in the RGV. Retail Sales in 2016 greater than El Paso, Corpus Christi or Laredo.

### OFFERING SUMMARY

Sale Price	\$3.00 - \$7.00 / SF
Lot Size	20.0 Acres

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	1,563	\$36,494
5 Miles	35,354	\$36,179
10 Miles	132,411	\$43,323

For more information

**Mike Blum**

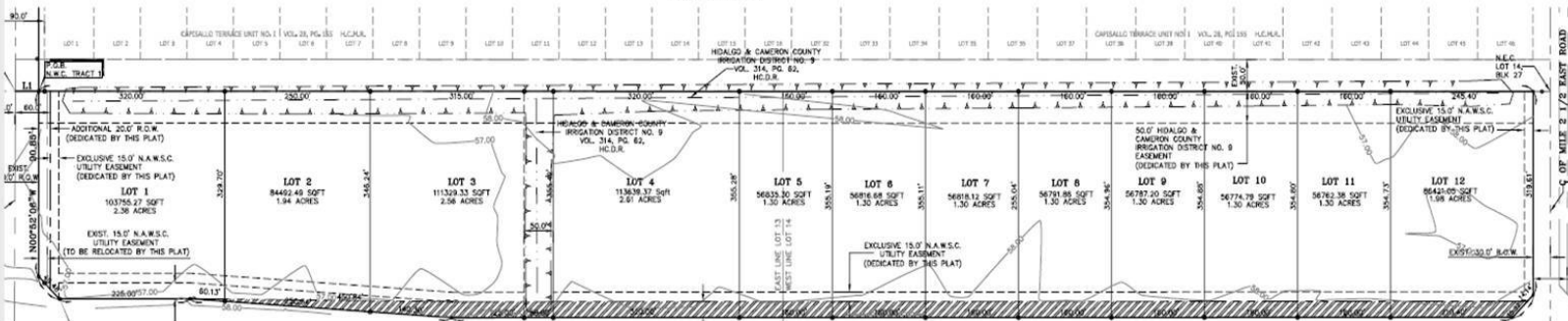
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## MERCEDES COMMERCIAL DEVELOPMENT SUBDIVISION

