

HARLINGEN, TEXAS

4.5 ACRE RESIDENTIAL DEVELOPMENT SITE 7 SUBDIVIDED LOTS

\$279,000

RIVERSIDE DRIVE

Harlingen, Texas

LAND: +/-4.5 ACRES

7 SUBDIVIDED LOTS

- Quite Corner Location

Situated In Medical Center Area

Prime Development Site

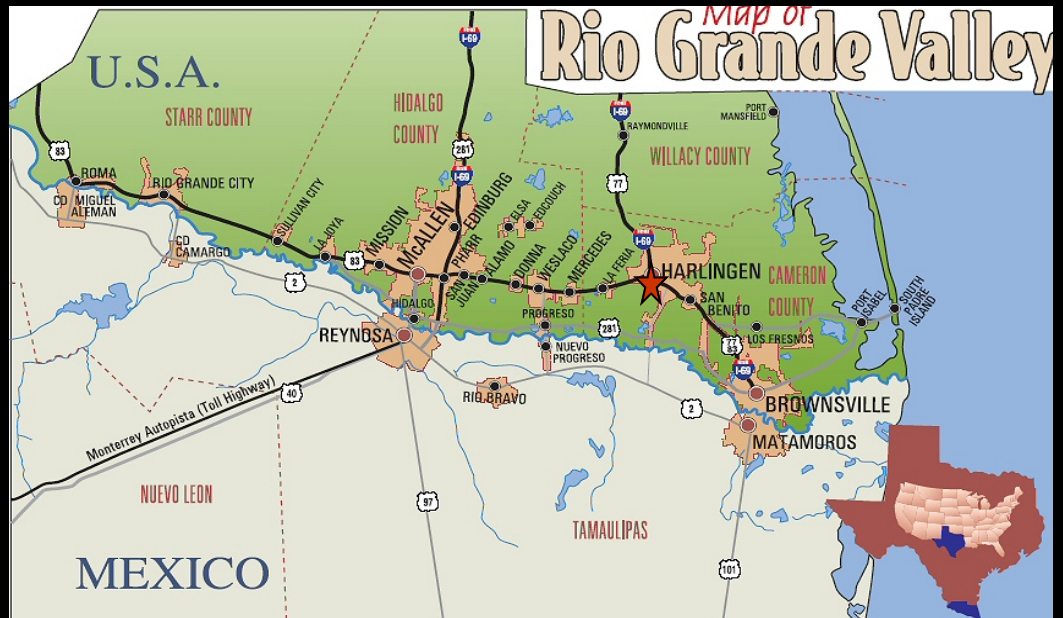
For Residential Homes

Or Quiet Hidden Single Residence



CORNER OF HENDERSON @ RIVERSIDE DRIVE

*Serving The
Rio Grande Valley
Investments—Warehouse—
Retail—Land—Businesses*



CONTACT:
PAULINE ZUROVEC

MARCUS PHIPPS R.E.—COMMERCIAL
1617 E. TYLER AVE., SUITE H
HARLINGEN, TEXAS 78550

Phone: 956-793-9993

E-mail: pauline@przcommercial.com

(DISCLOSURE: This property and the related information have been carefully compiled from sources we consider reliable and there is no guaranty as to the completeness or accuracy. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgment as to purchasing the property. Any offer must be based on the purchaser's own investigation and not on the representation made by us and any Selling Broker.)



