



**3215 Galeno Crossing
Brownsville, TX**

**Asking Price
\$999,920**

LAND:

1.148 acres or 49,996 SF
301.11' of frontage along Galeno Crossing

LOCATION:

South on I-69: exit East Morrison Road, turn left and travel east for about 0.60 miles. Turn right onto Galeno Crossing. Traveling south for approximately 0.10 miles. Property will be on your right.

North on I-69: exit Pablo Kisel Boulevard, turn right and travel north for about 0.50 miles. Turn right onto Galeno Crossing. Travel east for approximately 0.22 miles. Property will be on the left.

SUMMARY:

Outstanding 1.148-acre commercial lot ideally positioned along Galeno Crossing, offering 301.11' of frontage and an average depth of approximately 159'. Strategically located directly in front of the new EverHome Suites, this site is surrounded by a dynamic mix of national and local retailers, as well as established multi-family developments. Excellent location with potential for retail or service use.

Sunrise Mall is located approximately 0.7 miles to the south. To the west, there are several retail and restaurant establishments, as well as a bank site. On the east side across Galeno Crossing, you'll find the Fairfield Inn & Suites by Marriott, Bella Terra Apartments, and the Brownsville Country Club. Additional retail options are situated to the south.

TXB REALTY SERVICES, LLC
1304 EAST ADAMS STREET
BROWNSVILLE, TX 78520
(956) 579-9890



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PROPERTY PHOTOS



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AERIAL MAP (access points)

