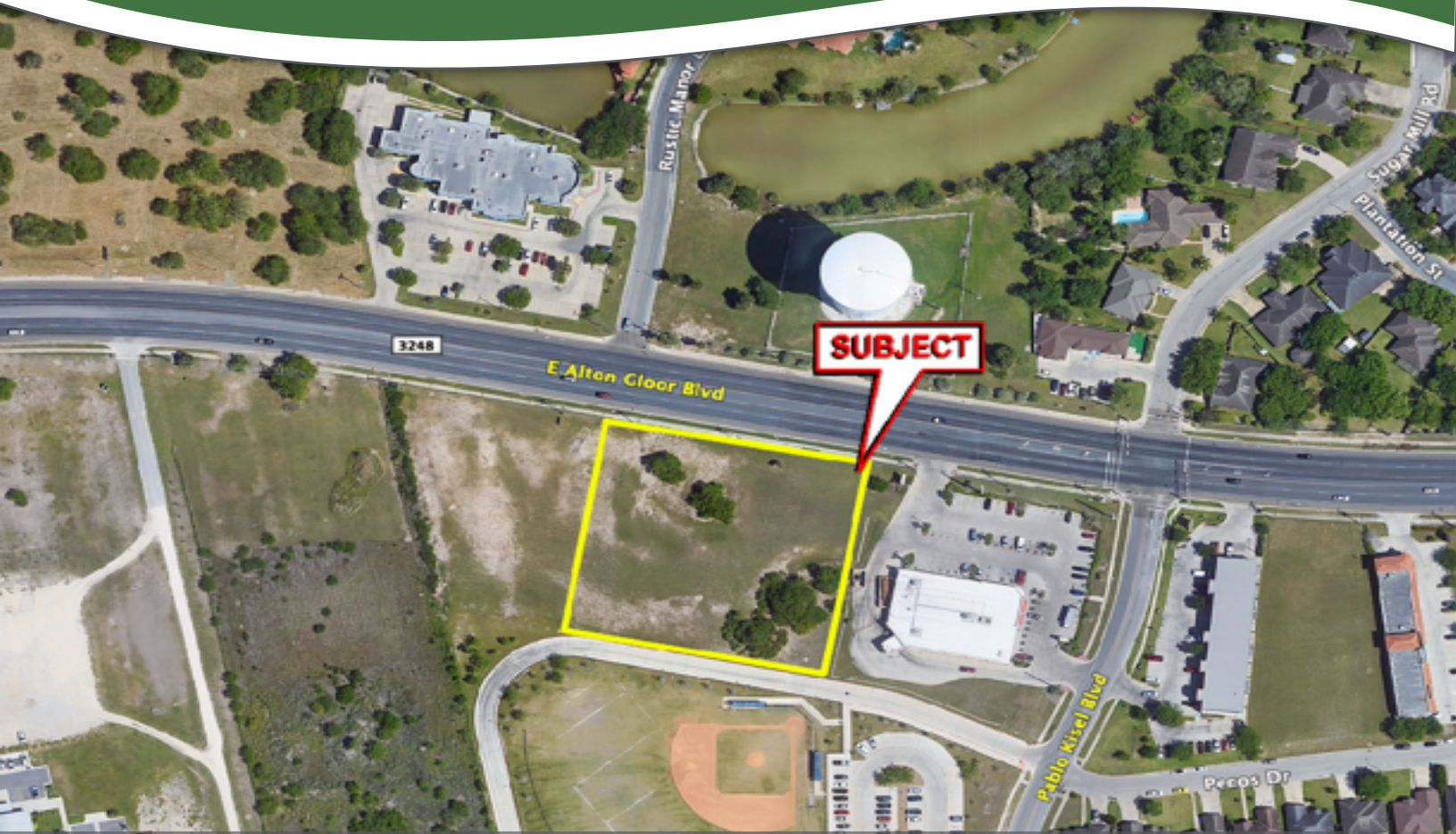


COMMERCIAL LOT

E Alton Gloor Blvd
Brownsville, Texas



SALE PRICE

\$1,229,000.00

AVAILABLE

Lot 2 - 1.88 Acres

LOCATION

On the south side of Alton Gloor Blvd, west of Pablo Kisel Blvd, next to CVS, and across from Rustic Manor Dr and the BPUB water tower.

