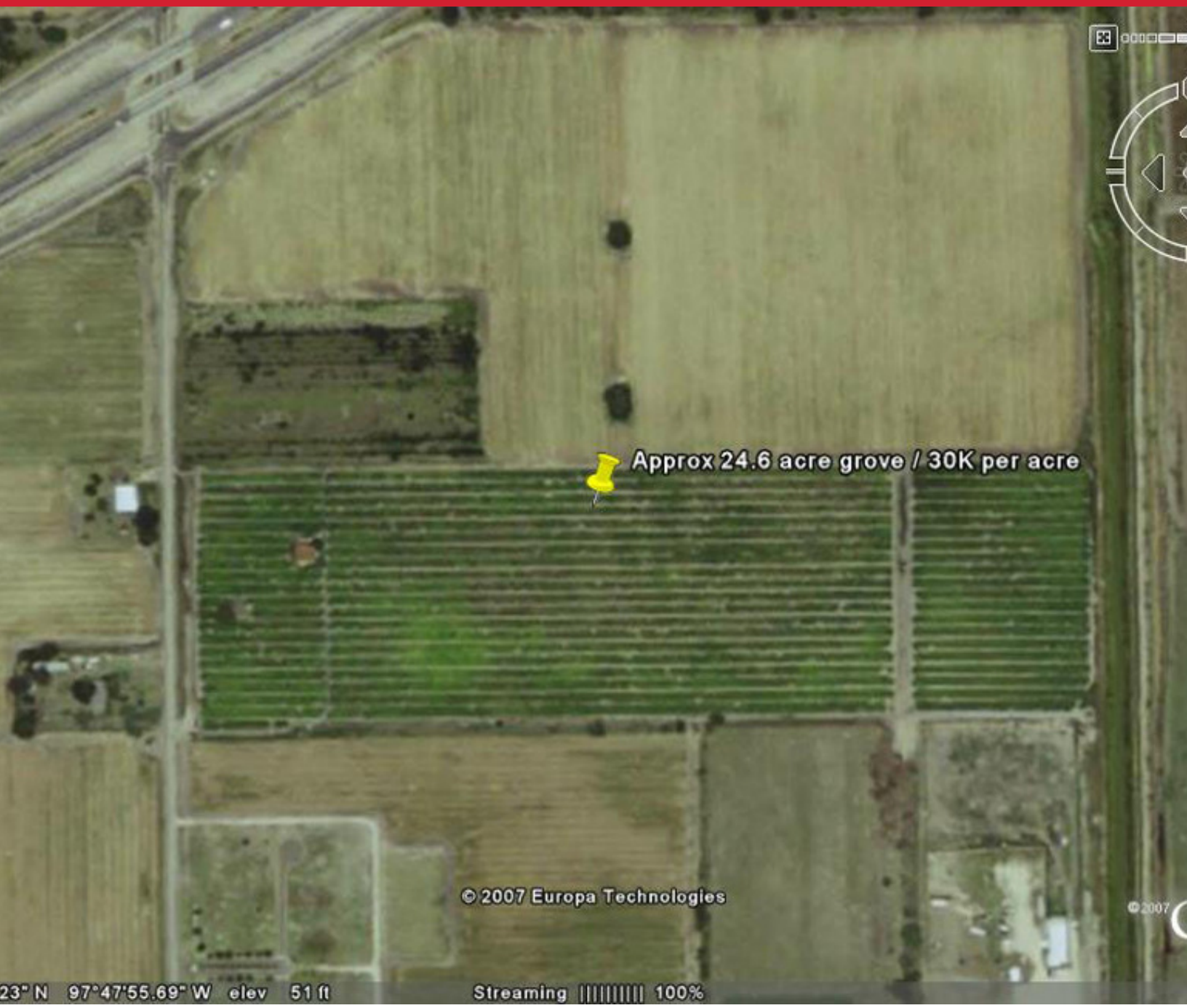
24.5 ACRES IN LA FERIA, TEXAS

WHITE RANCH ROAD, LA FERIA, TX 78559



LAND FOR SALE

For More Information:

