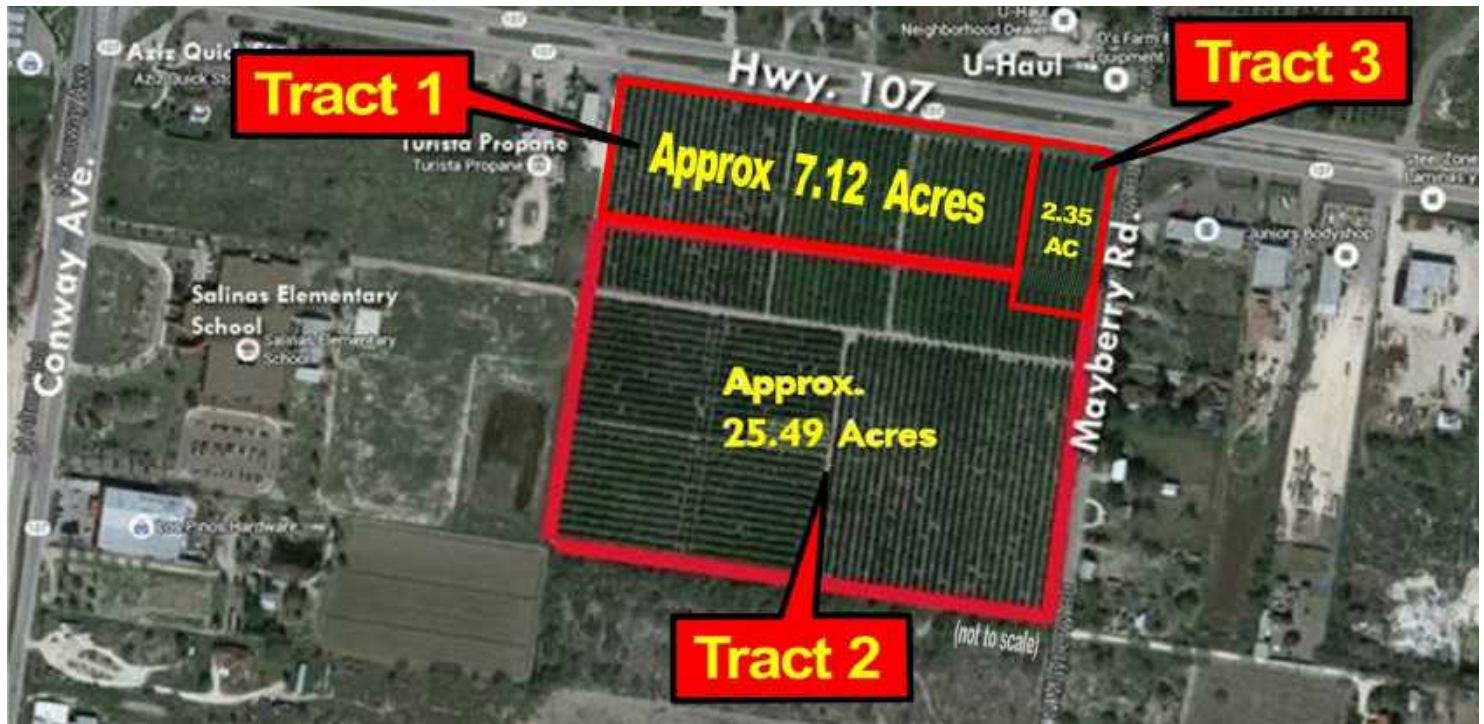


HIGHWAY 107 & MAYBERRY RD, MCALEN, TX 78504

FOR SALE

3 TRACTS 34.969 AC TOTAL

**OFFERING SUMMARY**

Sale Price:

Tract 1 - \$2,395,000
 Tract 2 - \$4,500,000
 Tract 3 - \$1,295,000

Lot Size:

Tract 1 - 7.12 AC
 Tract 2 - 25.49 AC
 Tract 3 - 2.35 AC
 Total - 34.969 AC

Zoning:

Tract 1 - C-3
 Tract 2 - R-3T
 Tract 3 - C-3

Market:

McAllen, Mission,
 Edinburg

PROPERTY OVERVIEW

Site is approx. 34.969 acres! Ideal location for residential or multi-family development. Currently well-maintained citrus grove with good production. Located in Northwest McAllen, one of the RGV's future hot spots for new growth & development. Just minutes to Mission, McAllen and Edinburg, close to the award-winning Idea Quest Academy, University of Texas Rio Grande Valley, Texas A&M satellite campus, and HEB. Note: Development, use & zoning are subject to City and all governmental authorities' approval, verification is Buyer's responsibility. Seller is a licensed Texas Broker.