HARLINGEN, TEXAS

4.5 ACRE RESIDENTIAL DEVELOPMENT SITE

ASKING: \$279,000

OFFERING SUMMARY - RIVERSIDE DR. @ HENDERSON ST. - HARLINGEN, TEXAS 78550

Subject Site: Prime +/-4.5 Acres, already subdivided into seven (7) residential lots. Three (3) lots of the seven (7) are not buildable and pass with the sale. No value is placed on the three lots that front Riverside Dr. (outside of fenced area). There are fire hydrants installed, curb & gutter, water lines, and nice large trees on cleared section of the lots. Unique area within 1 block of the medical center, situated at a private drive (looks like alley, however, this street access is supposedly part of Riverside Dr and owned by city). Site has a view of the arroyo and lush trees. *The site is quiet, serene, and peaceful.* Excellent for development into a private single home site. Previously platted for multi-family or condos. The individual lots are large and some “may or may not” be fully developed due to the layout /slant of the lot. Really need to see to feel the “quiet” and “peacefulness” of this hidden gem

Size: “L” Shape layout of the 7 lots. Estimated around 4.5 acres total.

Use: Residential Development. City letter in file states “townhomes” allowed.

Zoning: Residential (Multi-family will require specific use permit)

Taxes: \$2302.34 (2024)

Utilities: City Water, City Sewer Available

Topography: Level, Slopping, & Partially Wooded

PROPERTY HIGHLIGHTS

VALLEY BAPTIST MEDICAL CENTER & HARLINGEN MEDICAL CENTER
UT-RGV REGIONAL ACADEMIC HEALTH CENTER—TEXAS VETERANS HOSPITAL

NATIONAL BUSINESSES IN THE IMMEDIATE AIRPORT AREA INCLUDE:

AVIS, DOLLAR, ENTERPRISE, HERTZ, NATIONAL—U.S. CUSTOMS—UNITED LAUNCH ALLIANCE— DHL EXPRESS
FED EX EXPRESS—AMERICAN ELECTRIC POWER—VALLEY INTL. AIRPORT—SUN VALLEY AVIATION—
SOUTHWEST AIRLINES—UNITED AIRLINES—DELTA AIRLINES

CONTACT:
PAULINE ZUROVEC
MARCUS PHIPPS R.E.
1 617 E. Tyler Ave., Suite H
Harlingen, TX 78550

Phone: 956-793-9993

*Serving The Rio Grande Valley
Investments—Warehouse—
Retail—Land—Businesses*

Harlingen, Texas is located at the crossroads of the Rio Grande Valley in South Texas, along the U.S./Mexico border. Harlingen’s central location in the Rio Grande Valley (with a population of 1.3 million) has allowed it to share in the area’s growth and prosperity. It is also uniquely positioned to reach all major points of the Valley, and 1.1 million of the population, within a 45-minute drive.

(DISCLOSURE: This property and the related information have been carefully compiled from sources we consider reliable and there is no guaranty as to the completeness or accuracy. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgement as to purchasing the property. Any offer must be based on the purchaser’s own investigation and not on the representation made by us and any Selling Broker.)