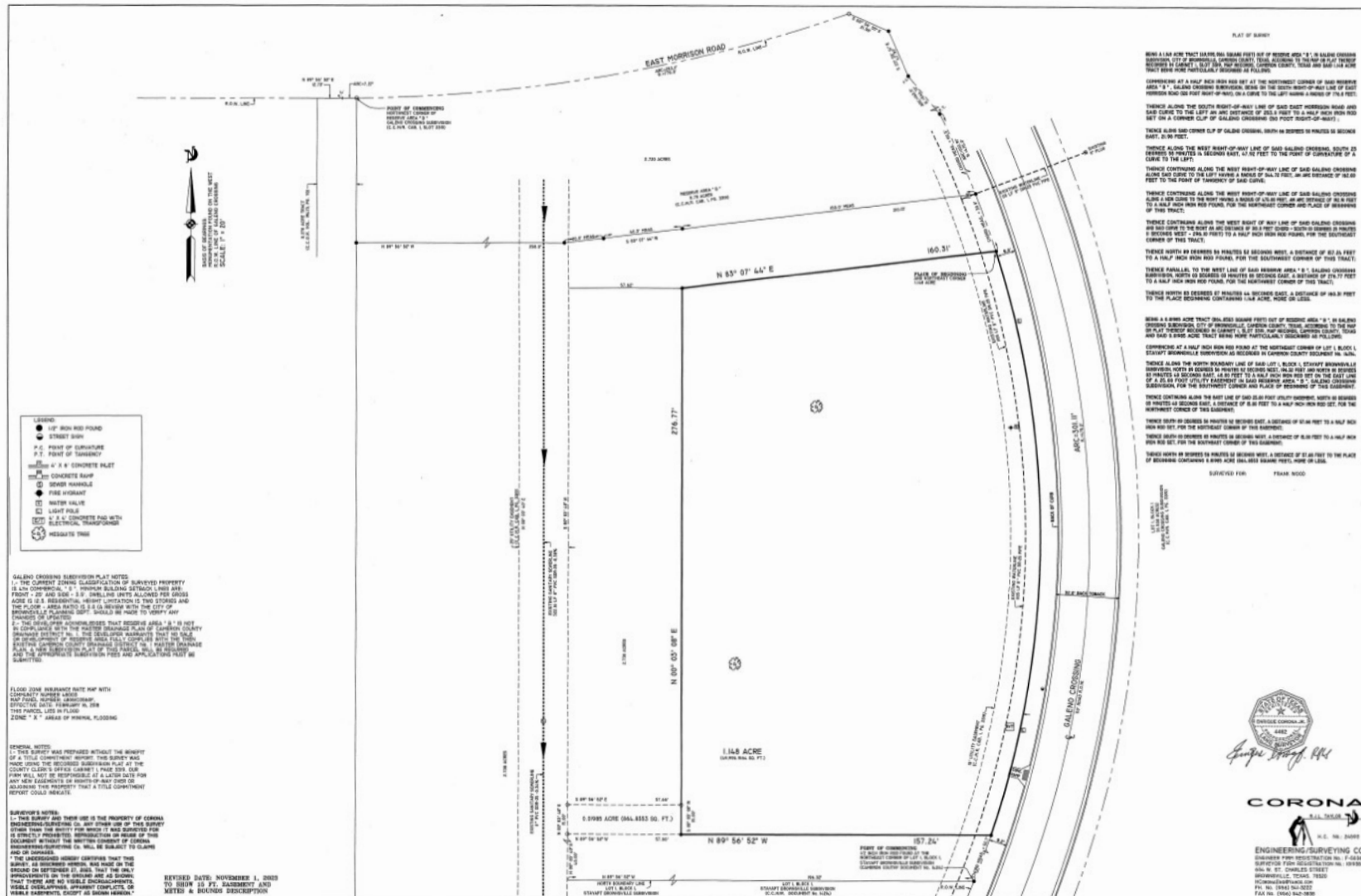


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