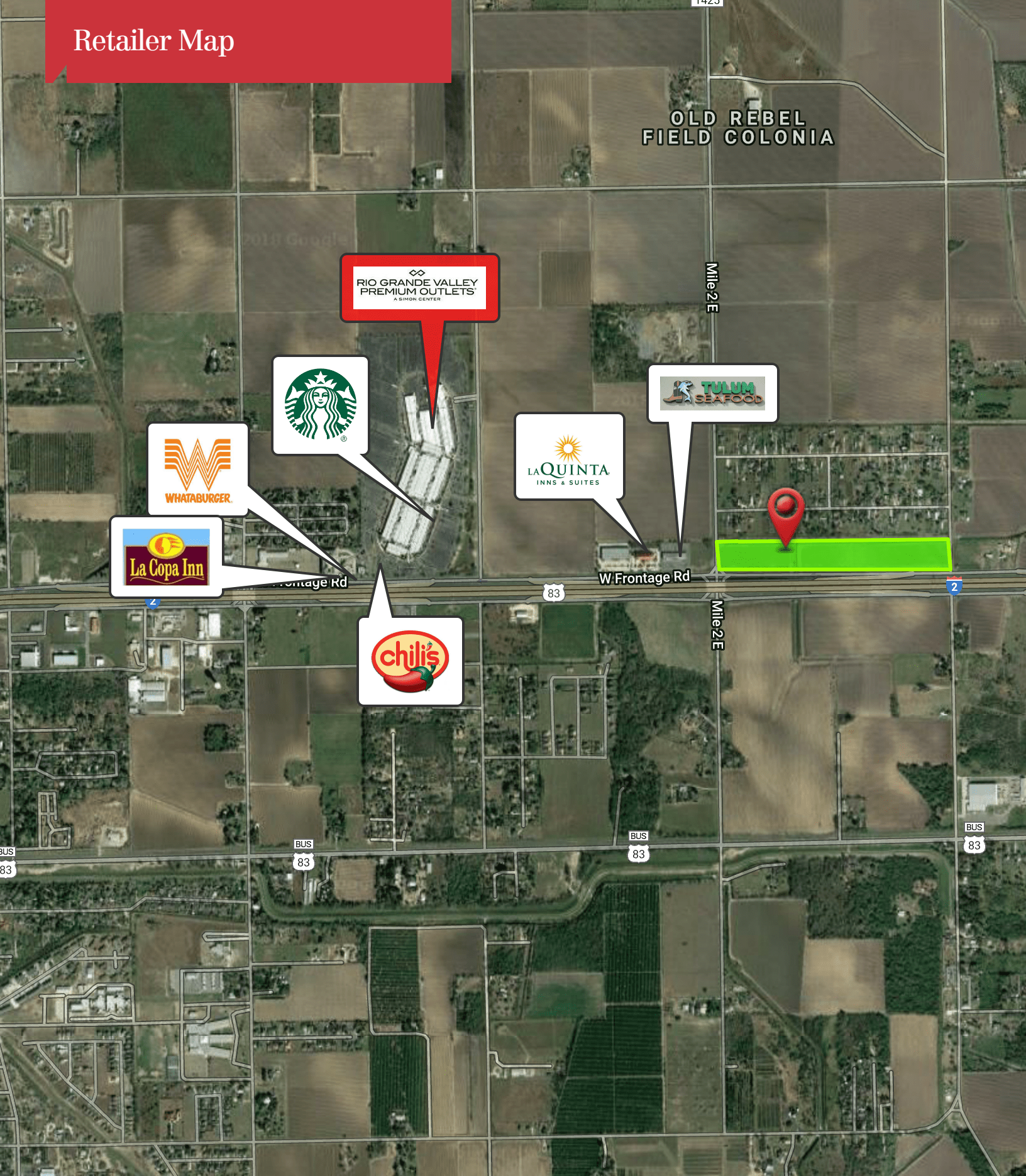
A 20.80 ACRE TRACT OF LAND BEING 10.10 ACRES OUT OF LOT 13, AND 10.50 ACRES OUT OF LOT 14 BOTH IN BLOCK 27 OF THE CAPSALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS



# Land Lot Summary

Lot #	Size	Price per SF	Status	Description
1	103,673 SF	\$7.00/SF	Available	Corner Lot
2	84,506 SF	\$6.50/SF	Available	Interior Lot
3	111,514 SF	\$6.50/SF	Available	Interior Lot
4	113,692 SF	\$5.00/SF	Available	Interior Lot
5	56,628 SF	\$3.00/SF	Available	Interior Lot
6	56,628 SF	\$3.00/SF	Available	Interior Lot
7	56,628 SF	\$3.00/SF	Available	Interior Lot
8	56,628 SF	\$3.00/SF	Available	Interior Lot
9	56,628 SF	\$3.00/SF	Available	Interior Lot
10	56,628 SF	\$3.00/SF	Available	Interior Lot
11	56,628 SF	\$3.00/SF	Available	Interior Lot
12	86,249 SF	\$6.00/SF	Available	Corner Lot