RANDY SUMMERS, CCIM

VP/Associate Broker/Sales Manager
956.969.8648
rsummers@davisequity.com

DAVIS EQUITY REALTY

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

BROCHURE • DECEMBER 20, 2019

FOR SALE • 24.5 ACRES IN LA FERIA, TEXAS

White Ranch Road, La Feria, TX 78559

Executive Summary

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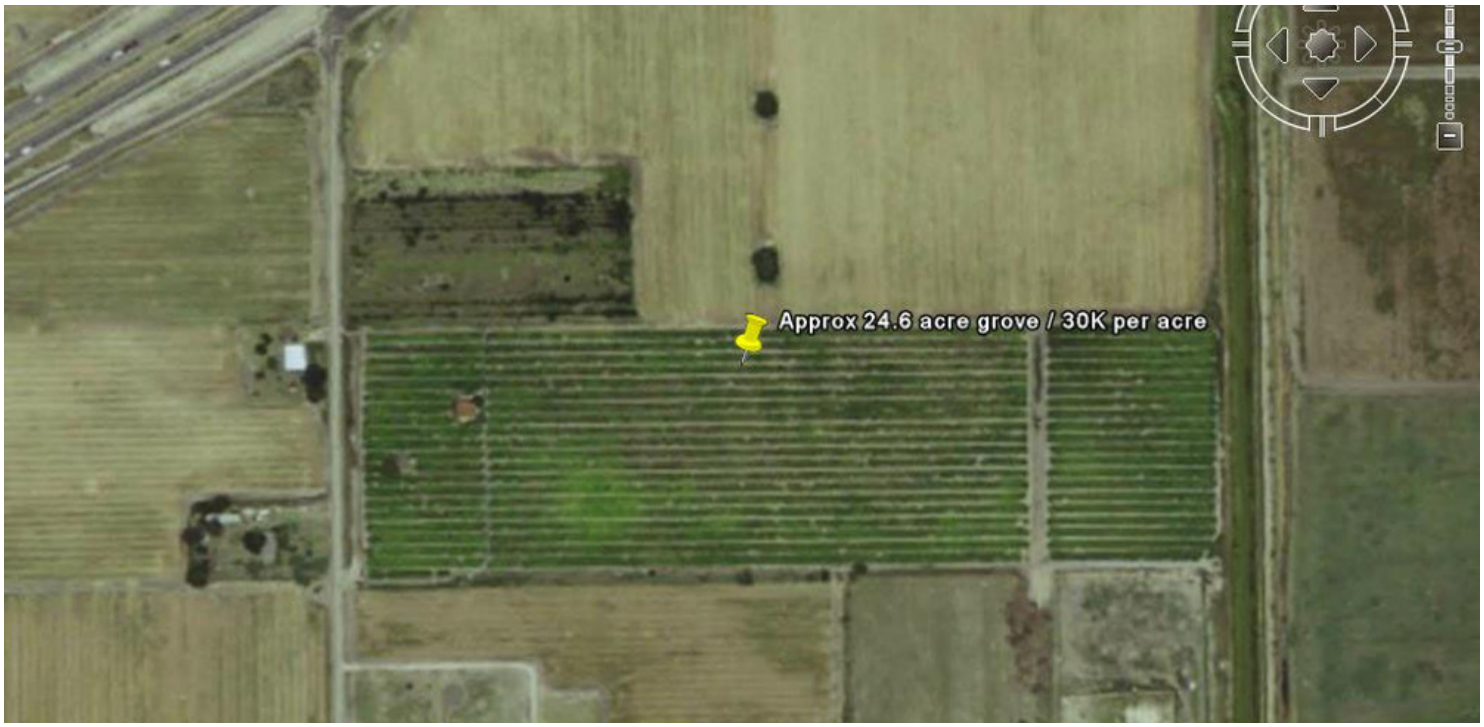

OFFERING SUMMARY

Sale Price:	$735,000
Lot Size:	24.5 Acres
Price / SF:	$0.69

PROPERTY OVERVIEW

Approximately 24.5 acres on White Ranch Road in La Feria, Texas. Excellent grove of Rio Red Grapefruit. Irrigated land, city water, easy access to Expressway and excellent development opportunity. Close proximity to the Rio Grande Valley Outlet Mall in Mercedes, Texas. Great location.

