FOR SALE

601 W MONROE AVE., HARLINGEN, TX 78550



SALE PRICE

\$69,000

OFFERING SUMMARY

Lot Size: 0.16 Acres 50 x 120

Zoning: GR

PIN# 15-0000-0420-0060-00

Submarket: Downtown Harlingen

PROPERTY OVERVIEW

Listing is located on the corner of W, Monroe Ave. and N. E St. property is Zoned General Retail per CCAD and can used for Residential use or Multifamily.







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LOCATION INFORMATION

Building Name #2 - 601 W. Monroe Ave. **Street Address** 601 W Monroe Ave. City, State, Zip Harlingen, TX 78550 County/Township Cameron Market Weslaco, Mercedes, Harlingen Submarket Downtown Harlingen **Cross Streets** E. St. Side Of Street Southwest Road Type Paved Market Type Medium

Nearest Highway Expressway 83 (2 miles approx.)
Nearest Airport Valley International Airport (4.5 miles

approx.)

PROPERTY DETAILS

Property Type Land
Property Subtype Retail
Zoning GR
Lot Size 0.16 Acres
APN# 150000-0420-0060-00
MLS ID# 333786

PARKING & TRANSPORTATION

Street Parking Yes

LAND

Number Of Lots

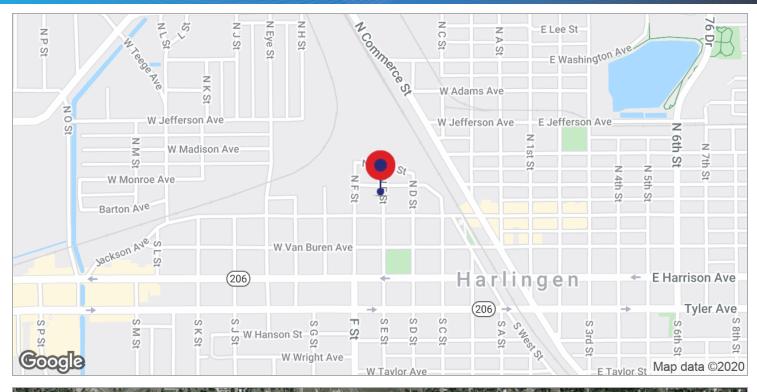
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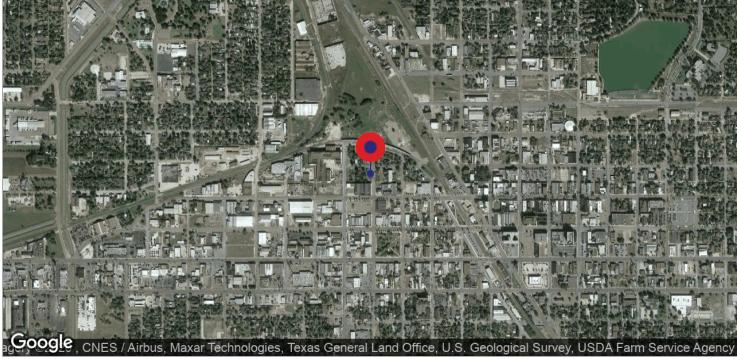


