

8601 N 10th

**9.01
ACRES**

Bicentennial Extension

N 10th St

Auburn Ave

Trenton Crossing

8601 N 10TH

MCALLEN, TX 78504

MIXED USE DEVELOPMENT SITE

For more property information and site tours, please contact:

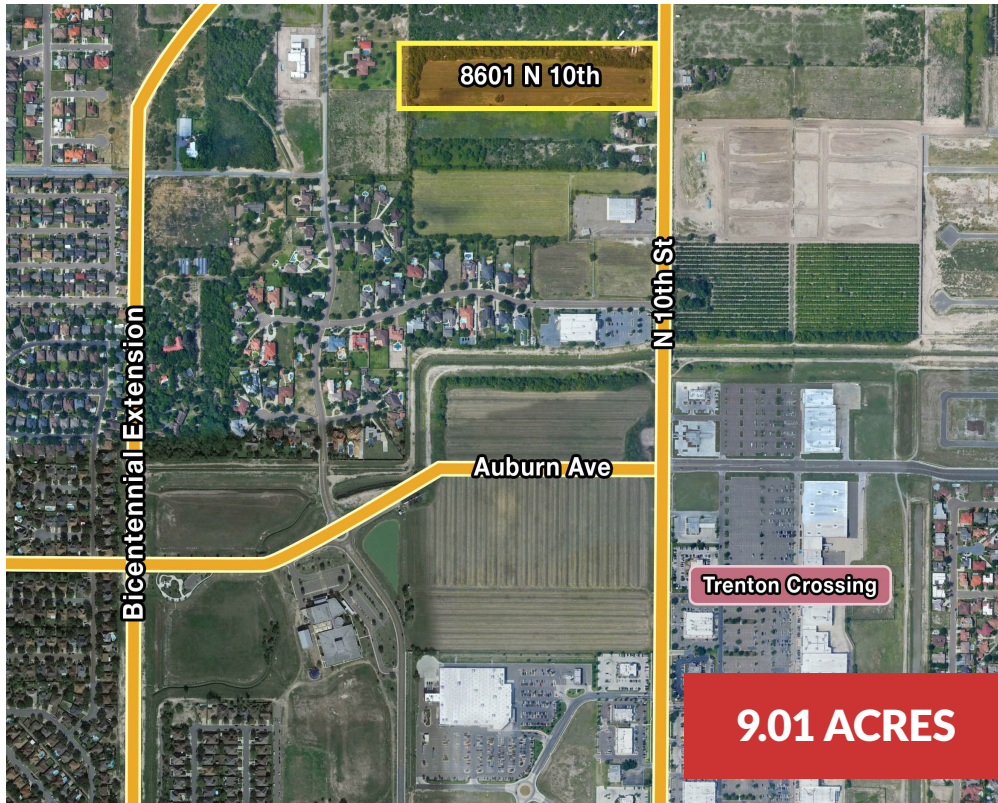
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This prime 9.01 acre parcel is nestled within a bustling, high-traffic locale, surrounded by a dynamic wave of development. Adjacent to this exceptional property lies an additional 21.52 acres, available for sale at a separate price. Despite having four distinct owners, this expansive land is being seamlessly marketed as a unified tract.

Conveniently situated on the western side of N. 10th St. (SH 336), this property boasts access to McAllen's robust public utilities, AEP power, and all essential infrastructure. The stage is set for a visionary mixed-use development that capitalizes on this golden opportunity. Don't miss your chance to be a part of this exciting growth story!



