

5.62 ACRES IN HIDALGO, TEXAS.

SWQ S. 10TH ST. & DICKER RD., HIDALGO, TX 78557



LAND FOR SALE

For More Information:

KEITH KINSOLVING

Agent
956.969.8648
keithk@davisequity.com

DAVIS
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101
Weslaco, TX 78596
602 BOERNE STAGE AIRFIELD
Boerne, TX 78006
davisequity.com

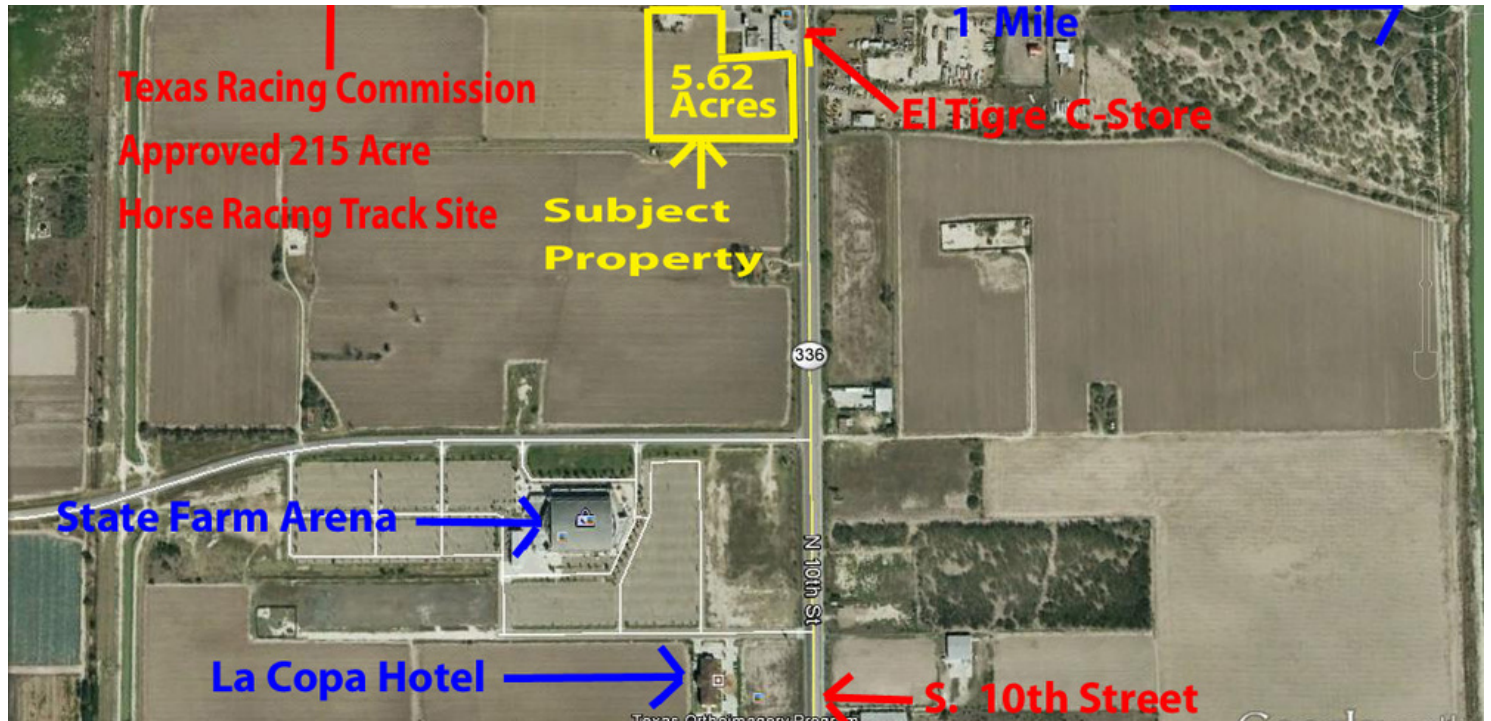
FOR SALE • 5.62 ACRES IN HIDALGO, TEXAS.

SWQ S. 10th St. & Dicker Rd., Hidalgo, TX 78557

DAVIS
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101
Weslaco, TX 78596
602 BOERNE STAGE AIRFIELD
Boerne, TX 78006
davisequity.com

Executive Summary



OFFERING SUMMARY

Sale Price: \$1,224,036

Lot Size: 5.62 Acres

Price / SF: \$5.00

PROPERTY OVERVIEW

5.62 Acres of commercial land in Hidalgo, Texas. All utilities available and tract wraps around an El Tigre C-Store. This would be a great hotel/retail site as it is in very close proximity to the State Farm Arena. Also, across from the proposed Horse Race Track facility. Located approximately 4.8 miles from McAllen International Airport, 3.1 miles from Hidalgo International Bridge and 3.5 miles from McAllen Foreign Trade Zone. Excellent retail site.

