

For Sale  
**Land**  
 72 Acres



## COMBES DEVELOPMENT PROJECT

I69E & FM 508  
 COMBES, Texas 78535

### Property Highlights

- Site is on I 69 E and FM 508
- Mixed Use development site for Office, Retail, Medical, and Residential.
- Proximity to Harlingen International Airport

### Property Description

The Combes Development Site is a proposed project that might occur at this location. LOVE'S is open on the corner of I69E and FM 508. The land owner seeks to work with the developers, users, and Combes to achieve the vision imagined here. Opportunities for a variety of users are available for sale or lease. Pricing of all sites are open to negotiation. Over 30,000 VPD on I-2 and 5,500 on FM 508. Within 5 miles, the population is greater than 55,500, and households (HH) are greater than 20,000; HH income is greater the \$50,000 and the Population is 85% Hispanic.

### OFFERING SUMMARY

Sale Price	Subject To Offer
Lot Size	72.0 Acres

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
3 Miles	15,866	\$49,716
5 Miles	55,559	\$50,491
7 Miles	91,845	\$51,561

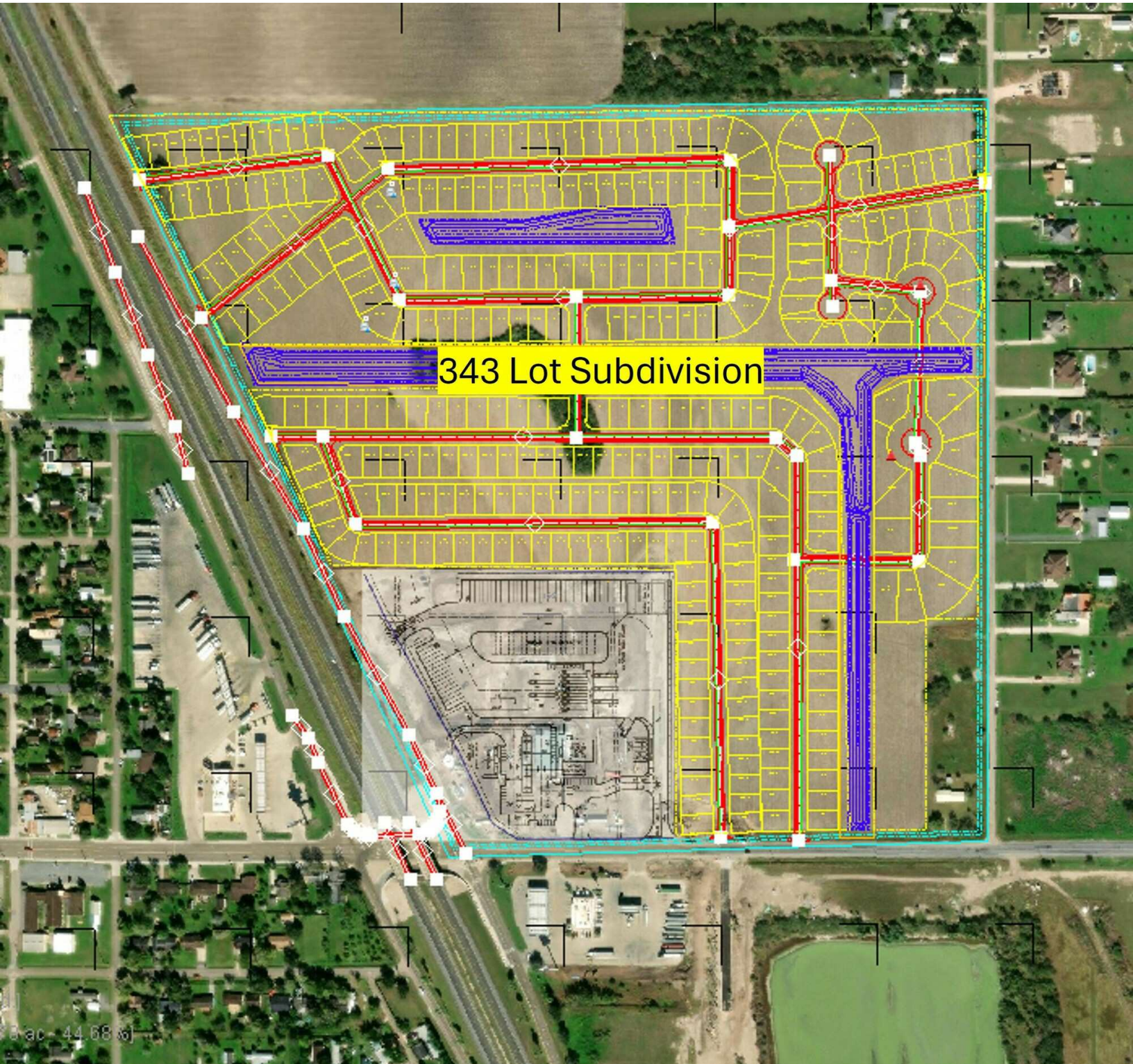
For more information

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# New Development Land Plan



343 Lot Subdivision

Conceptual land plan showing 343 home sites adjacent to LOVES new facility on 169E and FM 508