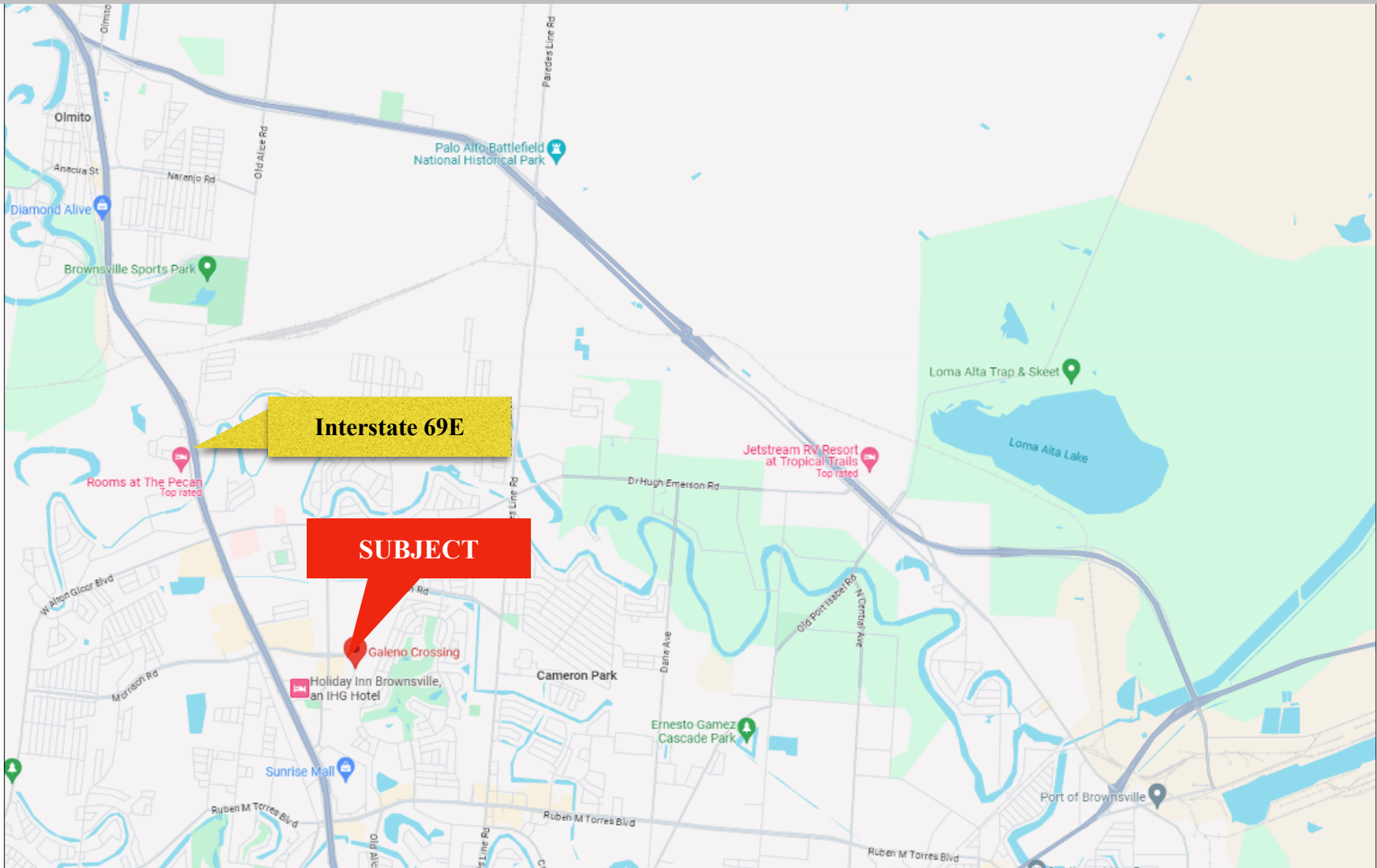