PROPERTY HIGHLIGHTS

- 24.5 Acres
- Easy access to expressway
- Excellent development opportunity
- Close proximity to Rio Grande Valley Outlet Mall

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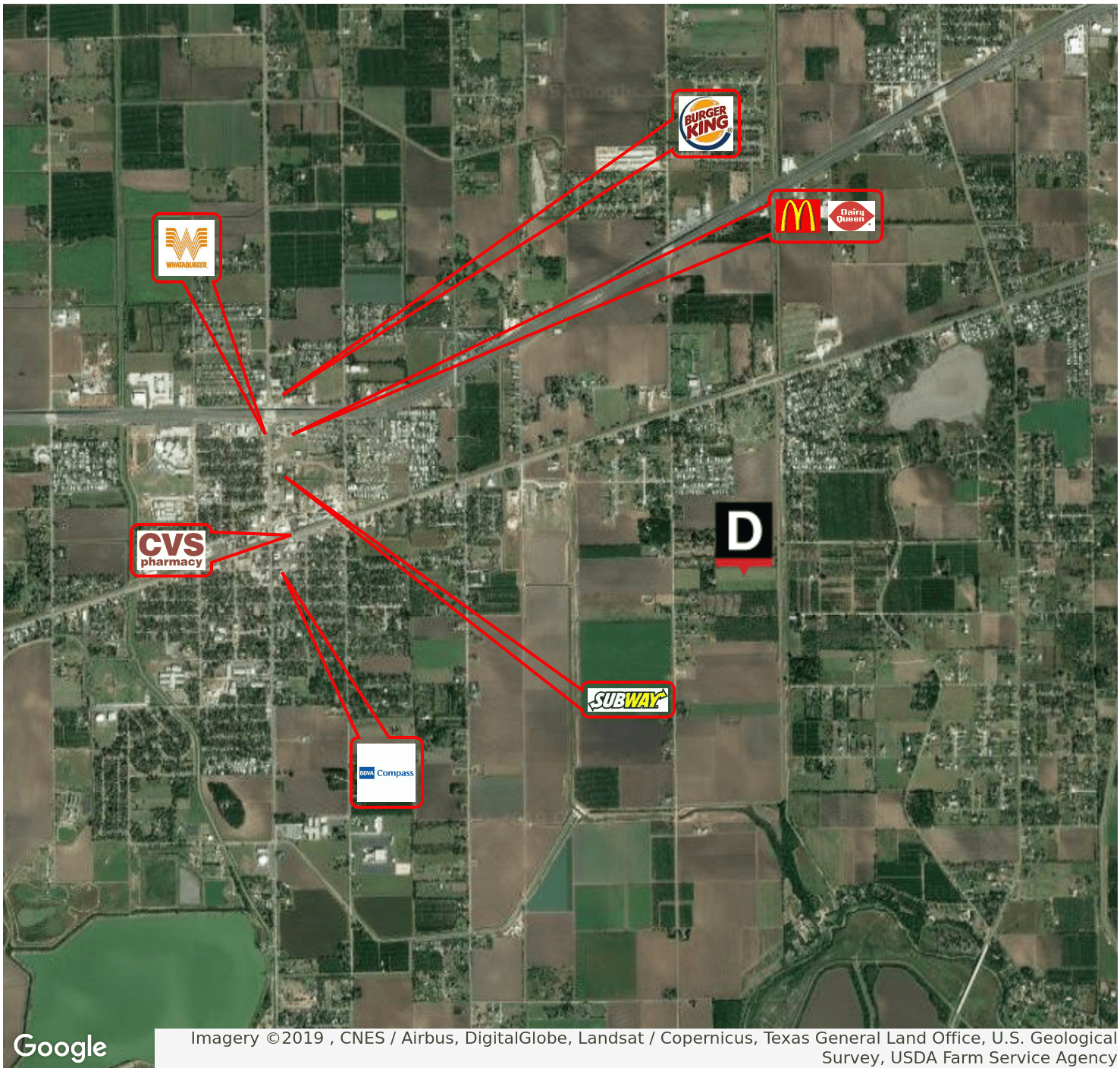
Retailer Map



