

For Sale

# Land

10.42 Acres | \$2,900,000



## 8505 & 8521 N. 10th St

McAllen, Texas 78501

### Property Highlights

- Electricity / Power
- Close Proximity to Trenton Crossing
- On N 10th St.

### Property Description

Location, Location, Location!!!

Great Development Opportunity...

10.42 AC located just north of Target, Sam's, Best Buy, and many roof tops in a thriving and developing area.

(Rollback Taxes are \$211,643.09 (This is only an estimation of Rollback taxes and does not represent a tax statement))

City of McAllen Zoning: R-3T Townhouses, C-3 General Business, R-1 Single Family Residential

#### OFFERING SUMMARY

|                |                |
|----------------|----------------|
| Sale Price     | \$2,900,000    |
| Lot Size       | 10.42 Acres    |
| Taxes 2023     | \$51,143       |
| Rollback Taxes | \$211,643.09   |
| Zoning         | R-3T, C-3, R-1 |

#### DEMOGRAPHICS

| Stats   | Population | Avg. HH Income |
|---------|------------|----------------|
| 1 Mile  | 6,994      | \$101,730      |
| 3 Miles | 67,006     | \$74,552       |
| 5 Miles | 180,494    | \$59,151       |

For more information

**Laura Liza Paz, Partner | Co-Managing Broker**

O: 956 227 8000 | C: 956 227 8000  
laurap@nairgv.com

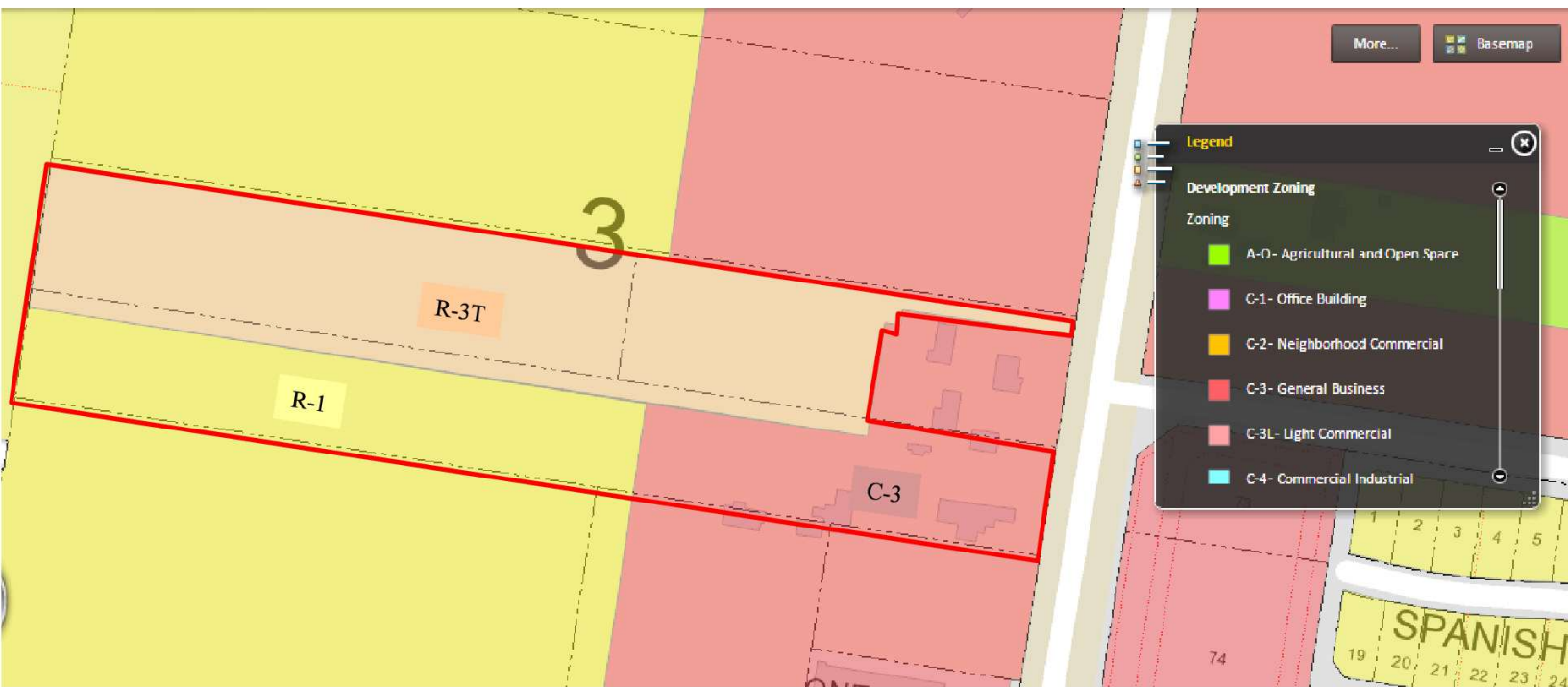


# City of McAllen Zoning Map

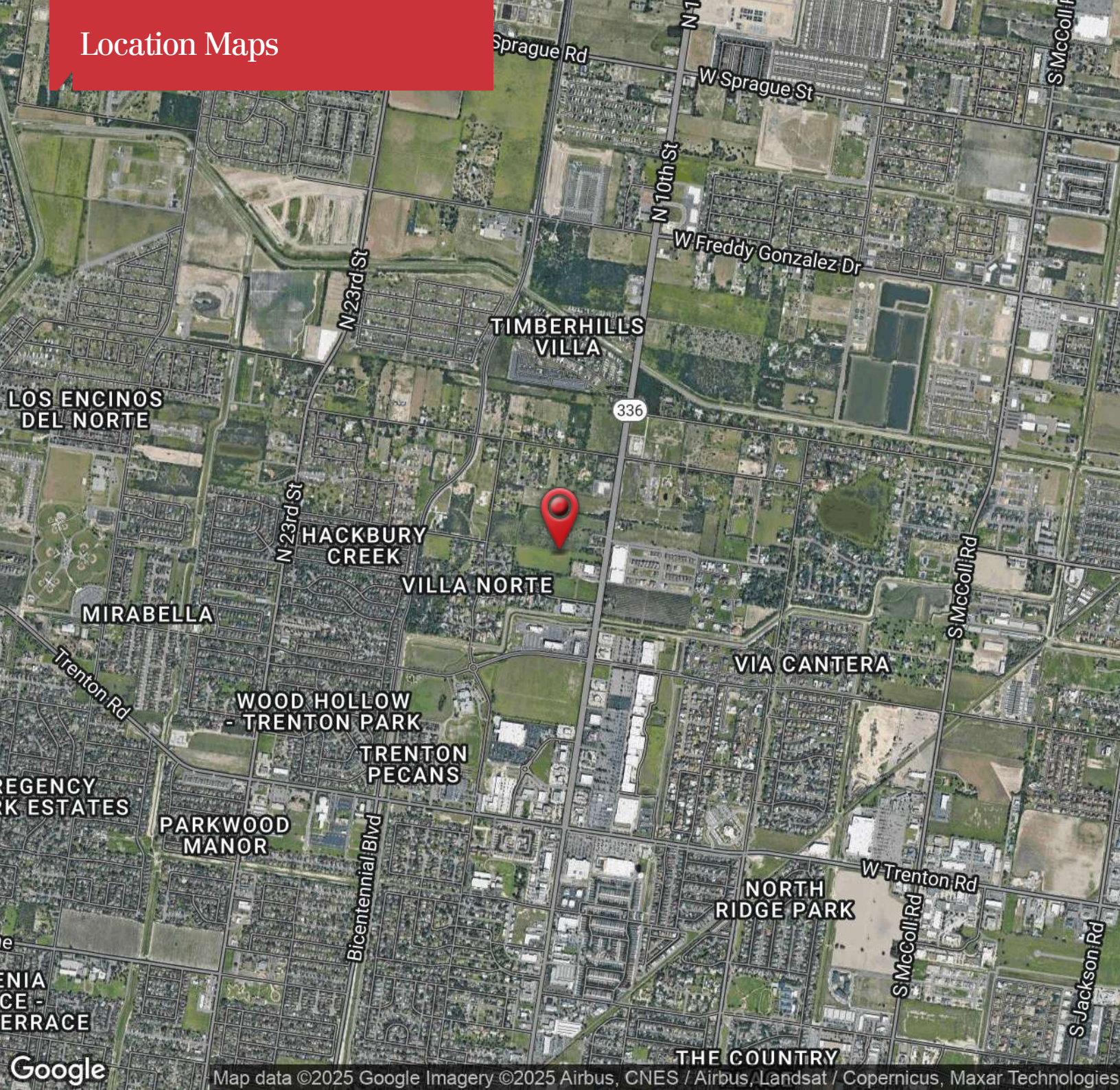
## R-3T : Townhouses

## C-3 General Business

## R-1 Single Family Residential



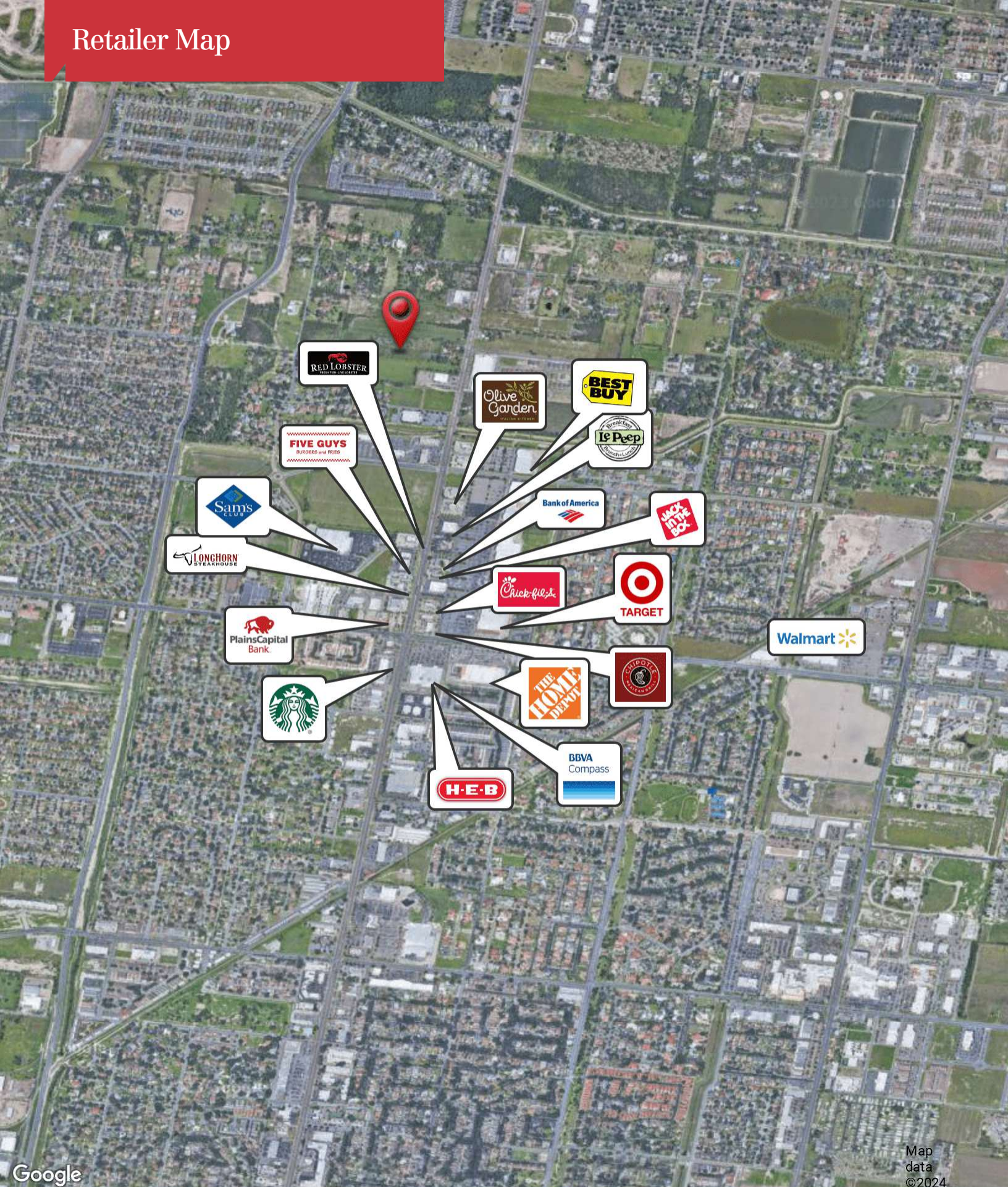
## Location Maps



### LOCATION DESCRIPTION

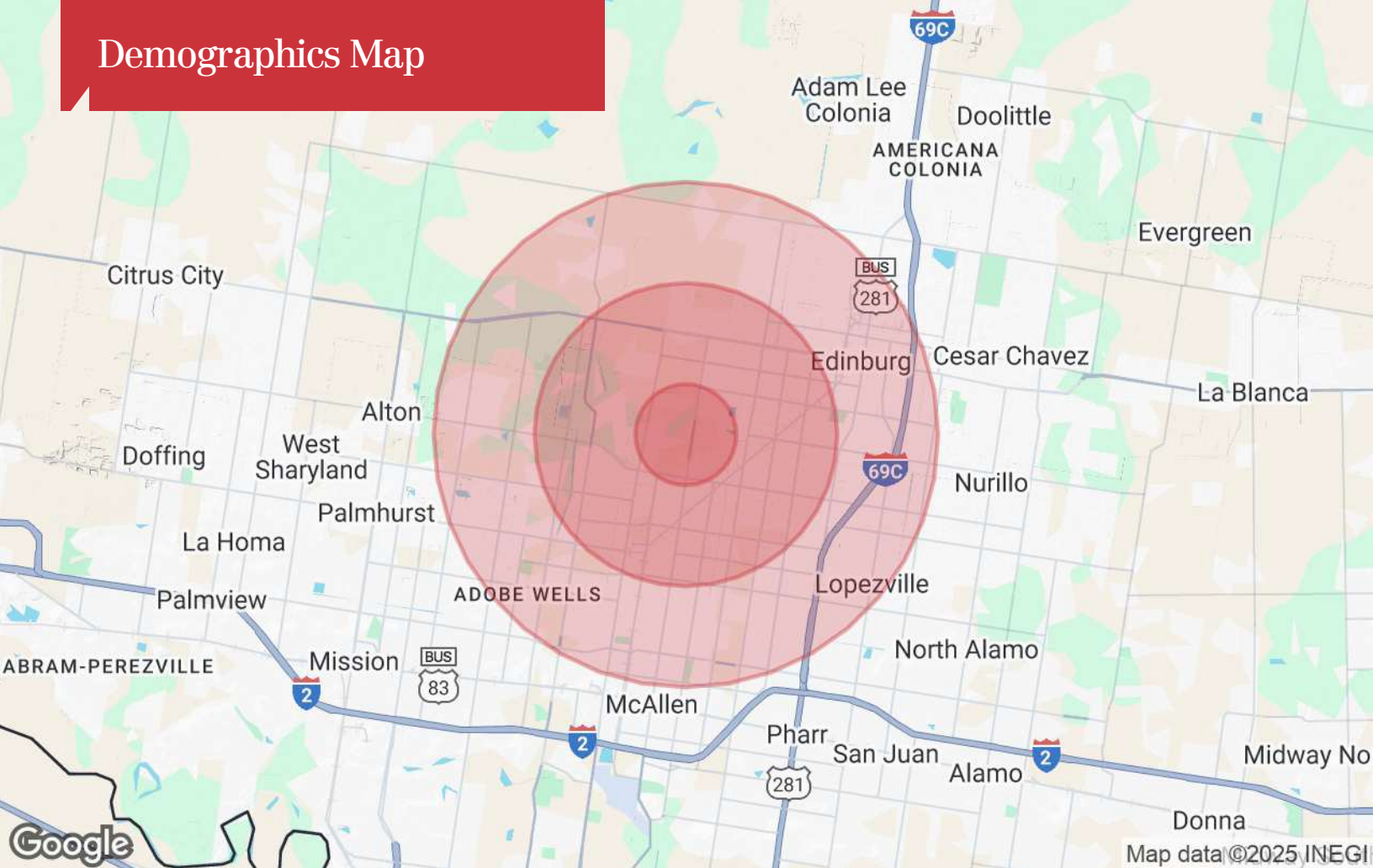
10.42 ACRES OUT OF LOT 3. BLOCK 13 HIDALGO CANAL Co.,

# Retailer Map



Map  
data  
©2024

# Demographics Map



## Population

|                     | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|---------|---------|
| TOTAL POPULATION    | 6,994  | 67,006  | 180,494 |
| MEDIAN AGE          | 32.3   | 31.1    | 29.7    |
| MEDIAN AGE (MALE)   | 30.5   | 30.0    | 28.1    |
| MEDIAN AGE (FEMALE) | 34.0   | 32.5    | 31.5    |