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SURVEY



STREET MAP



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AERIAL MAP



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AERIAL MAP (close-up)

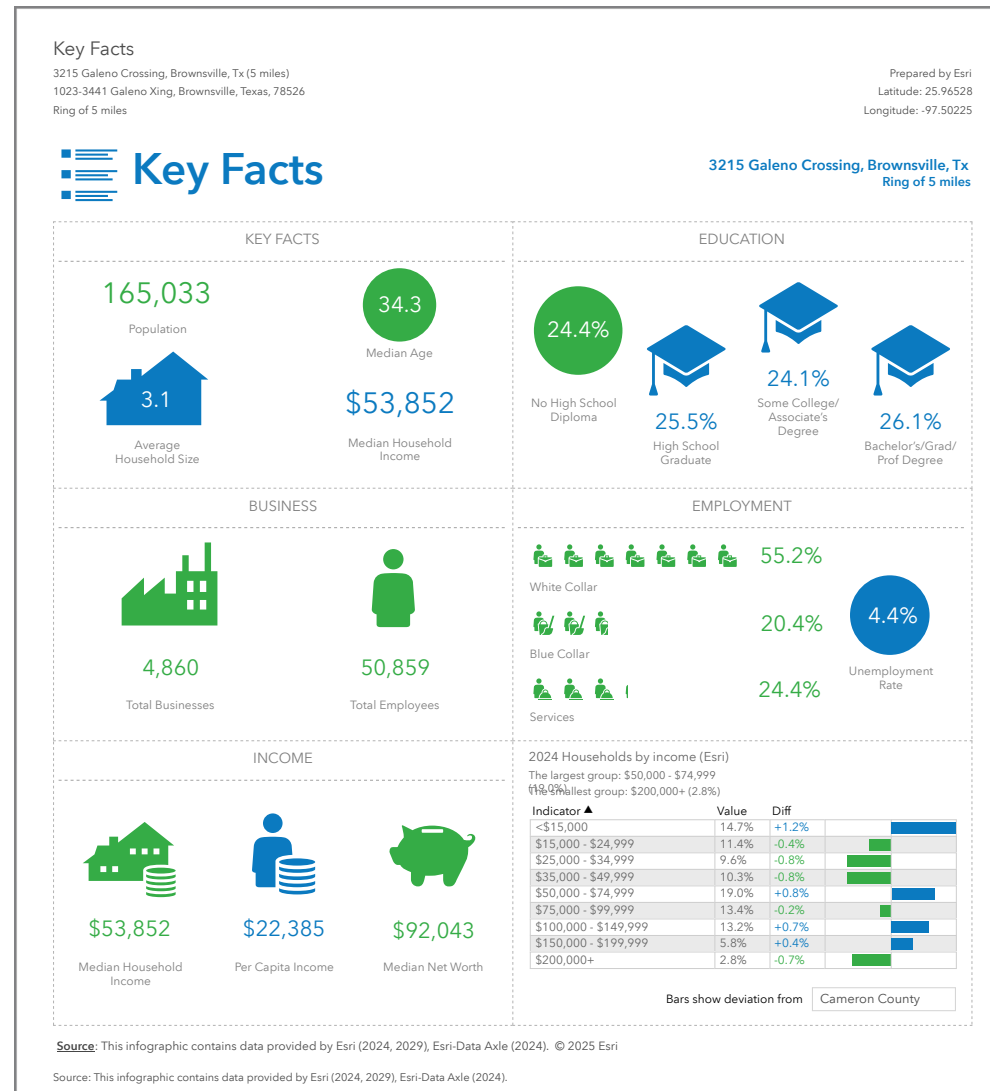


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KEY FACTS

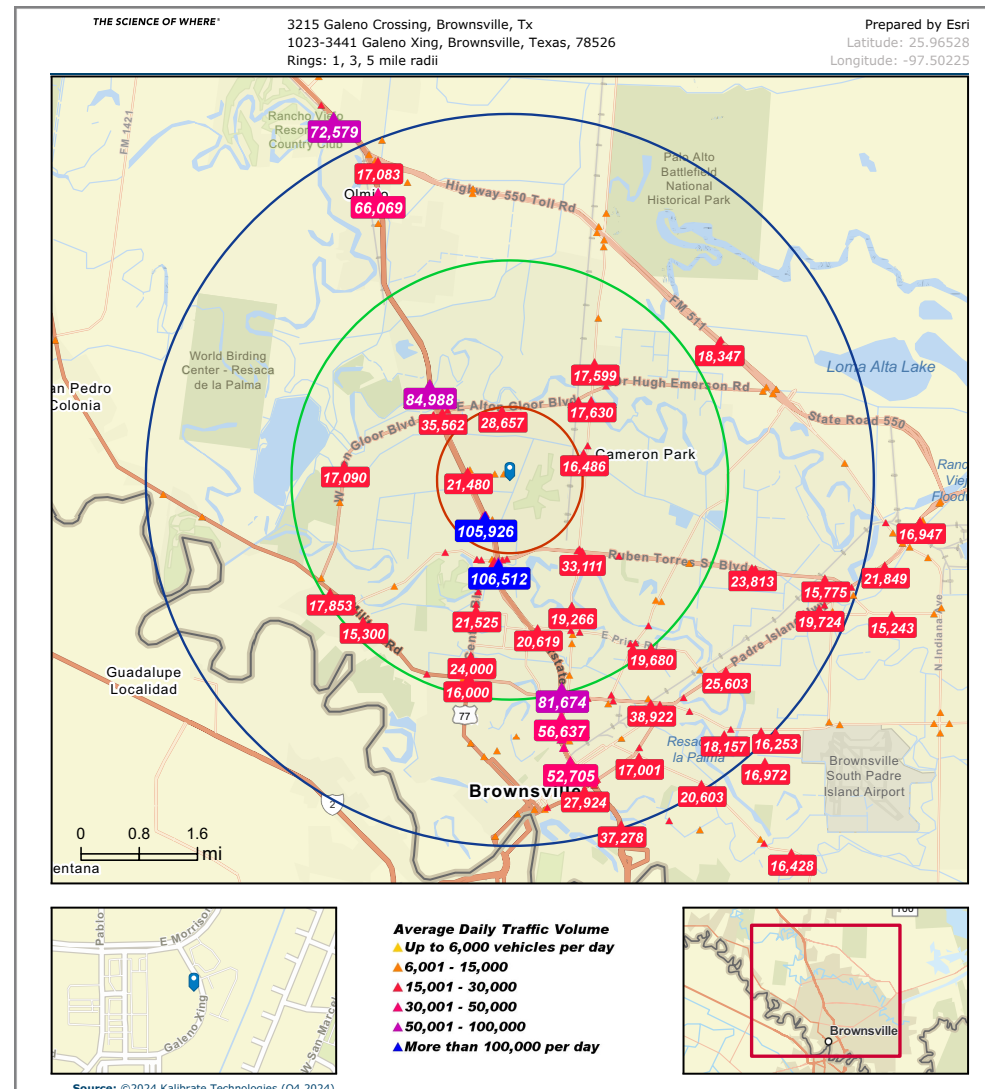


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TRAFFIC COUNT



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11/2/2015

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 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Eliza Vasquez</u>	<u>595888</u>	<u>evasquez@txb-realty.com</u>	<u>(956)579-9890</u>
Designated Broker of Firm	License No.	Email	Phone
 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
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date