- Tract 1 - has 1,075 feet of frontage along State Highway 107 and a depth of 330 feet for a tract size of 7.12 acres, zoned C-3, and must be sold with Tract 2.
- Tract 2 - has 706 feet of frontage along Mayberry Rd., and a depth of 1,300 feet for a tract size of 25.49 acres, zoned R-3T, and must be sold with Tract 1.
- Tract 3 - is a corner tract, and has 225 feet of frontage along State Highway 107, and 484 feet of frontage on Mayberry Rd., for a tract size of 2.35 acres, zoned C3.

PROPERTY HIGHLIGHTS

- Currently well-maintained citrus grove with good production
- Commercial Frontage (C3 Zoned)
- Uses may include multi-family or residential subdivision, (R3T zoned) or
- Storage Units and mixed use
- Lots of frontage on Hwy 107, just east of Conway Ave.
- Near schools and rooftops
- Great access and visibility

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MAYBERRY PARK – 3 TRACTS

HIGHWAY 107 & MAYBERRY RD, MCALEN, TX 78504

FOR SALE

Sale Price

\$1,295,000 – \$8,190,000

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Multifamily
Zoning	C-3, R-3T
Lot Size	34.969 Acres
APN #	W0100-00-048-0008-00
Corner Property	Yes
Amenities	Excellent visibility, fronts on Hwy 107 and on Mayberry Rd.
Waterfront	No
Soil Type	Loam

LOCATION INFORMATION

Building Name	Mayberry Park - 3 Tracts
Street Address	Highway 107 & Mayberry Rd
City, State, Zip	McAllen, TX 78504
County	Hidalgo
Market	McAllen, Mission, MSA
Sub-market	Outlying Hidalgo County
Cross-Streets	Hwy 107 and Mayberry Road
Township	McAllen
Side of the Street	South
Road Type	Paved
Market Type	Medium
Nearest Highway	Hwy 107
Nearest Airport	MFE - McAllen International Airport

MORE INFORMATION

Number of Lots	3
Best Use	Development

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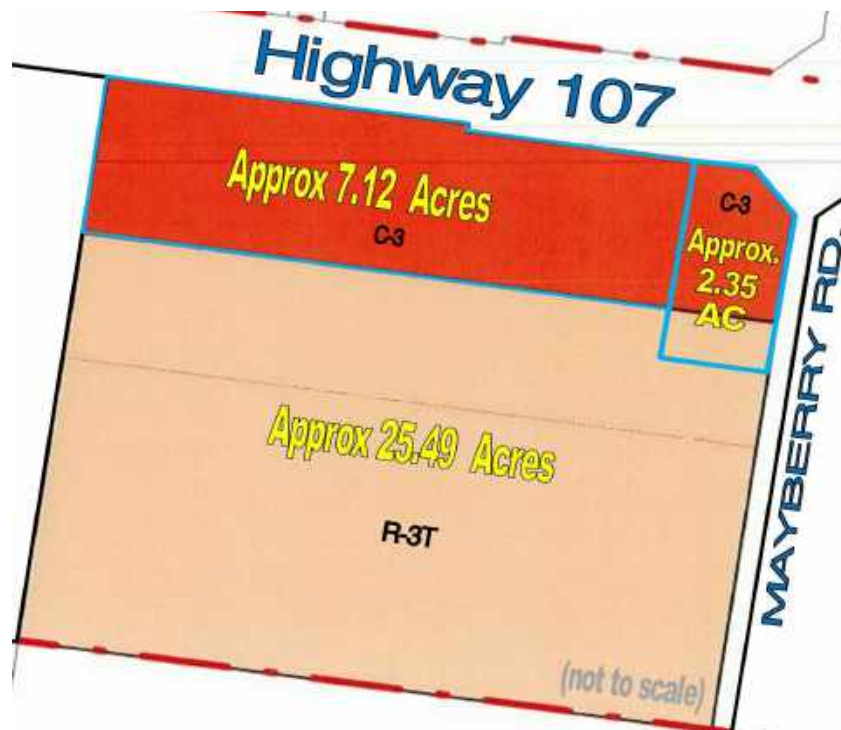