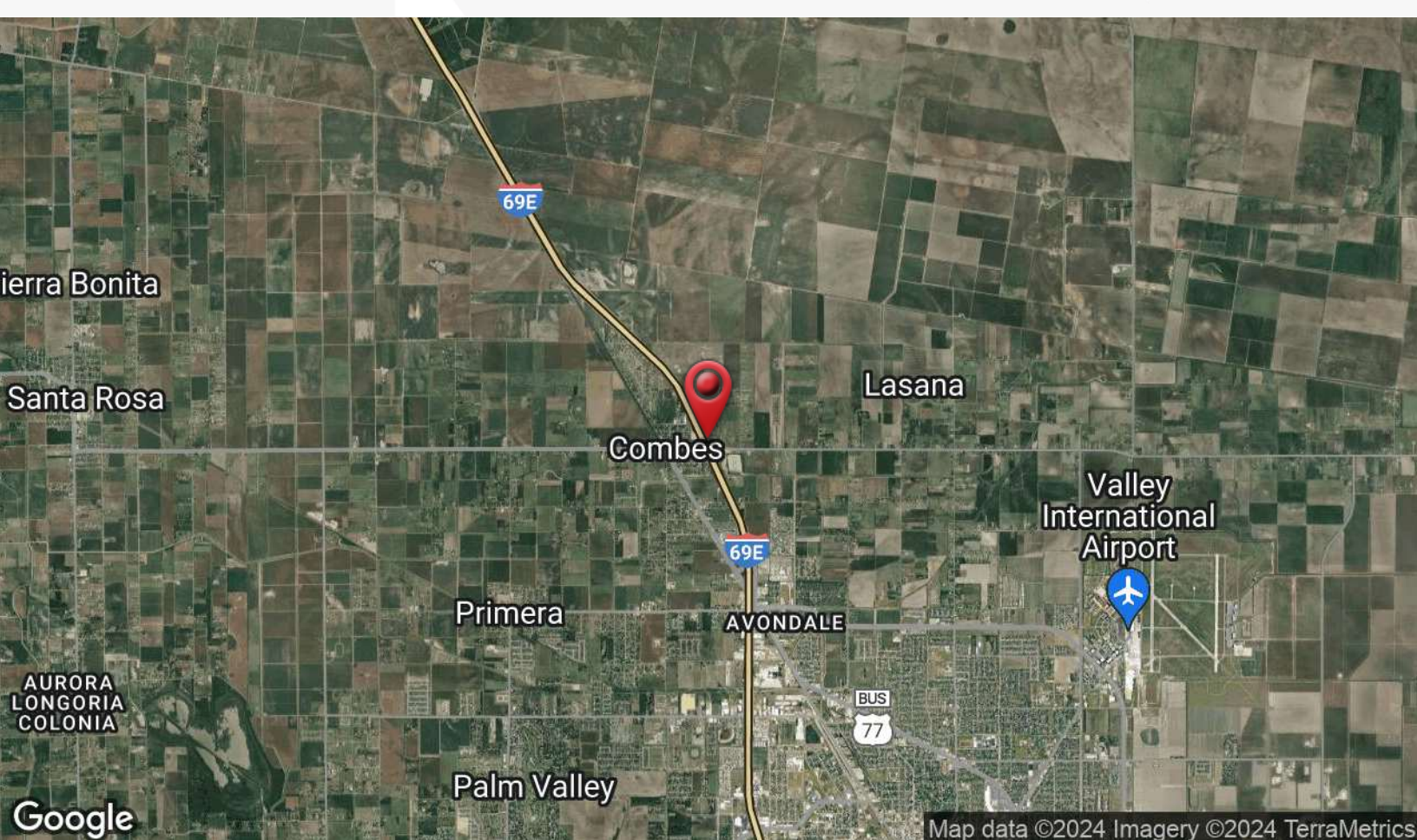