PROPERTY HIGHLIGHTS

- 5.62 Acres
- All utilities available
- Very close to the State Farm Arena
- Excellent retail site

For More Information:
KEITH KINSOLVING

Agent
956.969.8648
keithk@davisequity.com

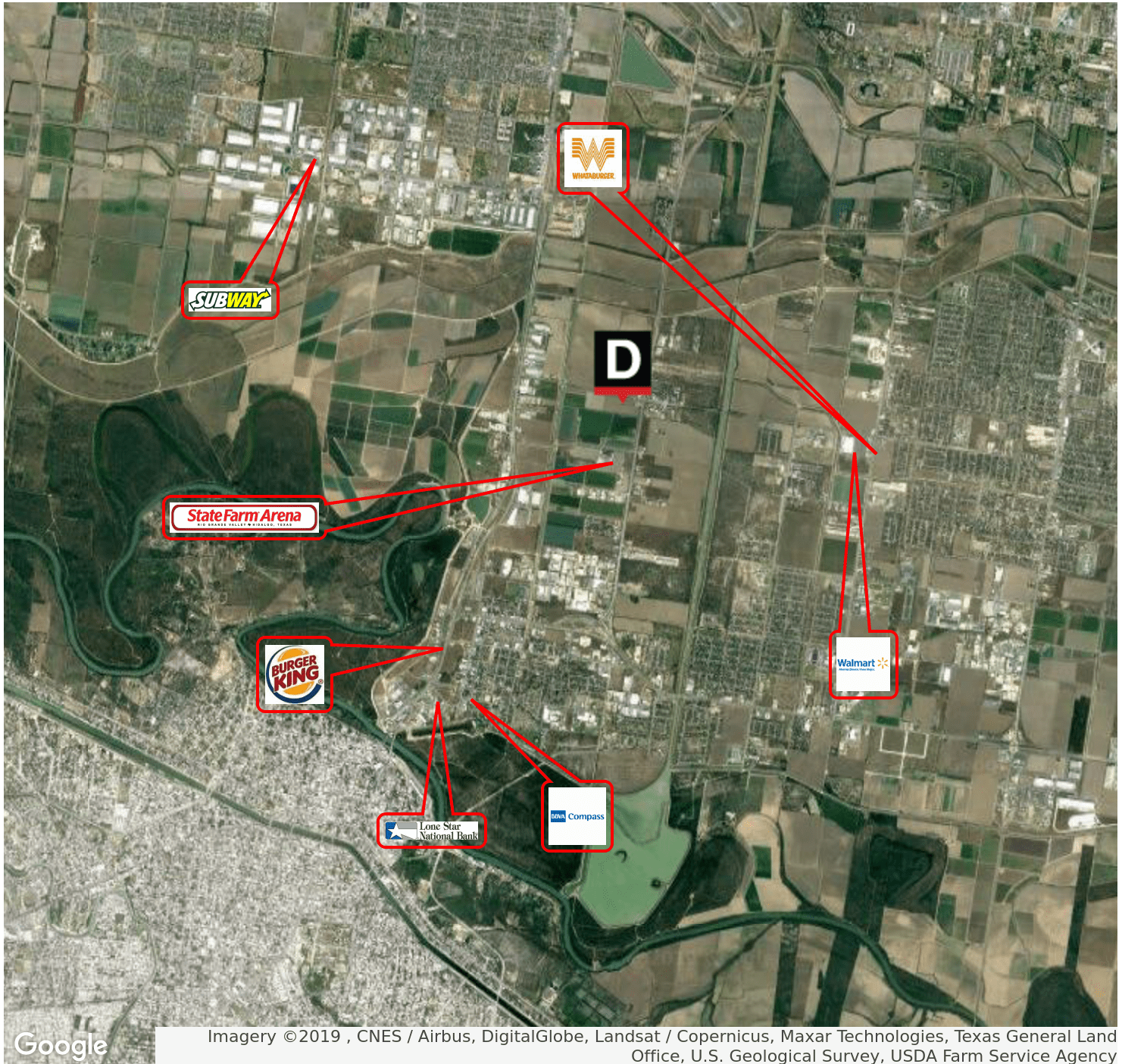
FOR SALE • 5.62 ACRES IN HIDALGO, TEXAS.

SWQ S. 10th St. & Dicker Rd., Hidalgo, TX 78557

DAVIS
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101
Weslaco, TX 78596
602 BOERNE STAGE AIRFIELD
Boerne, TX 78006
davisequity.com

Retailer Map



For More Information:
KEITH KINSOLVING

Agent
956.969.8648
keithk@davisequity.com

FOR SALE • 5.62 ACRES IN HIDALGO, TEXAS.

SWQ S. 10th St. & Dicker Rd., Hidalgo, TX 78557

DAVIS
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101
Weslaco, TX 78596
602 BOERNE STAGE AIRFIELD
Boerne, TX 78006
davis-equity.com

Demographics Map



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 450 | 38,980 | 91,125 |
| Median age | 26.2 | 26.5 | 29.6 |
| Median age (Male) | 25.0 | 24.9 | 28.2 |
| Median age (Female) | 27.9 | 28.0 | 31.0 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 106 | 9,337 | 24,934 |
| # of persons per HH | 4.25 | 4.17 | 3.64 |
| Average HH income | \$47,168 | \$45,412 | \$58,367 |
| Average house value | \$292,435 | \$152,881 | \$135,888 |

* Demographic data derived from 2010 US Census

For More Information: **KEITH KINSOLVING**

Agent
956.969.8648
keithk@davis-equity.com

FOR SALE • 5.62 ACRES IN HIDALGO, TEXAS.

SWQ S. 10th St. & Dicker Rd., Hidalgo, TX 78557

Company Disclosure Statement

DAVIS
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101
Weslaco, TX 78596
602 BOERNE STAGE AIRFIELD
Boerne, TX 78006
davisequity.com

This 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 Davis Equity Realty 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.

The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes 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.

**For More Information:
KEITH KINSOLVING**

Agent
956.969.8648
keithk@davisequity.com



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental 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>Davis Equity Realty</u> | | | <u>(956)969-8648</u> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| <u>Dale L Davis</u> | <u>0216551</u> | <u>daled@davisequity.com</u> | <u>(956)969-8648</u> |
| Designated Broker of Firm | License No. | Email | Phone |
| _____ Licensed Supervisor of Sales Agent/ Associate | License No. | Email | 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

IABS 1-0 Date