ZONING

Corridor Commercial (CC)

SUMMARY

This is an excellent Commercial Site on East Alton Gloor Blvd. This site, almost 2 Acres, has enough land to create a Strip Center with Multiple Offices, Retail Sites, Restaurant, or any new business or upgrade of an existing location for your business.

UTILITIES

Water: BPUB - 8" Water Line
Sewer: BPUB - 15" Sewer Line
Electric: AEP

The information contained herein was obtained from sources believed reliable, however, Coastal Realty makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The representation of this property is subject to errors, omissions, prior sale or lease or withdrawal without notice.

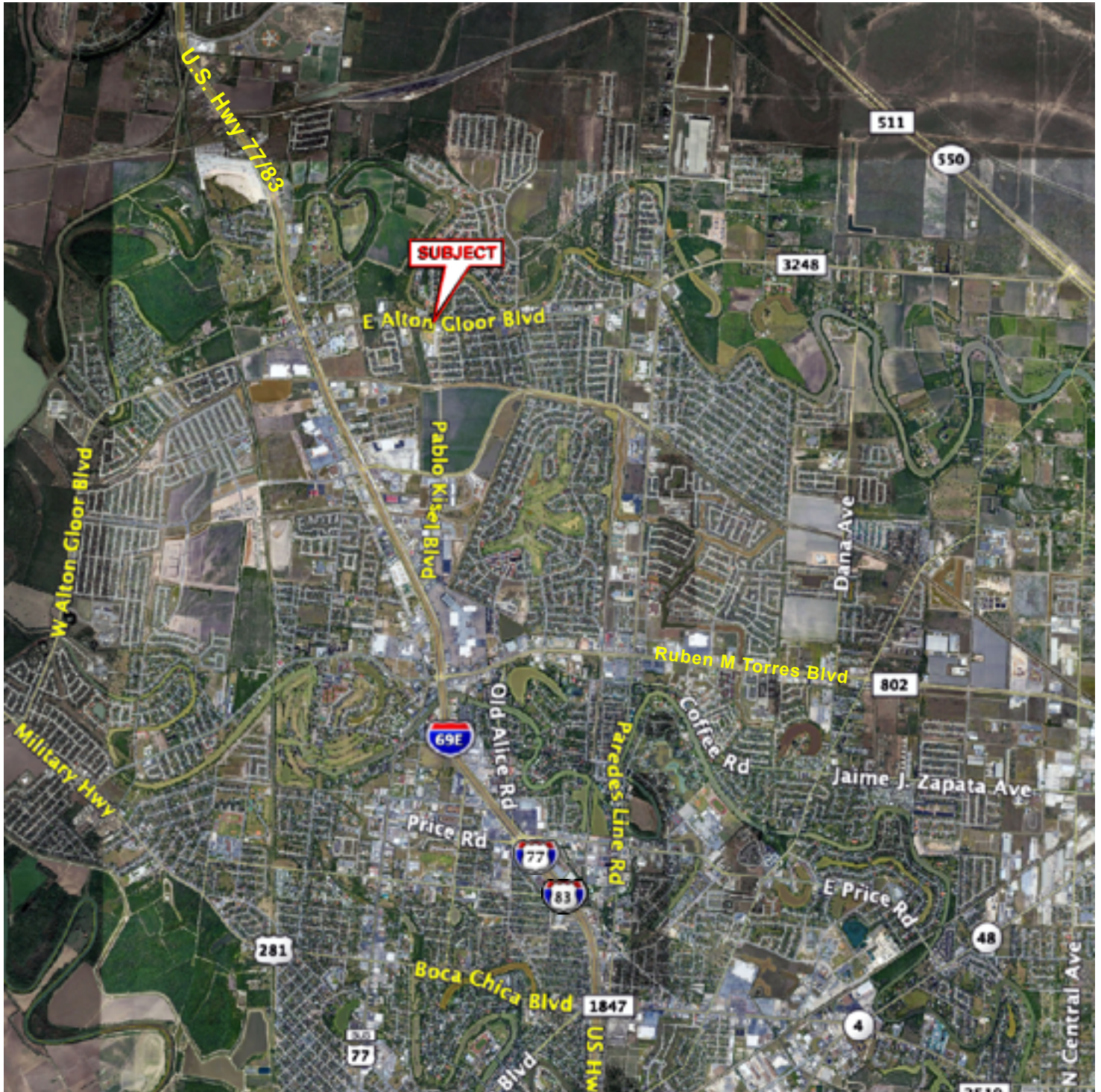


Coastal Realty
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www.coastalrty.com

