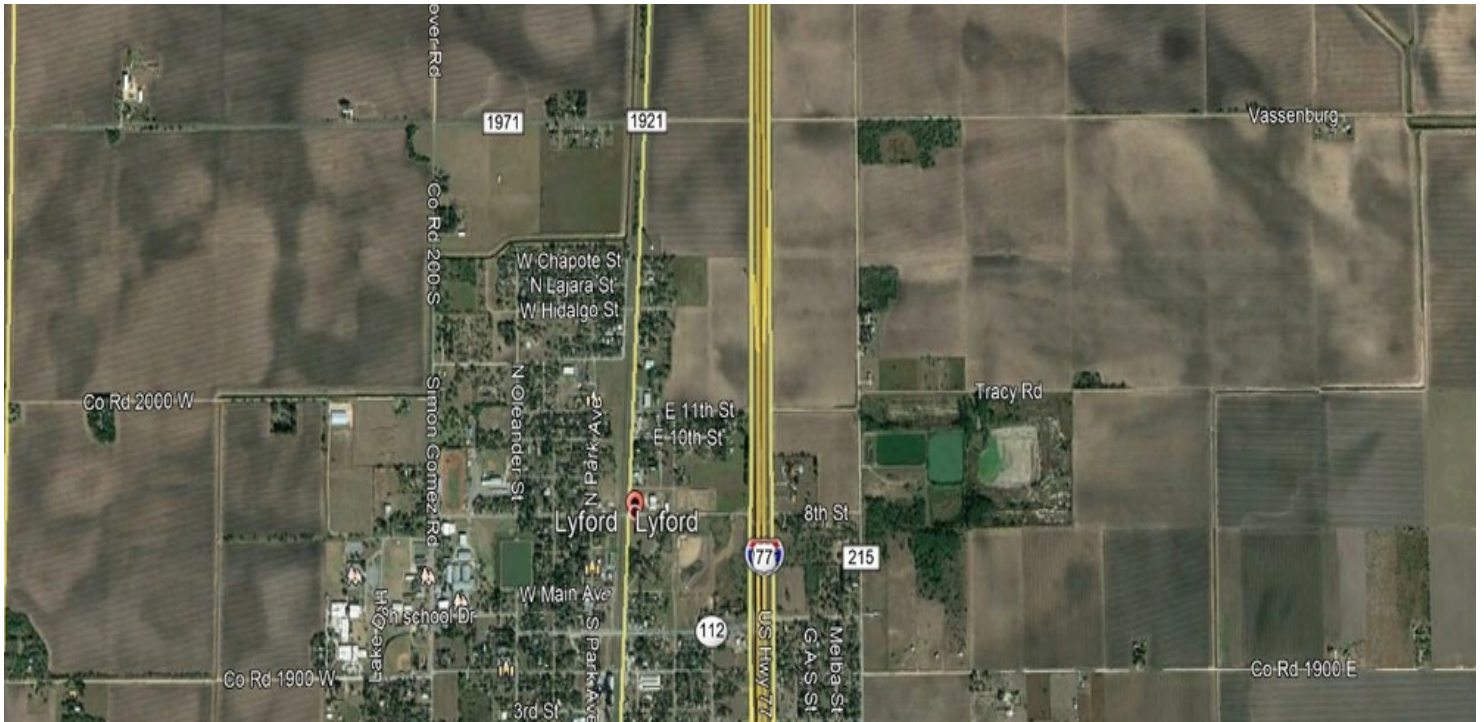


DEVELOPMENT POTENTIAL

FOR SALE

FM 1921 E & N US HIGHWAY 77, LYFORD, TX 78569



OFFERING SUMMARY

Sale Price: \$550,000

Lot Size: 40.37 Acres

Zoning: Agriculture

Price / SF: \$0.31

PROPERTY OVERVIEW

40.37 acres with development potential in Lyford, TX. Excellent location for Logistics/Shippers, Commercial Storage/Warehouse. 30-45 minutes from the Port of Brownsville and other International Ports of Entry.