## Households & Income

|                     | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 2,206     | 21,818    | 56,228    |
| # OF PERSONS PER HH | 3.2       | 3.1       | 3.2       |
| AVERAGE HH INCOME   | \$101,730 | \$74,552  | \$59,151  |
| AVERAGE HOUSE VALUE | \$184,538 | \$171,604 | \$127,366 |

\* Demographic data derived from 2020 ACS - US Census

**FOR INFORMATION & SITE TOURS CONTACT:**

**LAURA LIZA PAZ**

**NAI Rio Grande Valley**

*Senior Associate / Associate Broker*

laurap@nairgv.com

**O:** 956 994 8900

**C:** 956 227 8000



---

The information contained herein has been obtained from sources we believe to be reliable; however, NAI Rio Grande Valley has not verified, and will not verify, any of the information contained herein, nor have the aforementioned Broker conducted any investigation regarding these matters and make 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.



## 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.

|                                                                                                |                        |                            |                       |
|------------------------------------------------------------------------------------------------|------------------------|----------------------------|-----------------------|
| NAI Rio Grande Valley<br>Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | 9008410<br>License No. | mikeb@nairgv.com<br>Email  | 956-994-8900<br>Phone |
| Michael J. Blum<br>Designated Broker of Firm                                                   | 426545<br>License No.  | mikeb@nairgv.com<br>Email  | 956-994-8900<br>Phone |
| Licensed Supervisor of Sales Agent/<br>Associate                                               | License No.            | Email                      | Phone                 |
| Laura Liza Paz<br>Sales Agent/Associate's Name                                                 | 437175<br>License No.  | laurap@nairgv.com<br>Email | 956-994-8900<br>Phone |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date