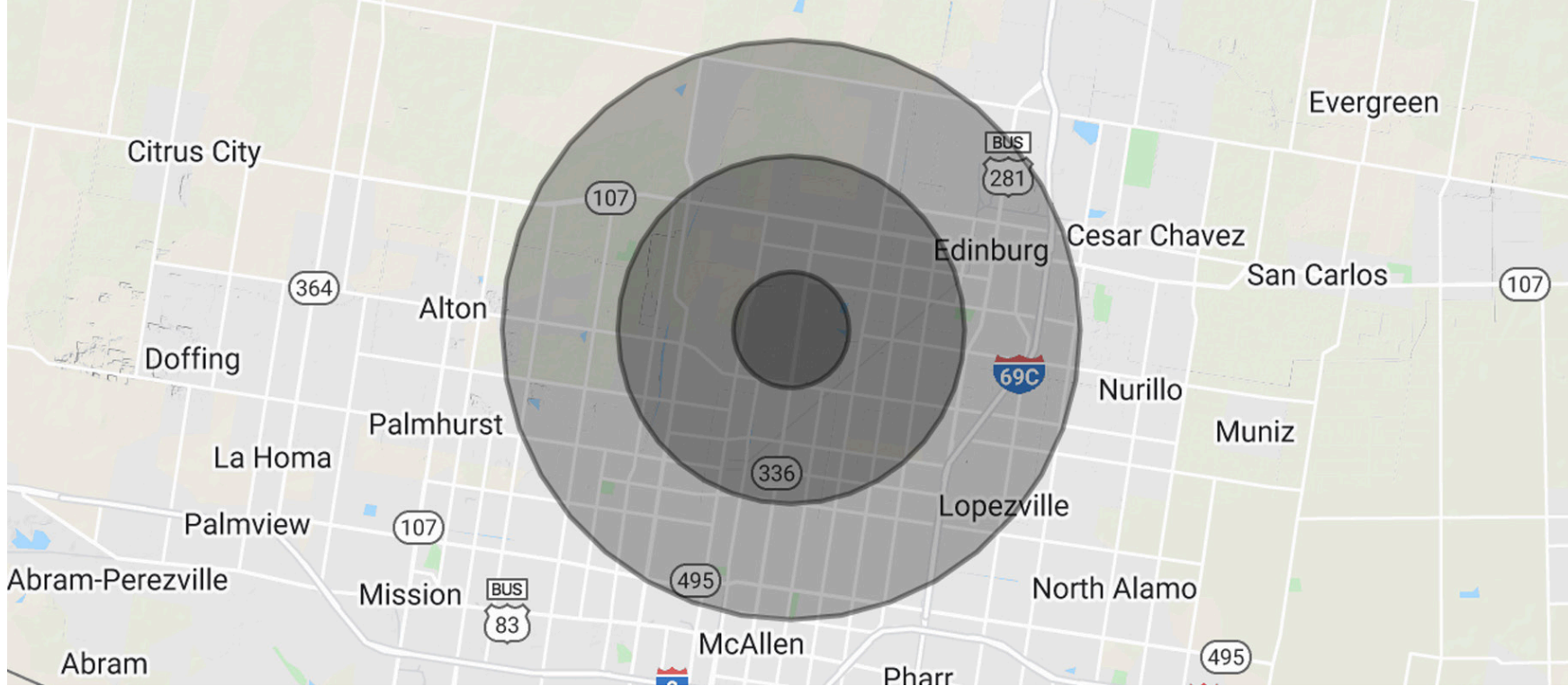
HIGHLIGHTS

- Proximity to N McAllen Retail Corridor
- Proximity to high end residential development
- Proximity to Townhouse Zoned Property for sale
- Proximity to Edinburg Regional Medical Center, Doctors Hospital, & new Driscoll Children's hospital, now under construction
- Proximity to UTRGV, UTRGV Medical School & Texas A&M University

OFFERING SUMMARY

Sale Price:	\$2,300,000
Lot Size:	9.01 Acres
Zoning:	C-3 & R-1
Taxes for 2022:	\$102.19