ADDITIONAL PHOTOS

HIGHWAY 107 & MAYBERRY RD, MCALEN, TX 78504

3 TRACTS 35.01 AC TOTAL

FOR SALE



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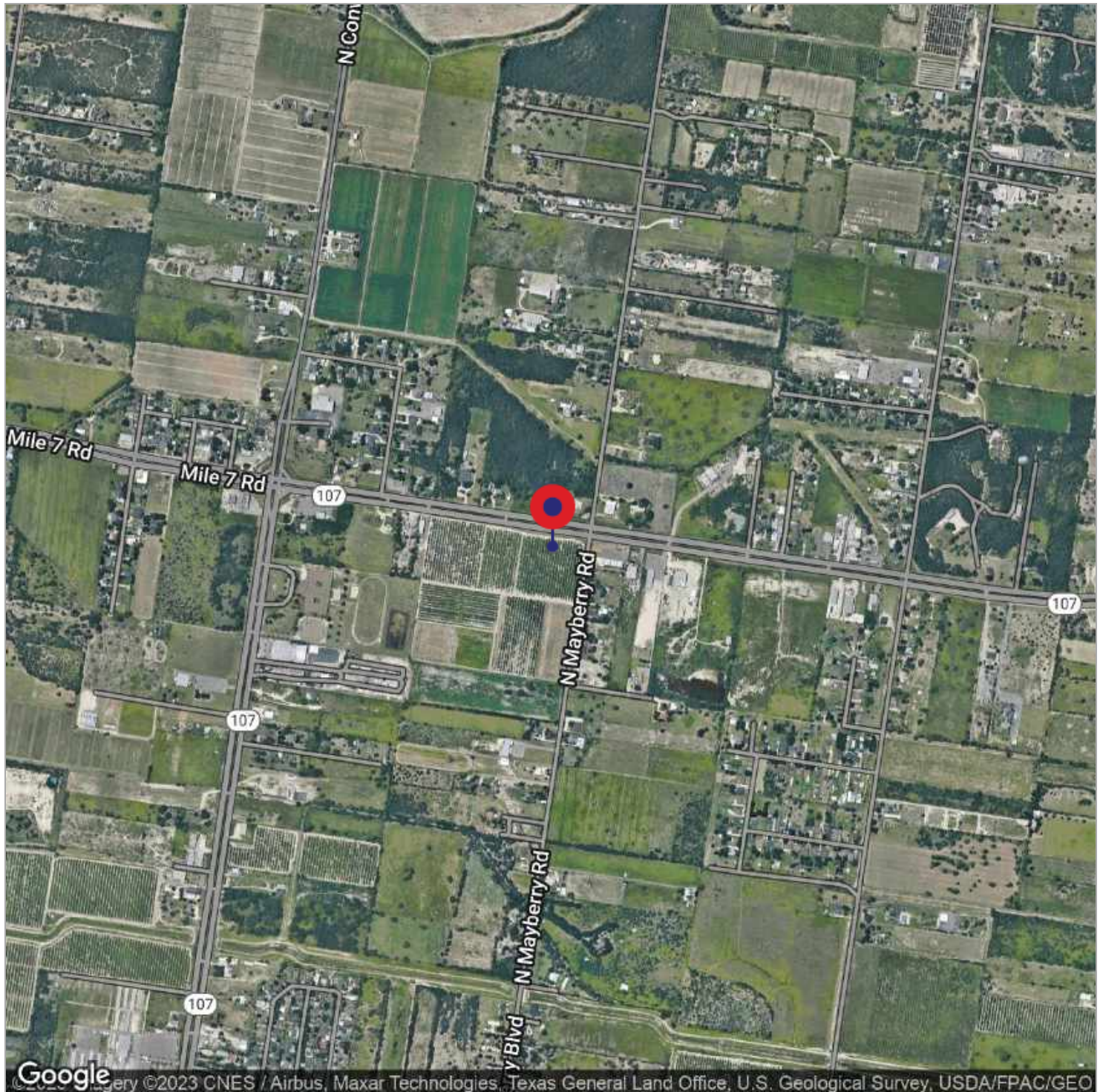
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HIGHWAY 107 & MAYBERRY RD, MCALLEN, TX 78504