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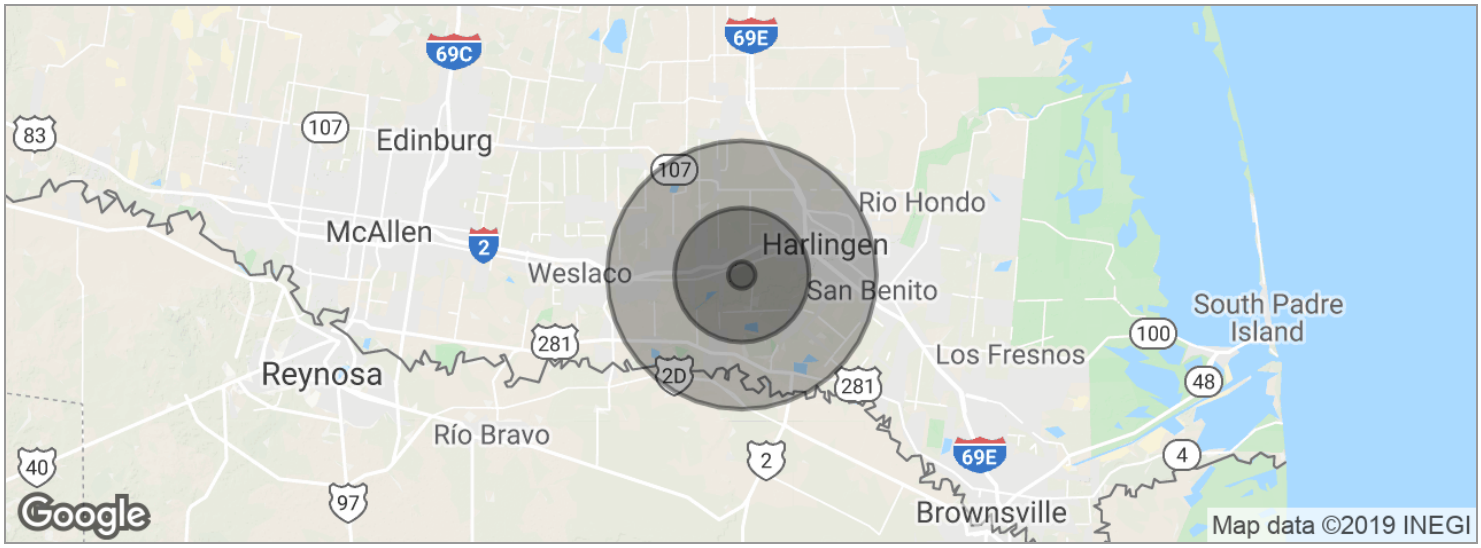
Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,899	18,353	36,520
Median age	41.0	36.0	36.9
Median age (Male)	39.1	34.9	35.5
Median age (Female)	42.6	37.0	38.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	669	6,006	11,930
# of persons per HH	2.84	3.06	3.06
Average HH income	$75,128	$58,754	$63,721
Average house value	$54,242	$55,372	$76,427

** Demographic data derived from 2010 US Census*

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Company Disclosure Statement

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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.

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EQUAL HOUSING OPPORTUNITY

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:
  - 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 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.

Davis Equity Realty			**(956)969-8648**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dale L Davis	**0216551**	**daled@davisequity.com**	**(956)969-8648**
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**