CHARLES MARINA, CCIM, CRB, GRI

FOR SALE

601 W MONROE AVE., HARLINGEN, TX 78550





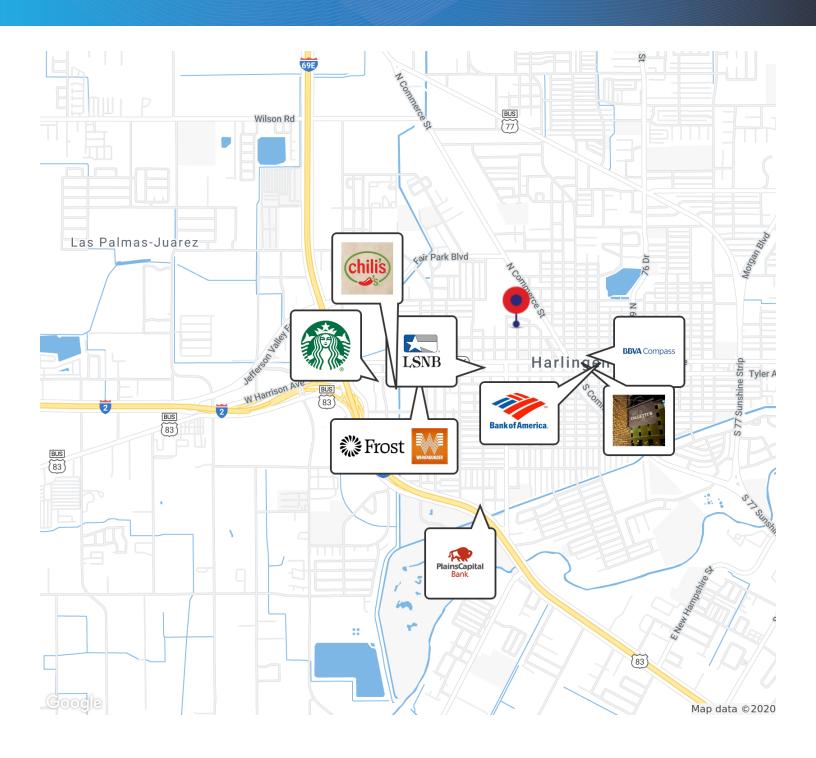




FOR SALE

#2 - 601 W. MONROE AVE.

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,563	53,349	84,283
Median age	33.1	34.3	33.7
Median age (Male)	30.4	33.0	32.4
Median age (Female)	36.0	36.0	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME Total households	1 MILE 3,492	3 MILES 17,685	5 MILES 27,597
Total households	3,492	17,685	27,597

^{*} Demographic data derived from 2010 US Census



CHARLES MARINA, CCIM, CRB, GRI





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 buver) 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.

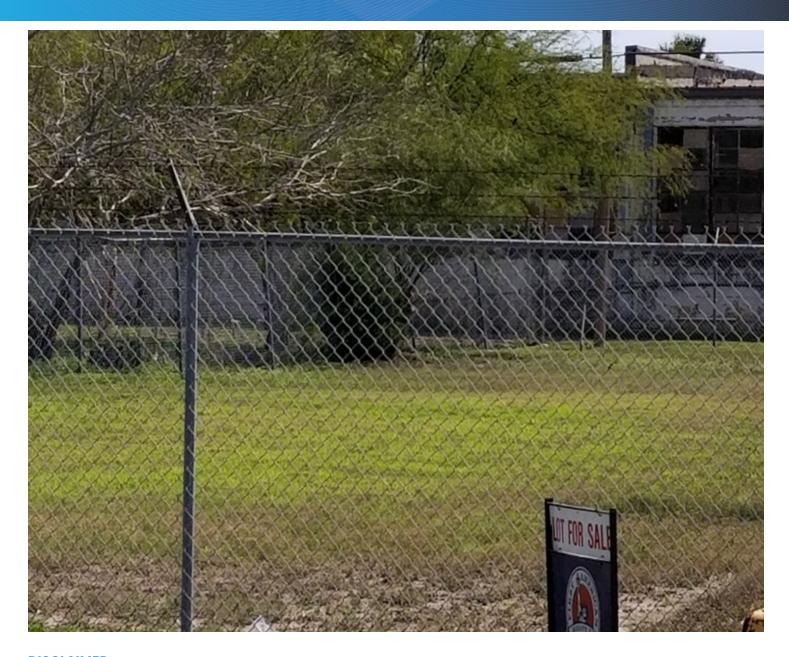
First American Realty Co	444231		(956)682-3000
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Designated Broker of Firm	License No.	Email	Phone
Charles Marina	229272	cmarina@firstamrlty.com	(956)495-3000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buy	er/Tenant/Seller/Landlord In	itials Date	

Regulated by the Texas Real Estate Commission TAR 2501

Information available at www.trec.texas.gov

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