3 TRACTS 35.01 AC TOTAL

FOR SALE



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MAYBERRY PARK - 3 TRACTS

HIGHWAY 107 & MAYBERRY RD, MCALEN, TX 78504

FOR SALE



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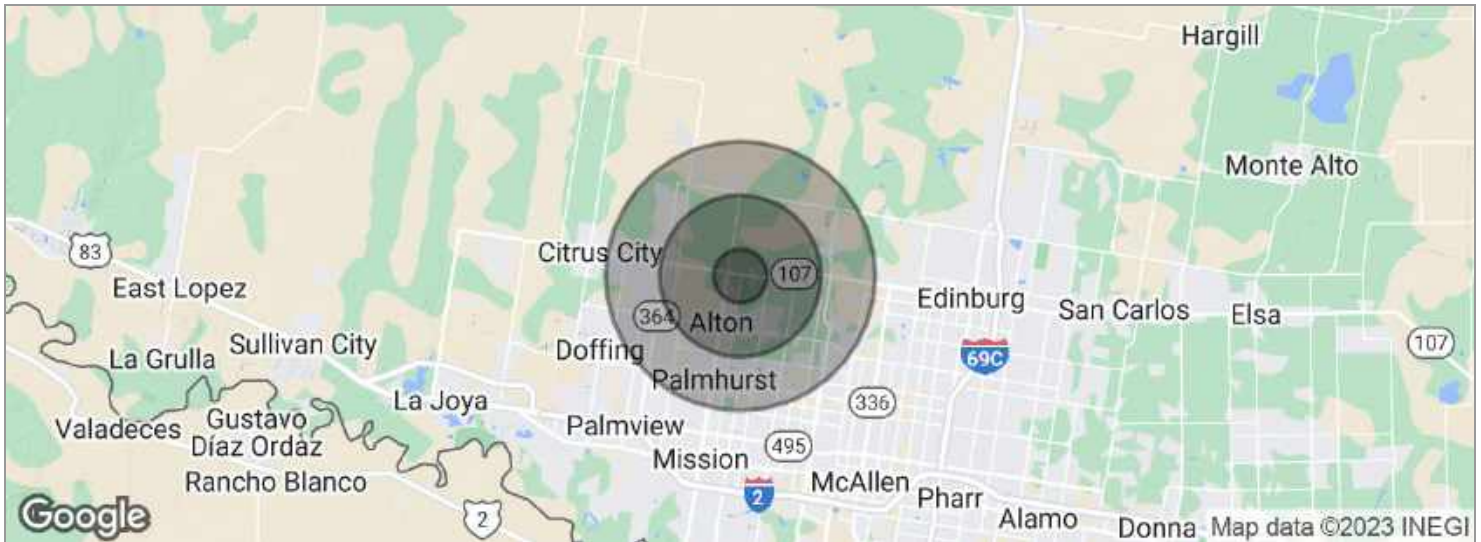
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HIGHWAY 107 & MAYBERRY RD, MCALEN, TX 78504

FOR SALE

3 TRACTS 35.01 AC TOTAL



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,085	27,548	95,784
Median age	33.3	27.7	26.4
Median age (Male)	29.2	25.8	25.4
Median age (Female)	41.9	32.2	28.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	630	7,943	25,779
# of persons per HH	3.3	3.5	3.7
Average HH income	\$72,037	\$48,954	\$58,225
Average house value	\$136,412	\$93,885	\$122,423

* Demographic data derived from 2020 ACS - US Census

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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.

First American Realty Co Licensed Broker/Broker Firm Name or Primary Assumed Business Name	444231 License No.	_____ Email	(956)682-3000 Phone
Charles Marina Designated Broker of Firm	229272 License No.	cmarina@firstamrly.com Email	(956)682-3000 Phone
Charles Marina Licensed Supervisor of Sales Agent/ Associate	229272 License No.	cmarina@firstamrly.com Email	(956)495-3000 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

TAR 2501

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