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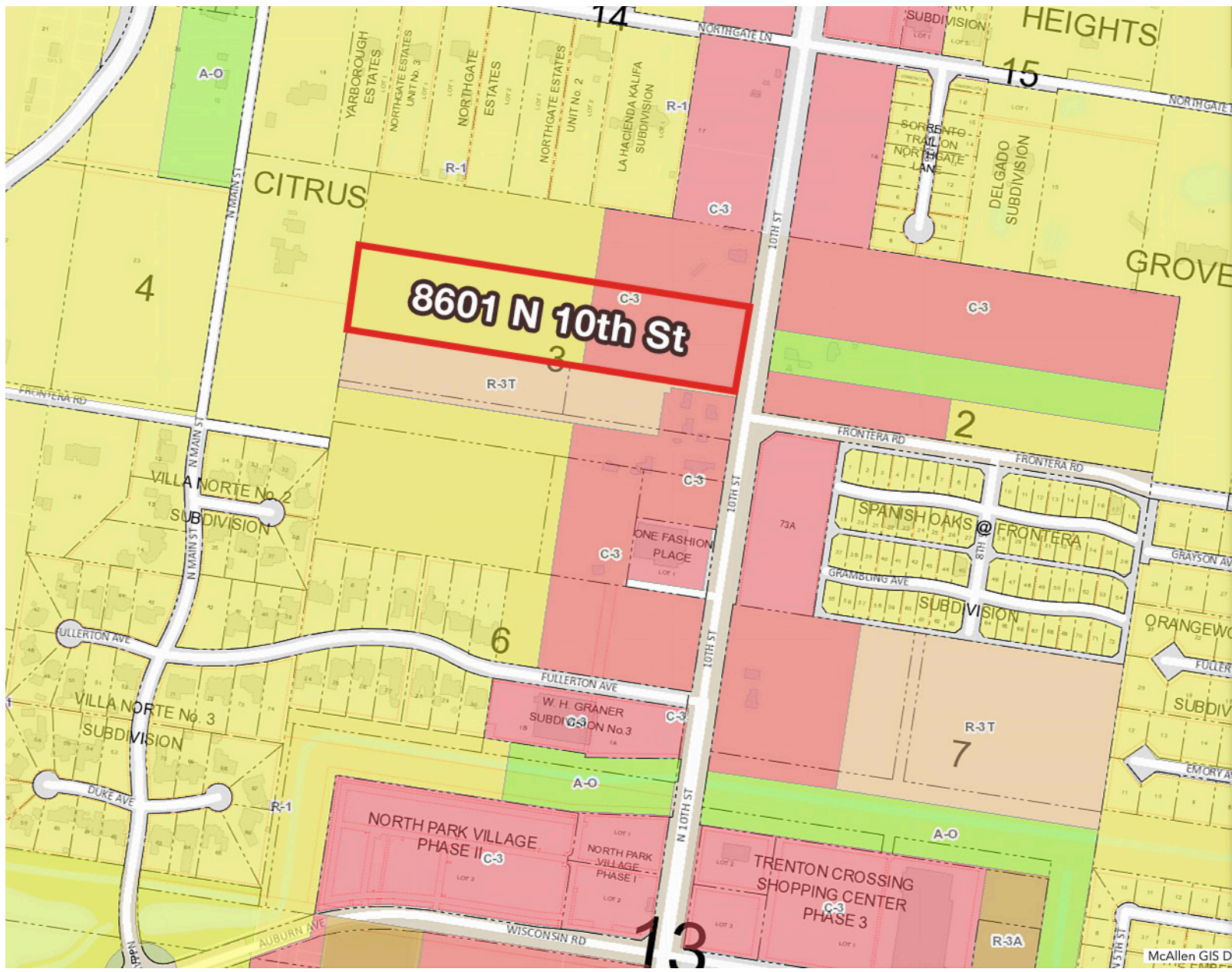
Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,752	64,607	174,648
MEDIAN AGE	32.2	30.9	29.7
MEDIAN AGE (MALE)	30.2	29.9	28.1
MEDIAN AGE (FEMALE)	34.2	32.1	31.5

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,131	20,861	54,509
# OF PERSONS PER HH	3.2	3.1	3.2
AVERAGE HH INCOME	\$103,040	\$74,463	\$59,831
AVERAGE HOUSE VALUE	\$184,486	\$174,318	\$129,758

8601 N 10TH MCALLEN, TX 78504 : ZONING MAP



Legend

- Jurisdiction Boundary**
- Boundaries**
 - City Corporate Limits
 - Extra Territorial Jurisdiction
- Development Zoning**
- Special Districts**
- Zoning**
 - A-O - Agricultural and Open Space
 - C-1 - Office Building
 - C-2 - Neighborhood Commercial
 - C-3 - General Business
 - C-3L - Light Commercial
 - C-4 - Commercial Industrial
 - I-1 - Light Industrial
 - I-2 - Heavy Industrial
 - R-1 - Single Family Residential
 - R-2 - Duplex-Fourplex Residential
 - R-3A - Apartments
 - R-3C - Condominiums
 - R-3T - Townhouses
 - R-4 - Mobile Home
- Subdivision**
- Special Districts**

