

200/300 CUB CIRCLE
LA FERIA, TX 78559

MULTIFAMILY PROPERTY
20 UNITS



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

LAURA LIZA PAZ
Partner | Co-Managing Broker
956.227.8000 | laurap@nairgv.com

ERIC CORTEZ
Real Estate Agent
956.874.9225 | ericc@nairgv.com

NAI Rio Grande
Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

NAI RIO GRANDE VALLEY | 800 W DALLAS AVE, MCALLEN, TX 78501 | 956.994.8900 | NAIRGV.COM

PROPERTY SUMMARY

300 CUB CIRCLE | LA FERIA, TX 78559



PROPERTY HIGHLIGHTS

- 19,372 SF low-rise
- 20 well-maintained residential units
- Strong 90% occupancy rate
- Appealing investment opportunity
- Proximity to key local amenities
- Well-suited for multifamily investor
- Attractive curb appeal
- Potential for value appreciation
- Professional property management in place

PROPERTY DESCRIPTION

An outstanding investment opportunity has arisen at 200 & 300 Cub Circle, La Feria, TX. These charming multifamily properties are located on two distinct lots that span 0.37 acres. They comprise (1) 4-plex and (2) 3-plex buildings per lot, meticulously maintained, offering two bedrooms and 1.5 bathrooms each, with 966 square feet of living space per unit. This property's combined total living area amounts to 19,372 square feet, hosting 20 units. The occupancy rate is currently at 90%. Take advantage of this remarkable opportunity to enhance your portfolio.

Each parking lot has a total of 18 parking spaces available.

OFFERING SUMMARY

Sale Price:	\$2,250,000
Building Size:	19,372 SF
Total Lot Size:	0.74 Acres
Lot #7	.37 Acres/16,117 SF
Lot #10	.37 Acres/16,117 SF
Total Number of Units / Unit SF:	20 Units 966 SF Each
Unit Layout:	2 Bed 1.5 Bath
Year Built:	2021
Occupancy Rate:	90.0%
Lot Size:	0.74 Acres

FOR SALE | MULTIFAMILY PROPERTY

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ADDITIONAL PHOTOS

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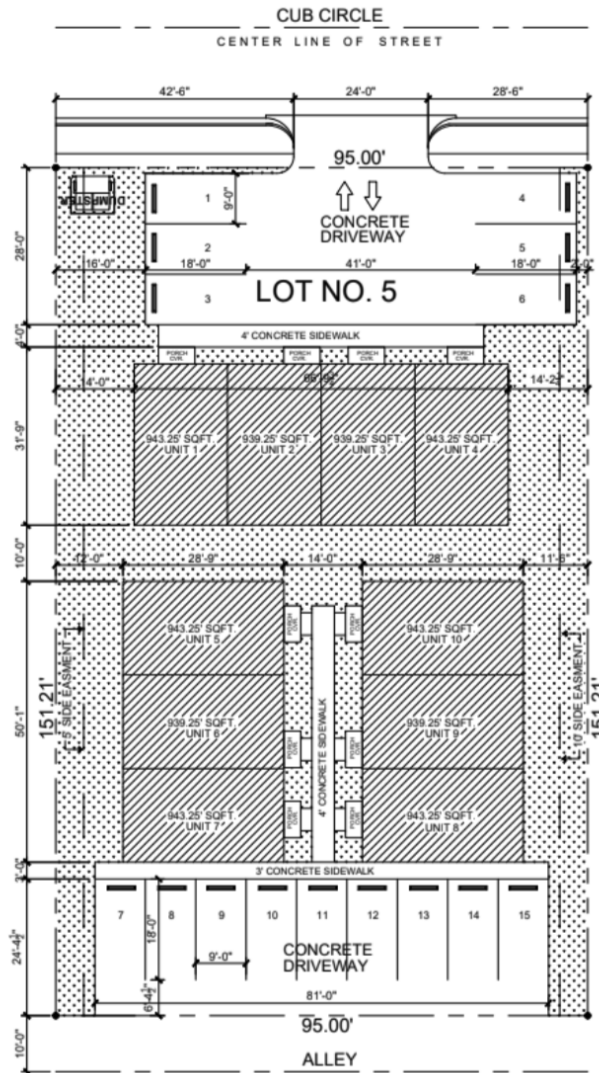


FOR SALE | MULTIFAMILY PROPERTY

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SITE PLAN

300 CUB CIRCLE | LA FERIA, TX 78559



Date: 04/27/2021
Project No: 4DP/2/3

Project Name:
LOT 5, BLOCK 2
LA FERIA LIONS VILLA SUBDIVISION
LA FERIA, TEXAS 78559
CAMERON COUNTY



This plan cannot be copied or used for resale or construction unless it has an original signature and an authorization from Emiliano Amaro. Engineering for the foundation is the responsibility of owner or Contractor. Emiliano Amaro takes no responsibility for the construction of the residence or building.