# Retailer Map



OLD REBEL  
FIELD COLONIA

RIO GRANDE VALLEY  
PREMIUM OUTLETS  
A SIMON CENTER



Mile 2 E

Mile 2 E

W Frontage Rd

83

2

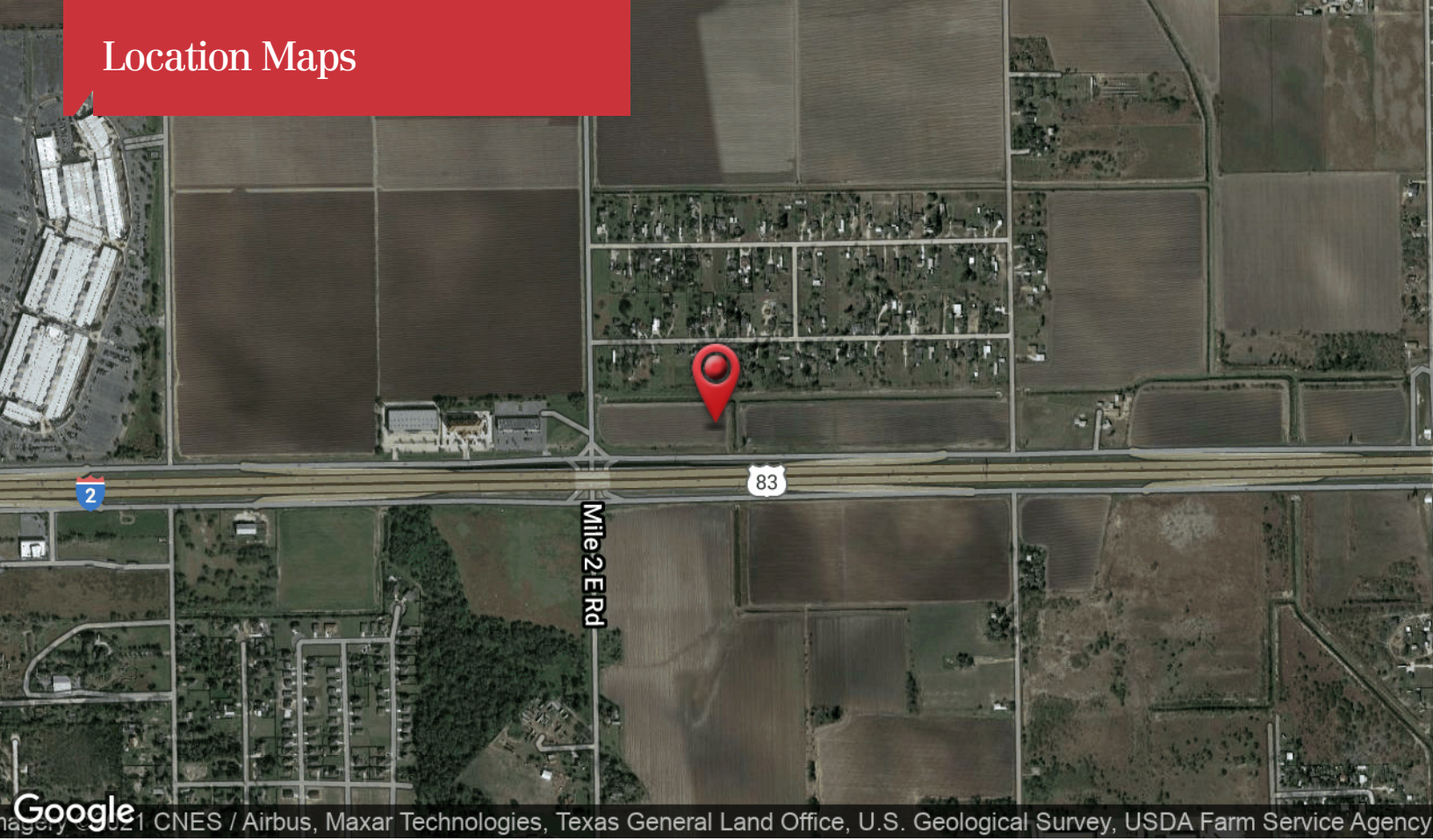