PROPERTY HIGHLIGHTS

- Interstate Frontage

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DEVELOPMENT POTENTIAL

FM 1921 E & N US HIGHWAY 77, LYFORD, TX 78569

FOR SALE

SALE PRICE

\$550,000

LOCATION INFORMATION

Building Name	Development Potential
Street Address	FM 1921 E & N US Highway 77
City, State, Zip	Lyford, TX 78569
County/Township	Willacy/Lyford
Road Type	Highway
Nearest Airport	VIA (Harlingen)

LAND

Number Of Lots	1
Best Use	Development potential

PROPERTY DETAILS

Property Type	Land
Property Subtype	Other
Zoning	Agriculture
Lot Size	40.37 Acres
APN#	G0400-00-00070-010-00-0
Traffic Count Street	US Hwy 77 (I-2)
Traffic Count Frontage	1300
MLS ID#	303196

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ADDITIONAL PHOTOS

DEVELOPMENT POTENTIAL

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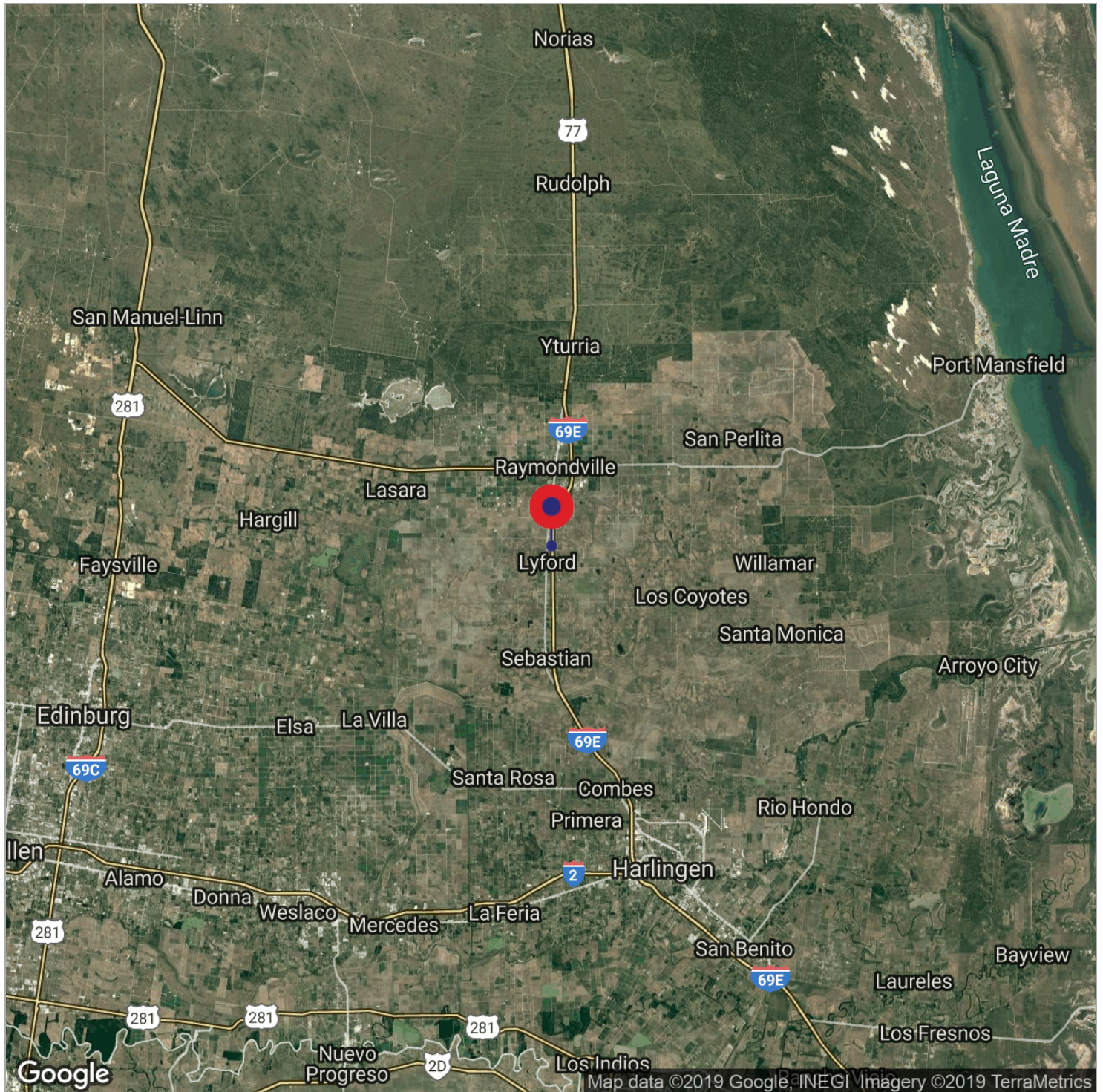
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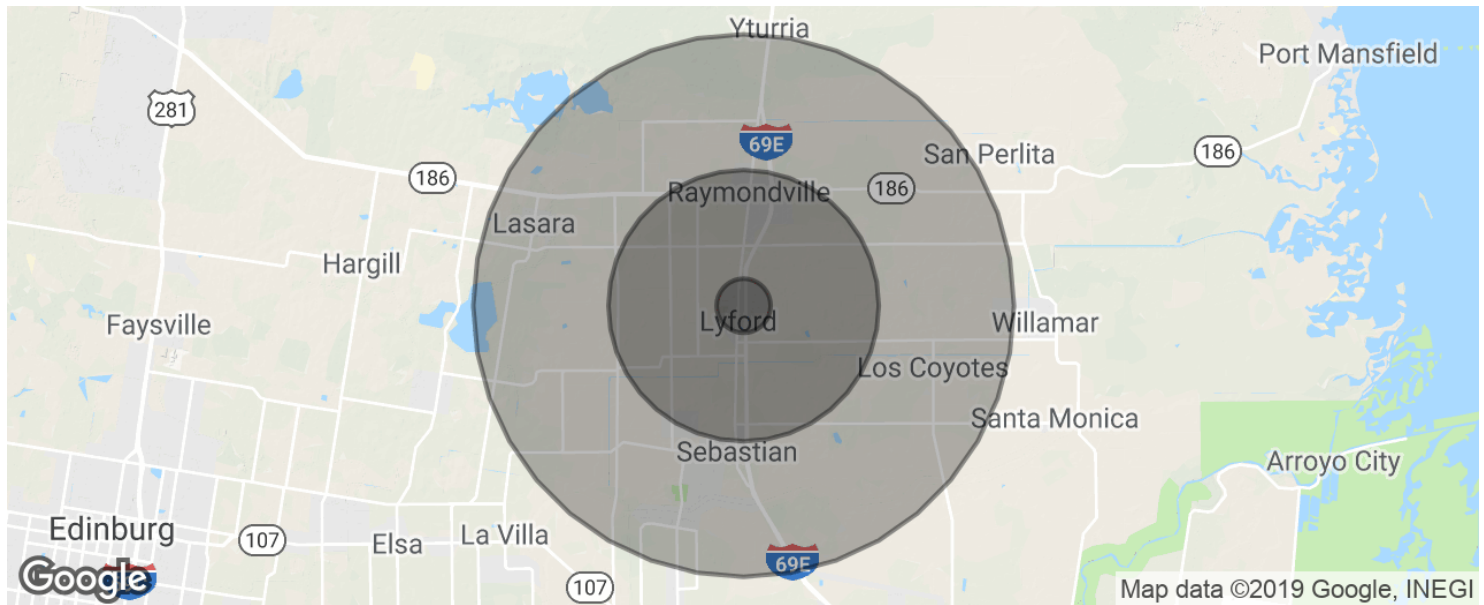
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DEVELOPMENT POTENTIAL