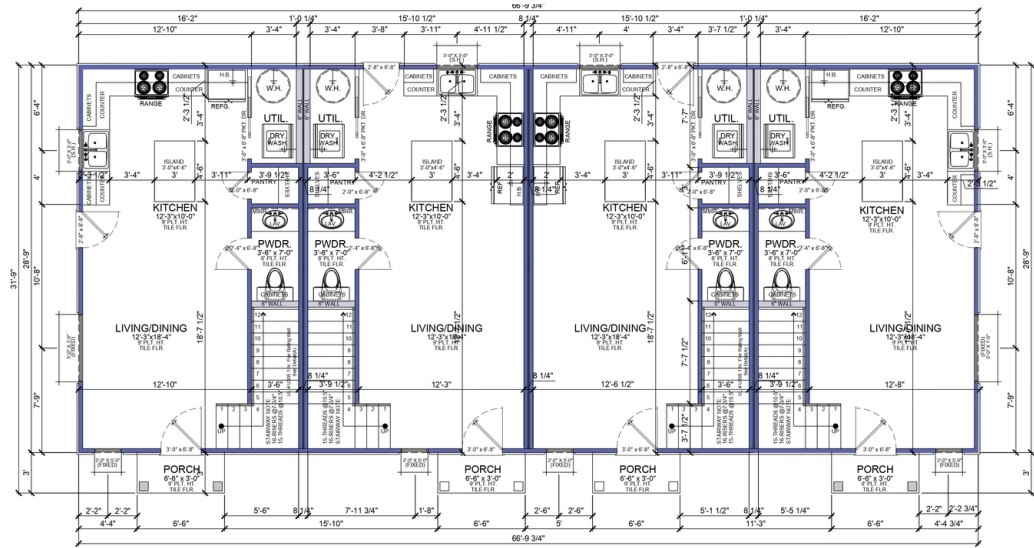
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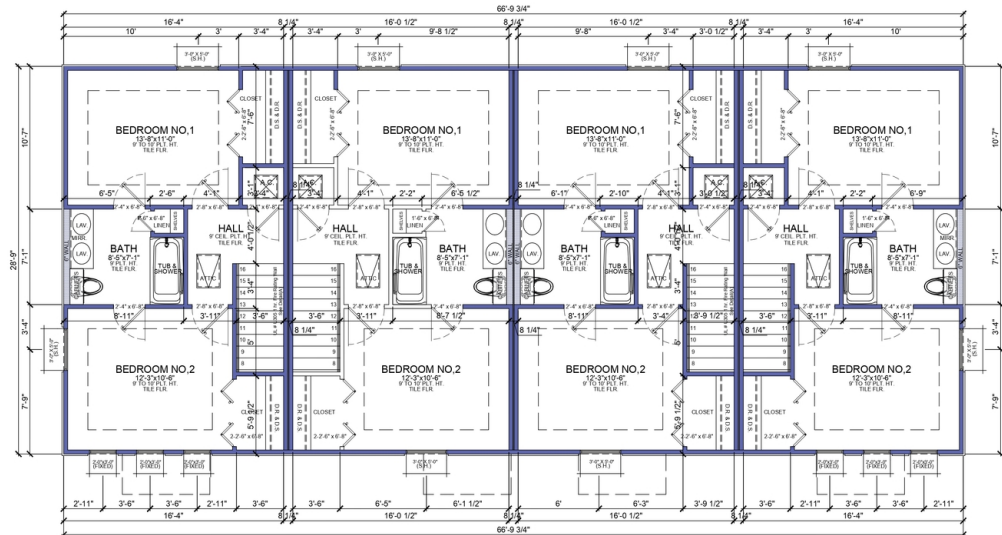
FLOOR PLANS