Barry Batsell
Realtor
956.541.9000 Office
barry@coastalrty.com

COMMERCIAL LOT FOR SALE

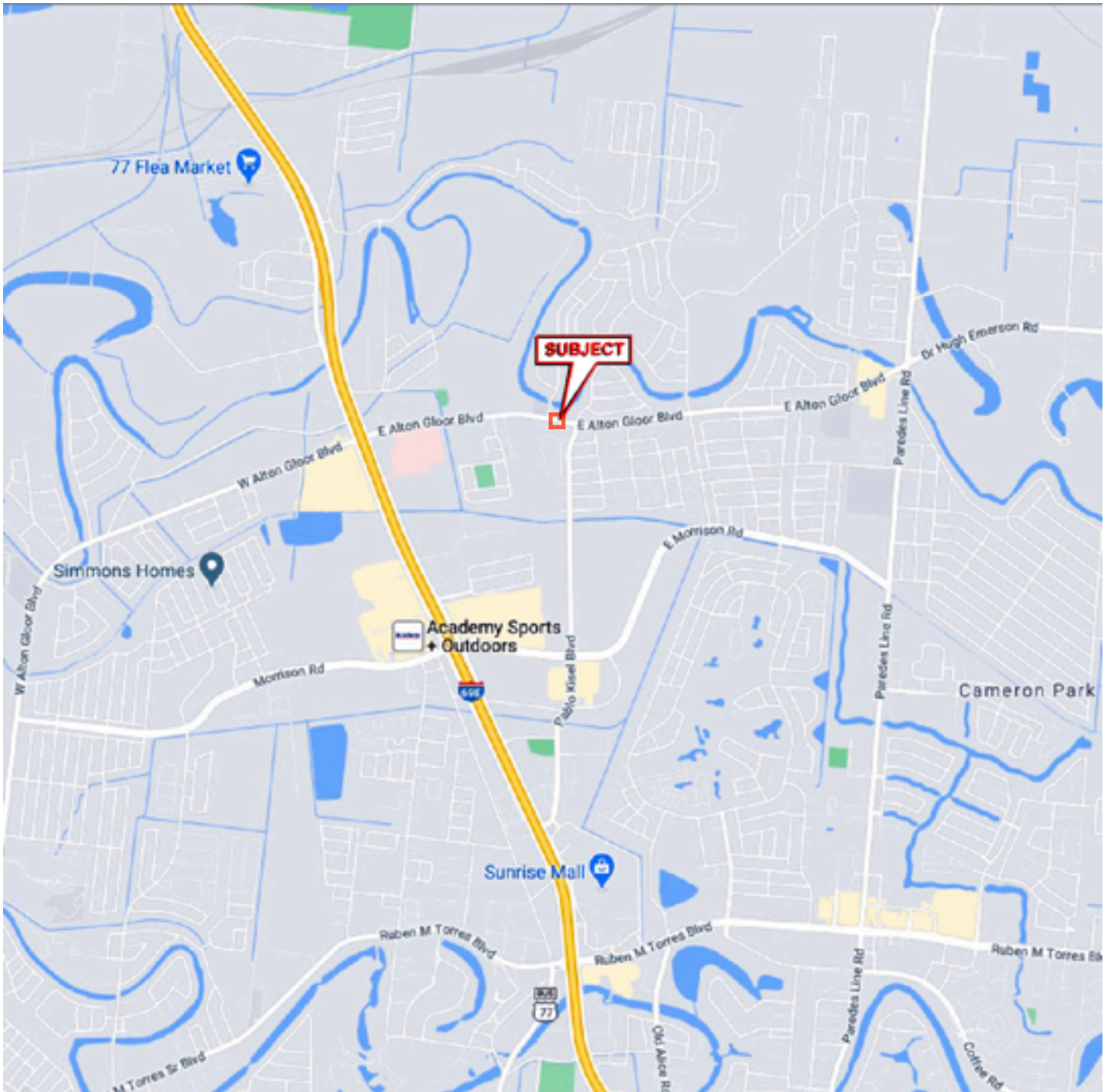
AERIAL



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STREET MAP



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The map shows a block with two lots. Lot 1 is on the left and Lot 2 is on the right. The block is bounded by E ALTON GLOOR BLVD. (F.M. 3240) to the north, E RUSTIC MANOR DR. to the east, and E SUGAR HILL RD. to the south. The block is also bounded by a street to the west. The map includes various easements, survey points, and bearings. A legend at the bottom right defines symbols for 1/2 inch wide easements, 1/2 inch wide right of way, and 1/2 inch wide right of way.

LOT 1
1.197 AC.
(52,137.9 SQ. FT.)

LOT 2
1.885 AC.
(82,104.4 SQ. FT.)

B L O C K 1

E ALTON GLOOR BLVD. (F.M. 3240)
S 75°44'13" E (120.00' R.O.W.)

E RUSTIC MANOR DR.
(60' FT. R.O.W.)

E SUGAR HILL RD.
(60' FT. R.O.W.)

LOT 1, BLOCK 1
S 10°49'54" W (273.76')

LOT 2, BLOCK 1
S 10°49'54" W (273.76')

LOT 3, BLOCK 1
S 10°49'54" W (273.76')

LOT 4, BLOCK 1
S 10°49'54" W (273.76')

LOT 5, BLOCK 1
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LOT 6, BLOCK 1
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LOT 7, BLOCK 1
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LOT 8, BLOCK 1
S 10°49'54" W (273.76')

LOT 9, BLOCK 1
