

LAND FOR SALE

US-83 FRONTAGE RD AND MILE 1 E, MERCEDES, TX 78570

NAI Rio Grande Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

±0.88 AC
FOR SALE



Mile 1 E

US-83 Frontage Rd



PROPERTY OVERVIEW

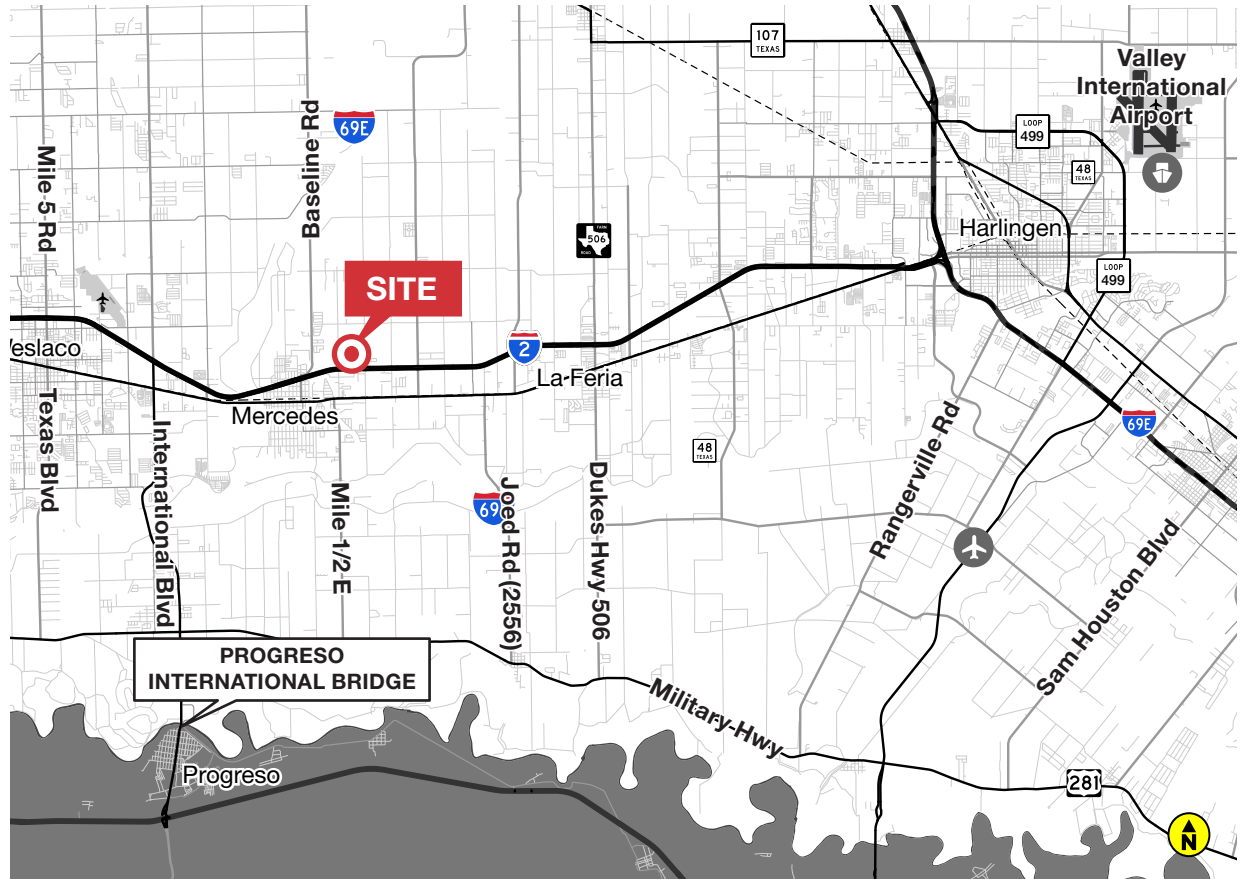
±0.88 AC Tract located on Expressway 83 and Mile E on the west side of Mile 1 E near retail locations with high development potential.

PROPERTY FEATURES

Lot Size	±0.88 AC
Zoning	General Business
Market	Mercedes, TX
Sub-Market	Mid-Valley
Frontage	±126 along Expressway 83
VPD	Expressway 83: 59,330
	Mile 1 E: 2,228

DEMOGRAPHICS

2022	3 Mile	5 Mile	10 Mile
Total Population	17,937	47,691	169,723
Projected Population	15,274	49,658	175,911
Median Household	30.3	31.7	32
Total Households	4,122	13,963	48,267



LOCATION OVERVIEW

The property is located on Expressway 83 just west of Mile 1 E in Mercedes, Texas. It is also within a half-mile radius of the Rio Grande Valley Premium Outlets, fast food restaurants, and other premium retail locations making it a prime location for retail business. Mercedes is 7 miles from the Progreso International Bridge that crosses approximately 1.25 million pedestrians each year making it an excellent location for traffic. The property is located on Expressway 83, a major highway for all individuals traveling to South Padre Island that brings in heavy traffic every year.



LOT 2
±0.88 AC



MILE 1 E VPD 2,228

US-83 FRONTAGE RD
VPD 59,330



**RIO GRANDE VALLEY
PREMIUM OUTLETS**
A SIMON CENTER

OVER 125 STORES
AND 10 RESTAURANTS

NIKE **rue21**
COACH **GAP**
RALPH LAUREN

Saja **ABF**
Freight
An ArcBest Company

FOR INFORMATION & SITE TOURS CONTACT:

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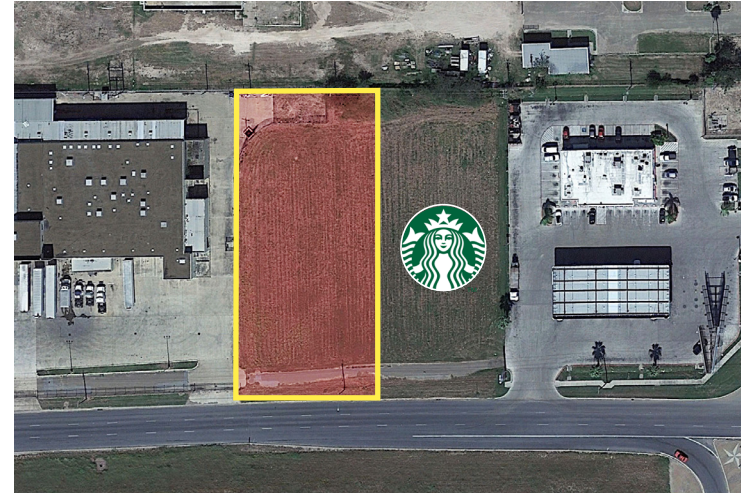
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Information About Brokerage Services

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 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.

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Buyer/Tenant/Seller/Landlord Initials

Date