300 CUB CIRCLE | LA FERIA, TX 78559

FIRST FLOOR

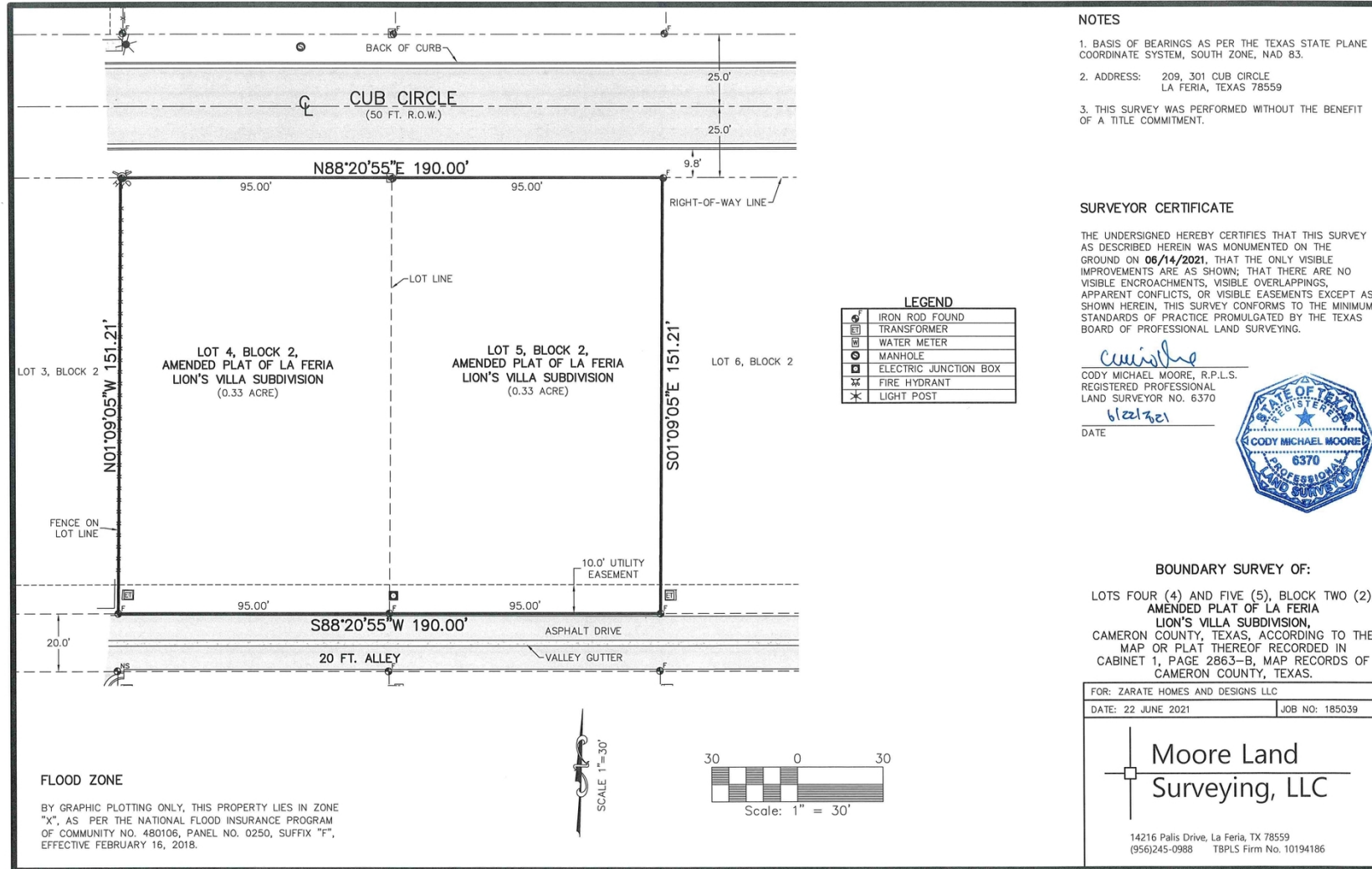


SECOND FLOOR



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NOTES

1. BASIS OF BEARINGS AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.
2. ADDRESS: 209, 301 CUB CIRCLE
LA FERIA, TEXAS 78559
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

SURVEYOR CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREIN WAS MONUMENTED ON THE GROUND ON 06/14/2021, THAT THE ONLY VISIBLE IMPROVEMENTS ARE AS SHOWN; THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPINGS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS EXCEPT AS SHOWN HEREIN, THIS SURVEY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

Cody Moore
CODY MICHAEL MOORE, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6370



DATE

BOUNDARY SURVEY OF:

LOTS FOUR (4) AND FIVE (5), BLOCK TWO (2),
AMENDED PLAT OF LA FERIA
LION'S VILLA SUBDIVISION,
CAMERON COUNTY, TEXAS, ACCORDING TO THE
MAP OR PLAT THEREOF RECORDED IN
CABINET 1, PAGE 2863-B, MAP RECORDS OF
CAMERON COUNTY, TEXAS.