+/-4.5 ACRES DEVELOPMENT SITE – FOR SALE

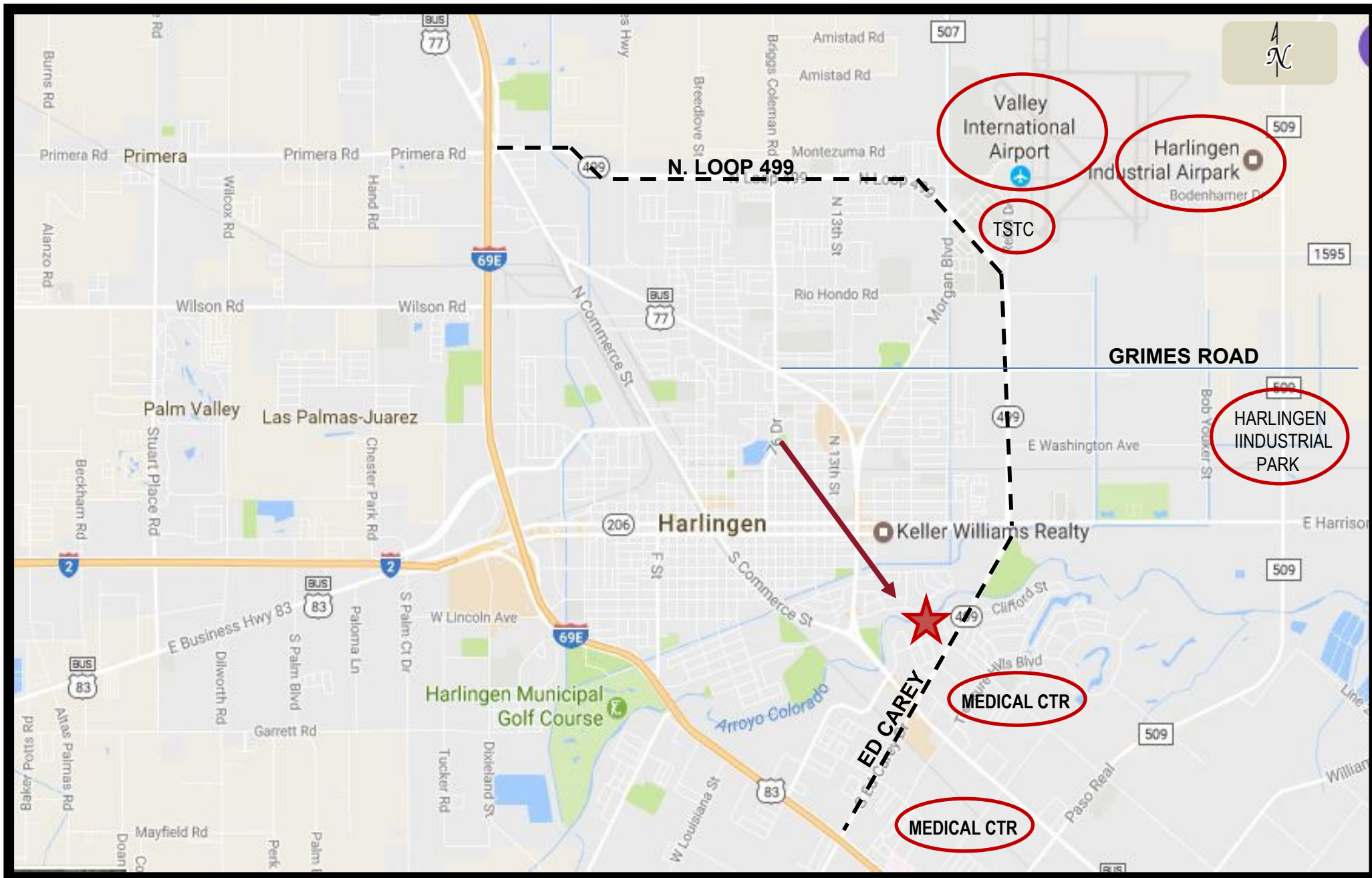
7 SUBDIVIDED LOTS

RIVERSIDE DRIVE, HARLINGEN, TEXAS



CONTACT: PAULINE ZUROVEC CELL: 956-793-9993

4.5 ACRE RESIDENTIAL (7 SUBDIVIDED LOTS) HARLINGEN, TEXAS



CONTACT: PAULINE ZUROVEC