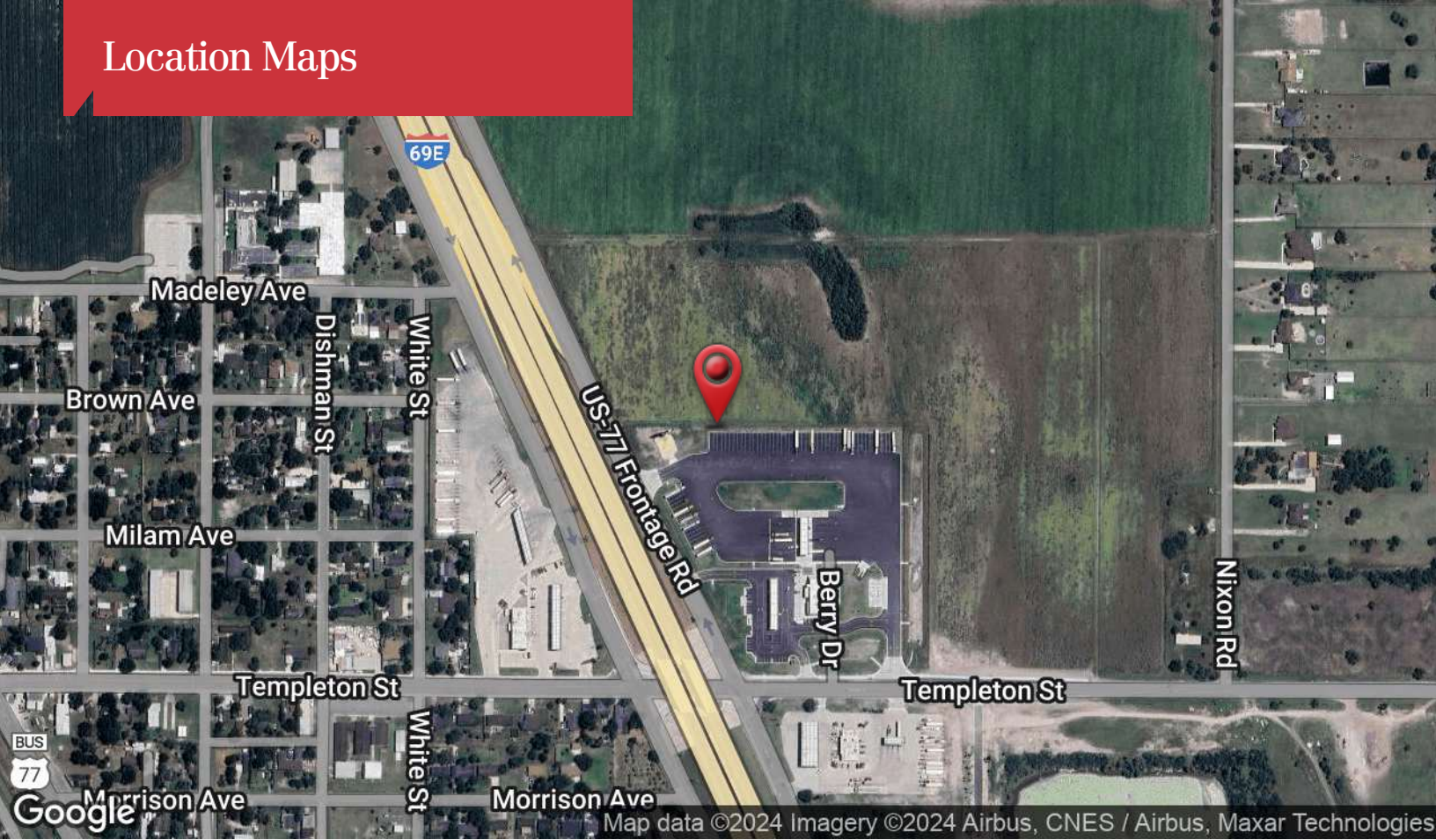
# Retailer Map