FOR: ZARATE HOMES AND DESIGNS LLC
DATE: 22 JUNE 2021 JOB NO: 185039

**Moore Land
Surveying, LLC**

14216 Palis Drive, La Feria, TX 78559
(956)245-0988 TBPLS Firm No. 10194186

FLOOD ZONE

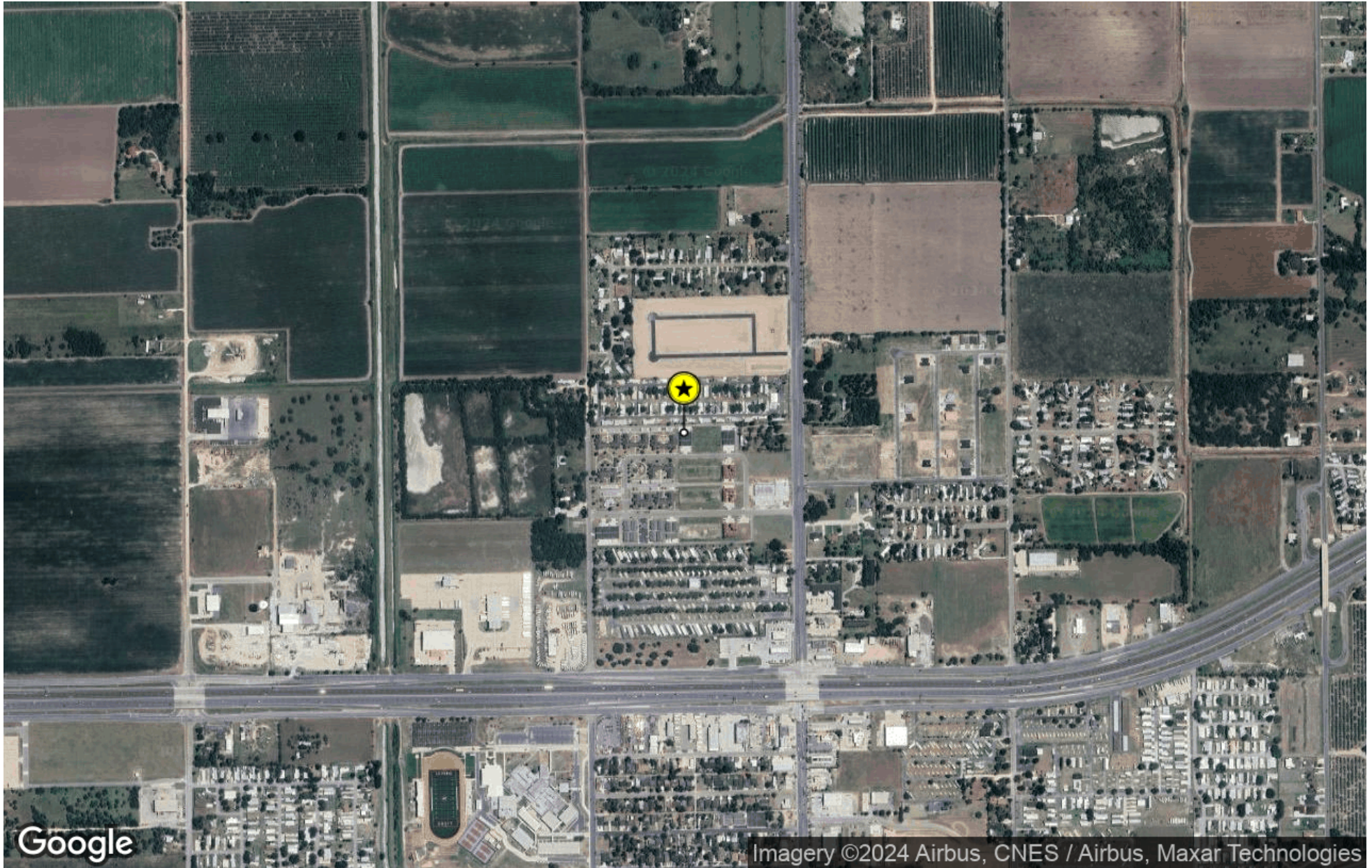
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE "X", AS PER THE NATIONAL FLOOD INSURANCE PROGRAM OF COMMUNITY NO. 480106, PANEL NO. 0250, SUFFIX "F", EFFECTIVE FEBRUARY 16, 2018.

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AERIAL MAP

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