8601 N 10TH MCALLEN, TX 78504 : UTILITIES MAP



Legend

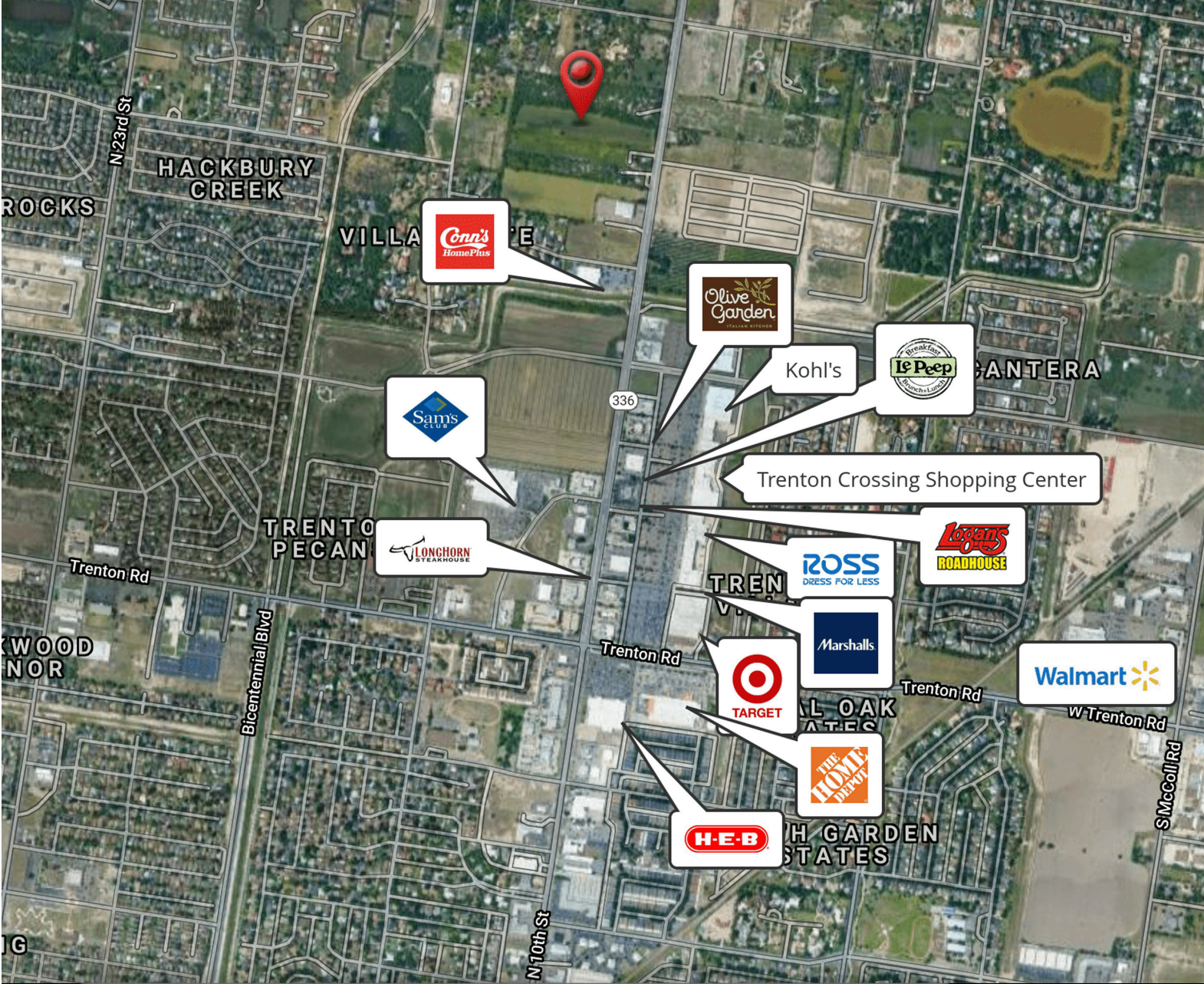
Water

- Water Distribution System
- Water Network
 - Water Hydrants
 - Water Hydrants Other
 - WNetwork Structure
 - WP TREATMENT PLANT
 - Water System Valves
 - Water Hydrant Valves
 - Water Blow Off Valves
 - WTowers
 - Main Water
 - Raw Water
 - City View
 - WNetwork Struct
 - WP TREATMEN
 - WTowers
 - Raw Water
 - Water CCN

Sewer

- Sewer Network
- SSLift Stations
 - Network Structures
 - Treatment Plant
 - SSManholes
 - SSManholes - Abandoned
 - Force Mains
 - Gravity Mains
 - Reclaimed
 - AMI Meters
 - CityView
 - SSLift Stations
 - Network Structures
 - TreatmentPla
 - Sewer CCN

8601 N 10TH MCALLEN, TX 78504 : RETAILER MAP



FOR INFORMATION & SITE TOURS CONTACT:



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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