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LOT 10, BLOCK 1
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LOT 11, BLOCK 1
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LOT 12, BLOCK 1
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LOT 84, BLOCK 1
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LOT 85, BLOCK 1
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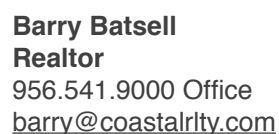
LOT 86, BLOCK 1
S 10°49'54" W (273.76')

LOT 87, BLOCK 1
S 10°49'54" W (273.76')

LOT 88, BLOCK 1
S 10°49'54" W (273.76')

LOT 89, BLOCK 1
S 10°49'54" W (273.76')

LOT 90, BLOCK 1
S 10°49'54" W (273.76')





Information About Brokerage Services

11-2-2015

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>Coastal Realty</u>	<u>9002402</u>	<u>info@coastalrly.com</u>	<u>(956) 541-9000</u>
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<u>Mark Barnard</u>	<u>194301</u>	<u>mark@coastalrly.com</u>	<u>(956) 541-9000</u>
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<u>Mark Barnard</u>	<u>194301</u>	<u>mark@coastalrly.com</u>	<u>(956) 541-9000</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Barry Batsell</u>	<u>554910</u>	<u>barry@coastalrly.com</u>	<u>(956) 541-9000</u>
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

TAR 2501

IABS 1-0

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Jimmy Barnard

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