Map data ©2024 INEGI Imagery  
©2024 TerraMetrics

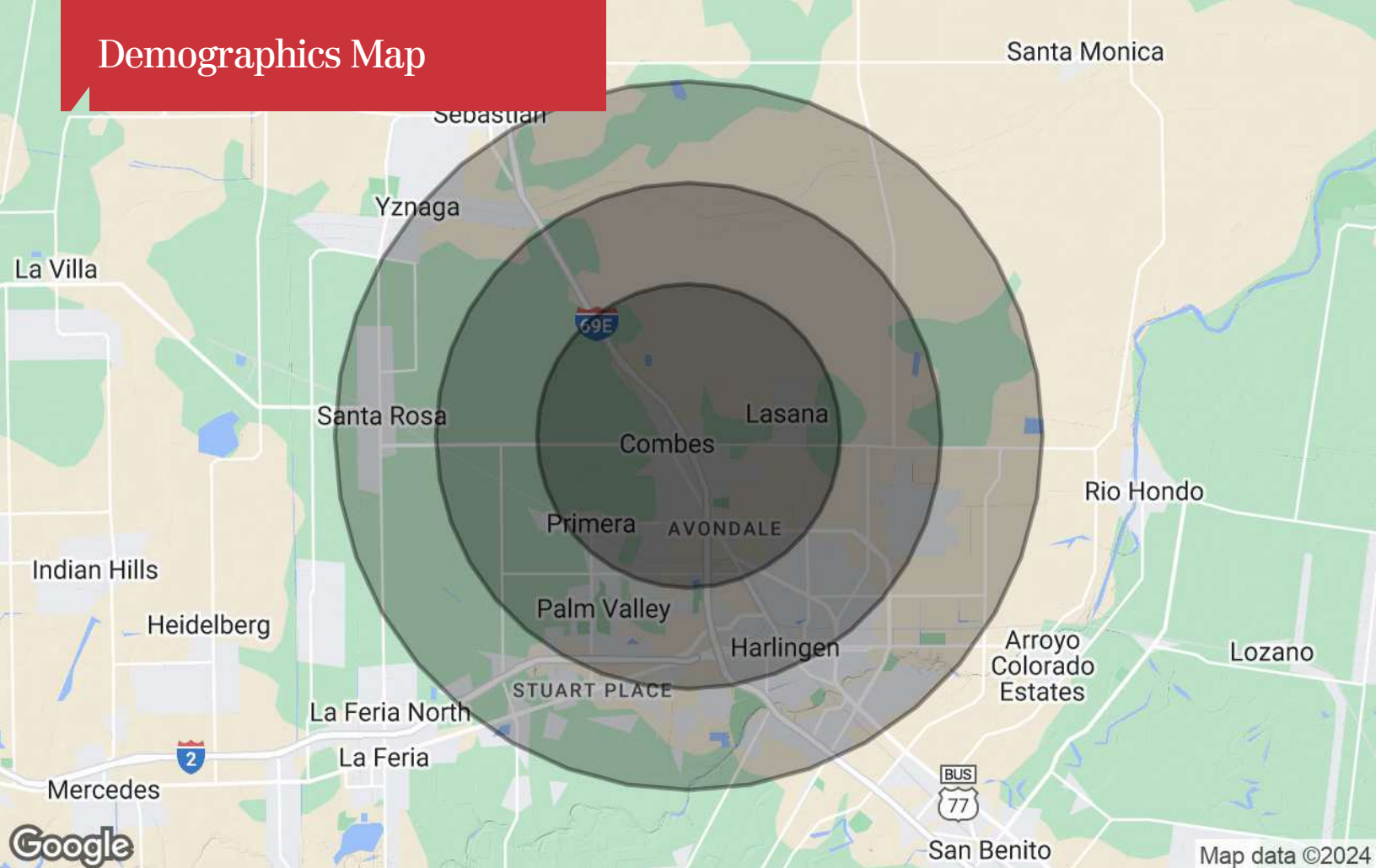


# Location Maps





# Demographics Map



	3 Miles	5 Miles	7 Miles
<b>Population</b>			
TOTAL POPULATION	15,866	55,559	91,845
MEDIAN AGE	35.0	33.1	33.1
MEDIAN AGE (MALE)	33.8	32.5	33.0
MEDIAN AGE (FEMALE)	36.9	35.3	35.2
<b>Households &amp; Income</b>			
TOTAL HOUSEHOLDS	5,789	20,864	34,915
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$49,716	\$50,491	\$51,561
AVERAGE HOUSE VALUE	\$90,824	\$102,638	\$101,197

\* Demographic data derived from 2020 ACS - US Census



## 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.

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Designated Broker of Firm	License No.	Email	Phone
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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](http://www.trec.texas.gov)

IABS 1-0 Date

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## For More Information:



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