FM 1921 E & N US HIGHWAY 77, LYFORD, TX 78569

FOR SALE

**POPULATION****1 MILE****5 MILES****10 MILES**

Total population	125	8,017	25,743
Median age	31.1	30.8	30.7
Median age (Male)	27.9	29.6	29.4
Median age (Female)	34.6	32.3	32.5

HOUSEHOLDS & INCOME**1 MILE****5 MILES****10 MILES**

Total households	33	2,018	6,481
# of persons per HH	3.8	4.0	4.0
Average HH income	\$39,519	\$35,734	\$35,814
Average house value		\$67,681	\$68,198

* Demographic data derived from 2010 US Census

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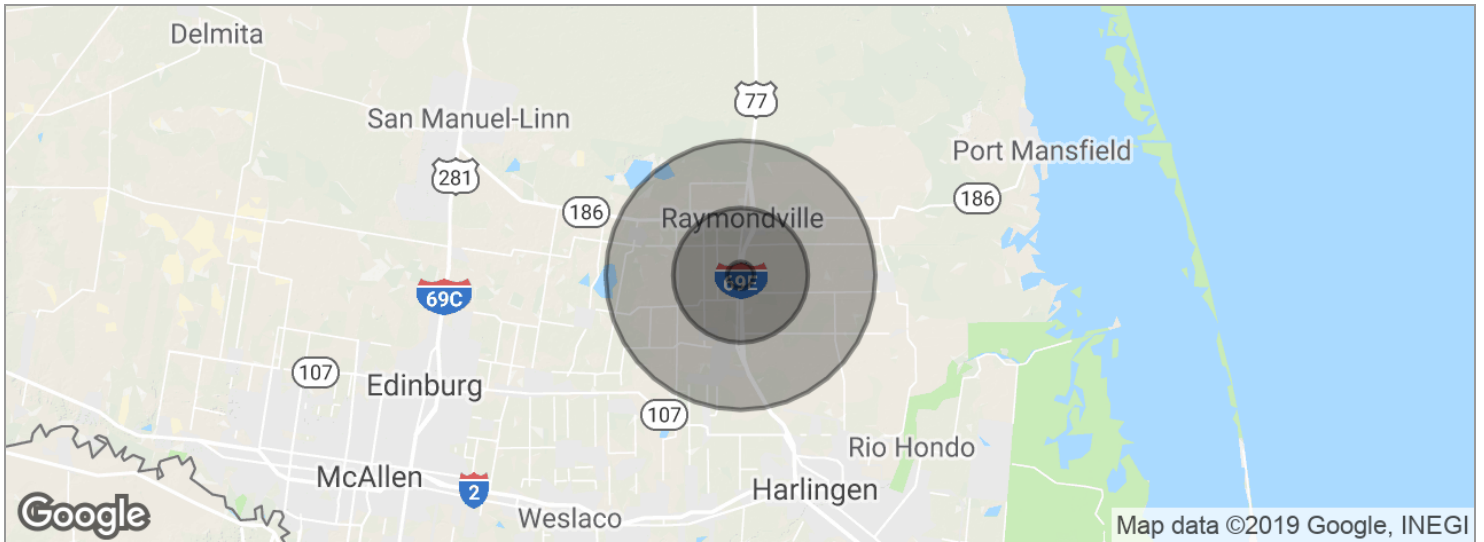
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DEVELOPMENT POTENTIAL