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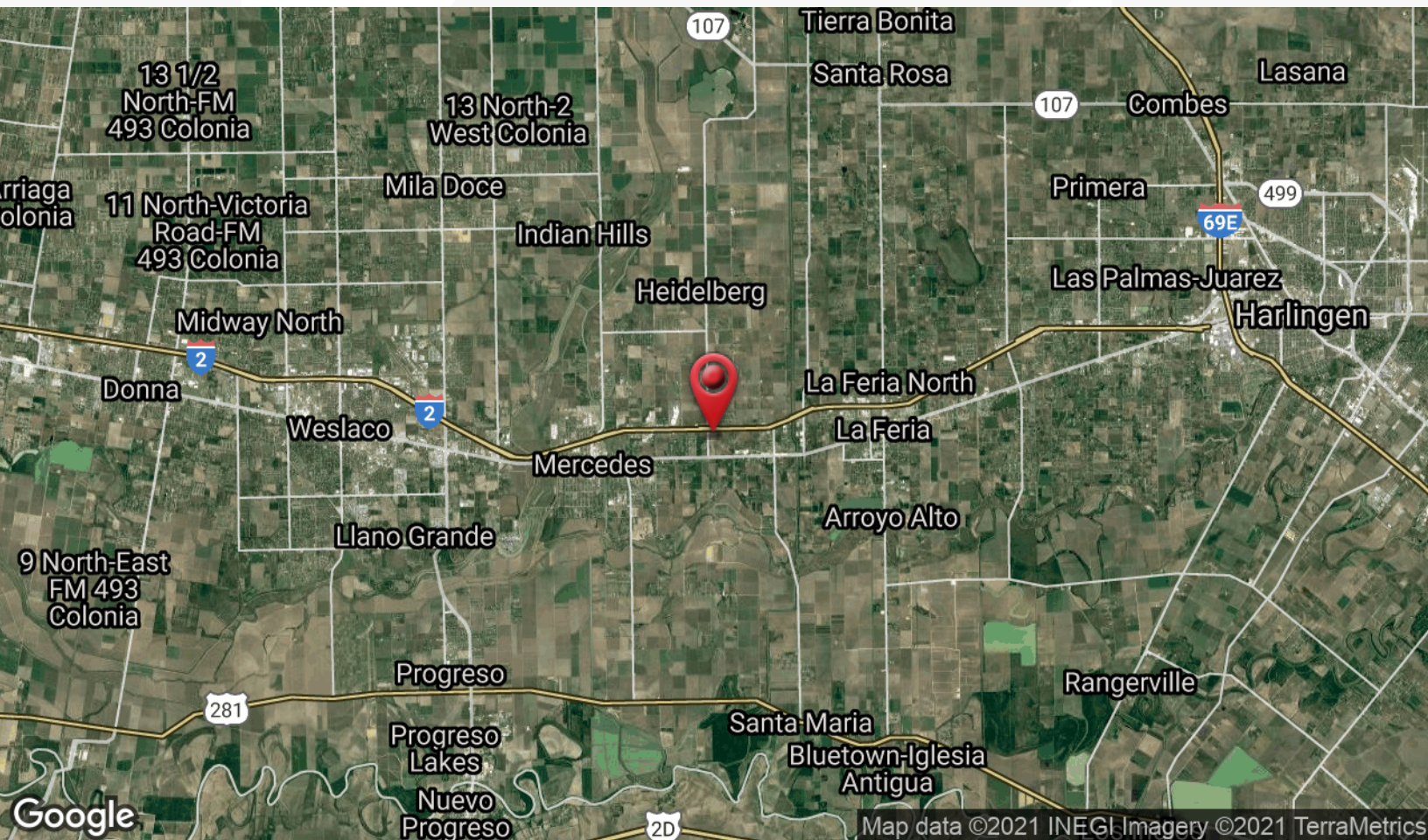
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# Location Maps

