FOR SALE

613 W JACKSON ST, HARLINGEN, TX 78550





SALE PRICE

\$225,000

OFFERING SUMMARY

Lot Size: 0.96 Acres 300 x140

Year Built: 1981

Building Size: 416 sf office

728 warehouse

Zoning: GR,

PIN#: 15-0000-0640-0010-00

Submarket: Downtown Harlingen

PROPERTY OVERVIEW

Previously Bert Odgen Car Sales with a 416sf office, 728sf storage and partially fenced. Zoned General Retail per The City of Harlingen. Development, use, & zoning are subject to City and all governmental authorities' approval, verification is buyer's responsibility.







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LOCATION INFORMATION

Building Name #6 - 0.94 ac w/ 1,144 sf
Street Address 613 W Jackson St
City, State, Zip Harlingen, TX 78550
County/Township Cameron
Market Weslaco / Mercedes / Harlingen
Submarket Downtown Harlingen
Cross Streets F St.

BUILDING INFORMATION

Building Size 1,143 SF Price / SF \$196.85 Year Built 1981 Occupancy % -4% Number Of Floors 1 **Load Factor** Yes Condition Good Free Standing Yes

PROPERTY DETAILS

Property Type Retail
Property Subtype Street Retail
Zoning GR
Lot Size 0.964 Acres
APN# 15-0000-0640-0010-00
Submarket Downtown Harlingen
MLS ID# 333763

PARKING & TRANSPORTATION

Parking Type Surface

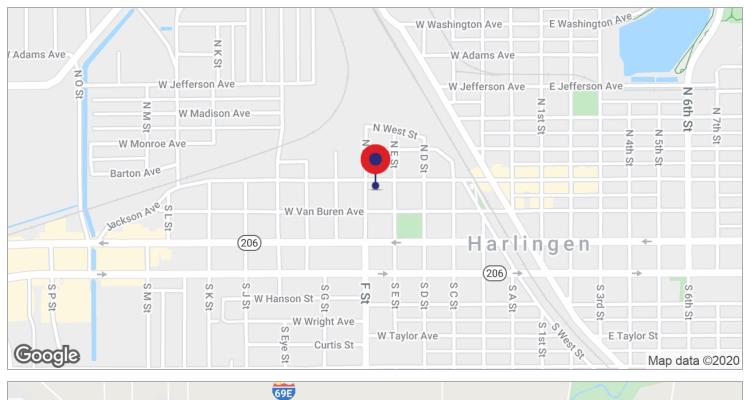
UTILITIES & AMENITIES

Number Of Elevators0Number Of Escalators-4Gas / PropaneNoneUtilities DescriptionOn site





613 W JACKSON ST, HARLINGEN, TX 78550





CHARLES MARINA, CCIM, CRB, GRI



613 W JACKSON ST, HARLINGEN, TX 78550



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,777	53,382	83,823
Median age	32.9	34.3	33.8
Median age (Male)	30.5	33.1	32.4
Median age (Female)	35.7	36.1	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME Total households	1 MILE 3,556	3 MILES 17,707	5 MILES 27,474
Total households	3,556	17,707	27,474

^{*} Demographic data derived from 2010 US Census



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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.

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.

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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