FOR SALE

FM 1921 E & N US HIGHWAY 77, LYFORD, TX 78569



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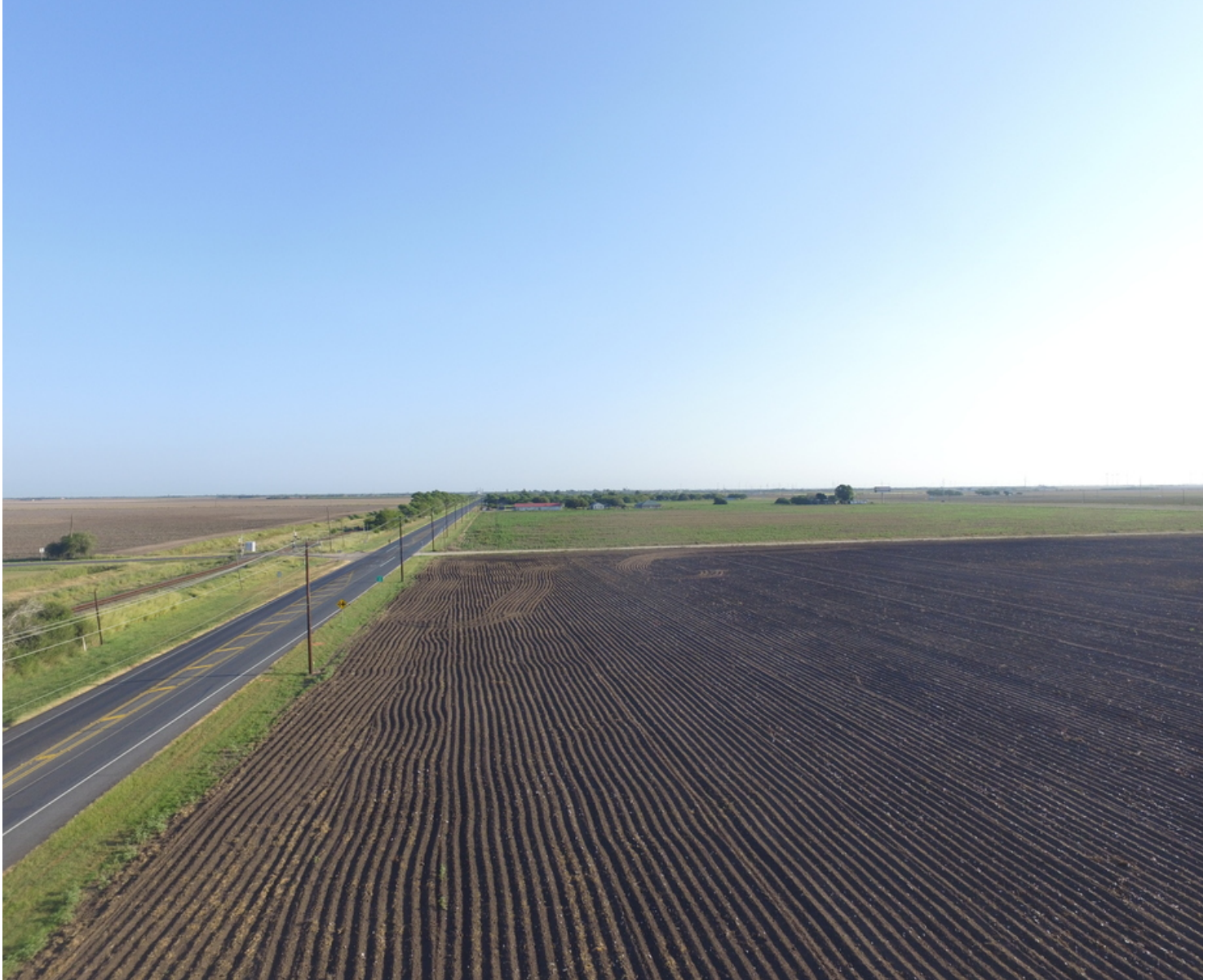


DISCLAIMER

DEVELOPMENT POTENTIAL

FM 1921 E & N US HIGHWAY 77, LYFORD, TX 78569

FOR SALE



DISCLAIMER

All information provided herein has been obtained from sources deemed reliable, but may be subject to errors, omissions, change of price, prior sale, or withdrawal without notice. First American Realty Company makes no representation, warranty or guaranty as to accuracy of any information contained herein. You should consult your advisors for an independent verification of any properties.

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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	444231		(956) 682-3000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Charles Marina</u>	<u>229272</u>	<u>cmarina@firstamrlty.com</u>	<u>(956) 682-3000</u>
Designated Broker of Firm	License No.	Email	Phone

Charles Marina	229272	cmarina@firstamrly.com	(956) 495-3000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Sales Agent/Associate's Name	License No.	Email	Phone
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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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