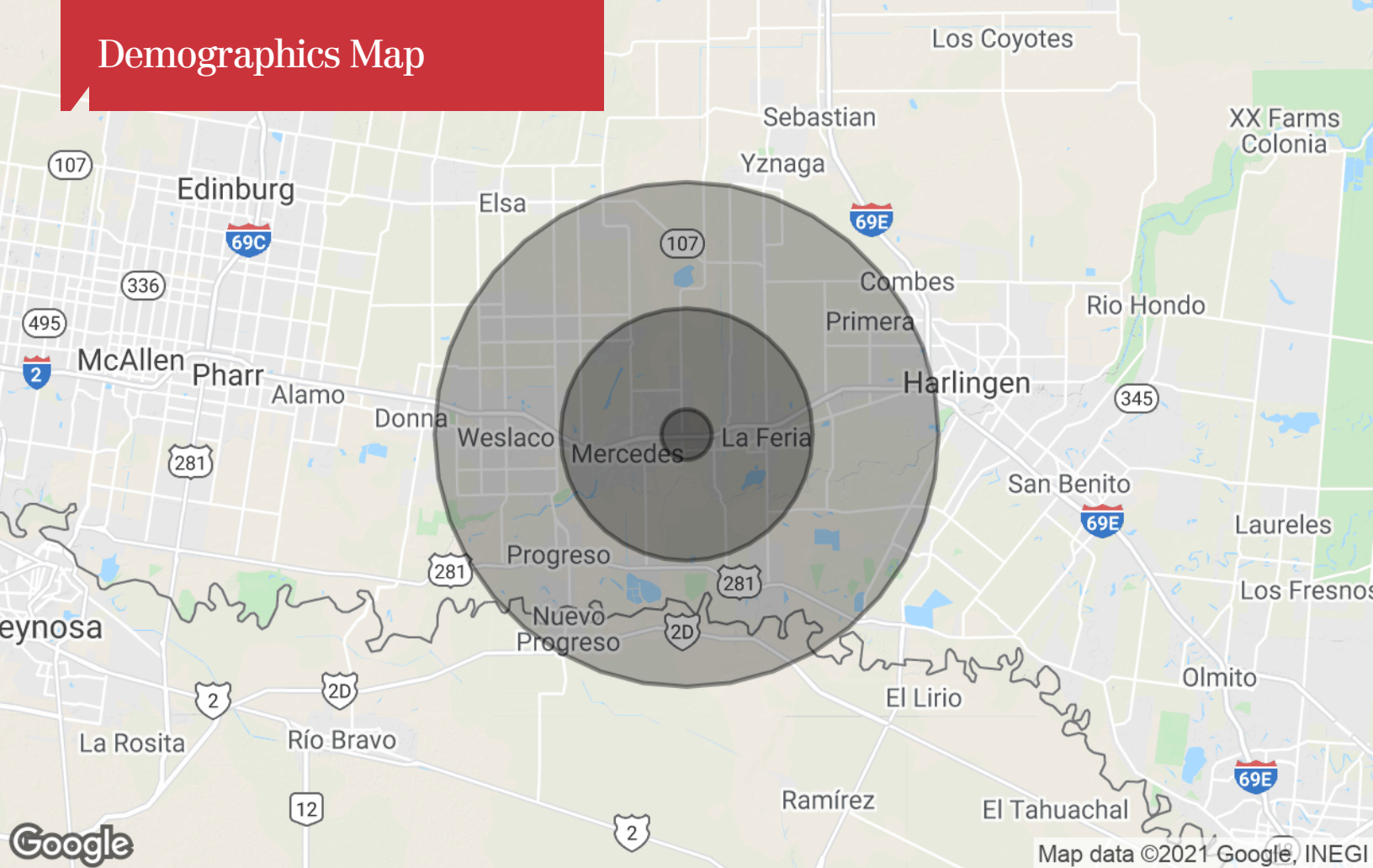


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# Demographics Map



## Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,563	35,354	132,411
MEDIAN AGE	26.1	28.7	31.3
MEDIAN AGE (MALE)	25.1	26.8	30.1
MEDIAN AGE (FEMALE)	27.2	30.3	32.2

## Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	424	10,355	39,000
# OF PERSONS PER HH	3.7	3.4	3.4
AVERAGE HH INCOME	\$36,494	\$36,179	\$43,323
AVERAGE HOUSE VALUE	\$84,904	\$64,257	\$60,472

\* Demographic data derived from 2010 US Census



## 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>Laura Liza Paz</u> Sales Agent/Associate's Name	<u>437175</u> License No.	<u>laurap@nairgv.com</u> Email	<u>956-994-8900</u> Phone

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

\_\_\_\_\_  
Date

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Mercedes, Texas 78570

The information contained in the following Investment Summary is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI Rio Grande Valley Investment Real Estate Brokerage and should not be made available to any other person or entity without the written consent of Broker. This Investment Summary 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. Broker has not made any investigation, and makes 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.

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For More Information:



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