CELL: 956-793-9993

4.5 ACRE RESIDENTIAL DEVELOPMENT SITE

7 SUBDIVIDED RESIDENTIAL LOTS



QUIET—PEACEFUL—HIDDEN



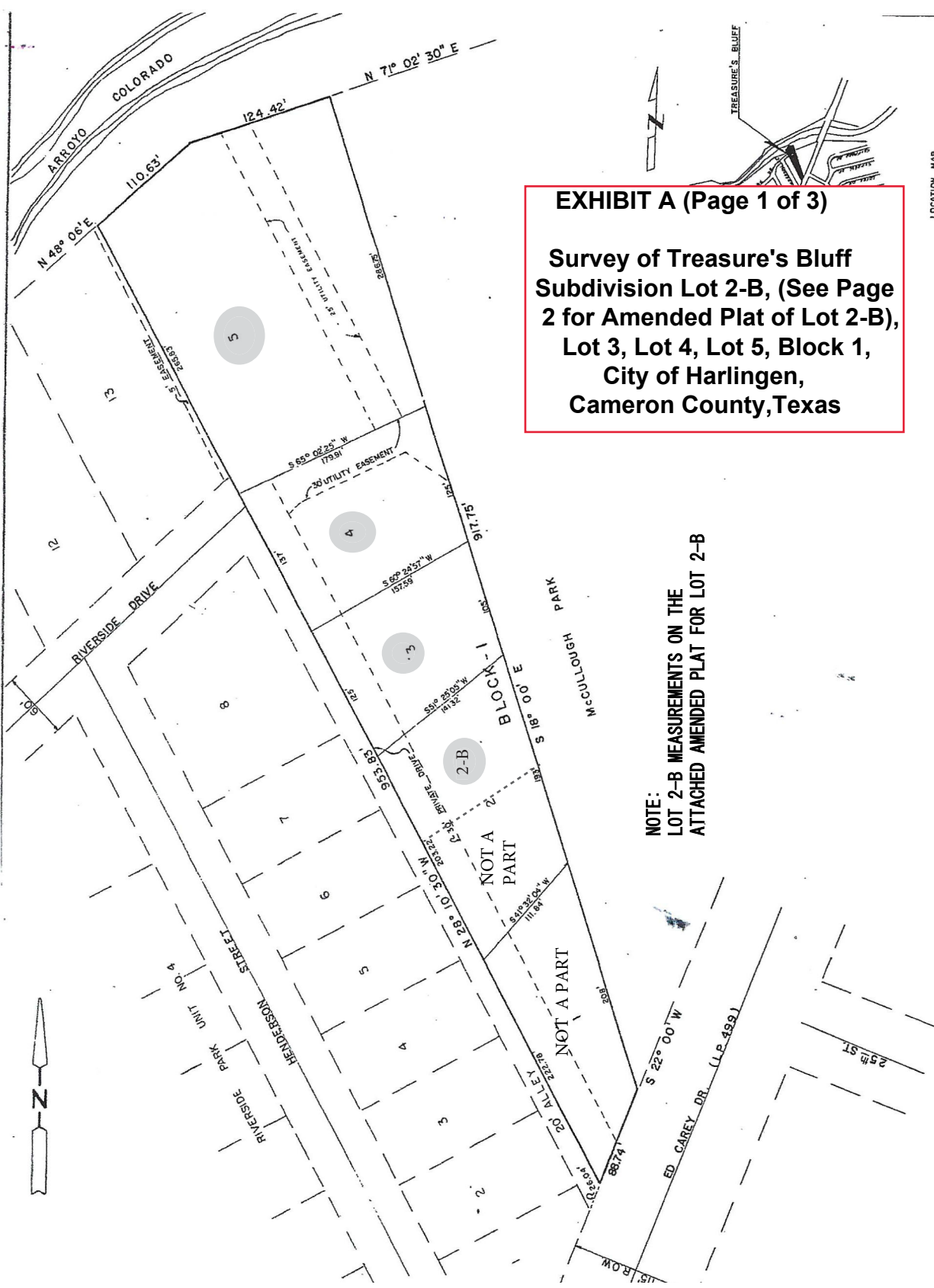


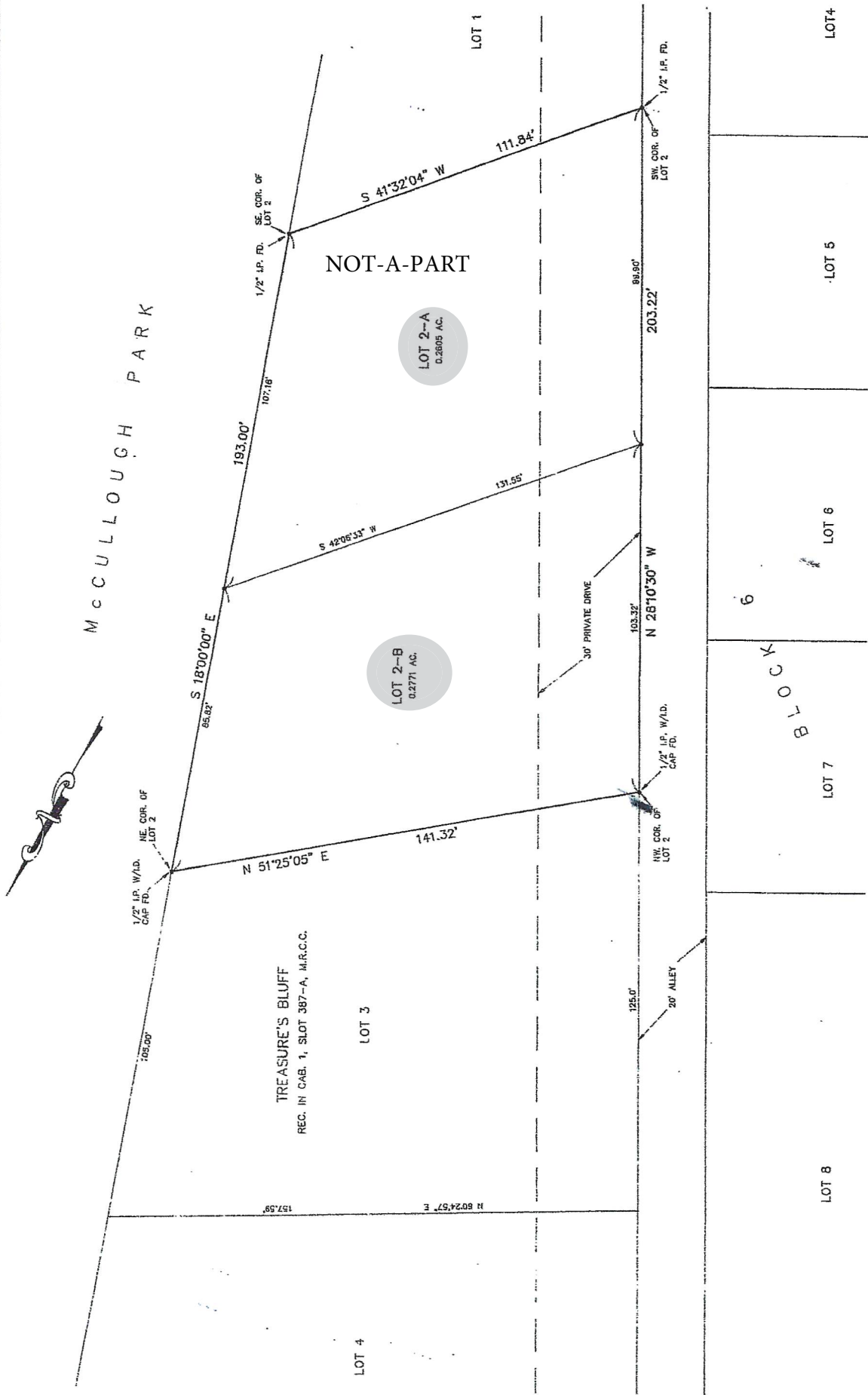
EXHIBIT A (Page 1 of 3)

**Survey of Treasure's Bluff
Subdivision Lot 2-B, (See Page
2 for Amended Plat of Lot 2-B),
Lot 3, Lot 4, Lot 5, Block 1,
City of Harlingen,
Cameron County, Texas**

**NOTE:
LOT 2-B MEASUREMENTS ON THE
ATTACHED AMENDED PLAT FOR LOT 2-B**

LOCATION MAP

EXHIBIT A - Page 2 of 3
 Amended Plat of Treasure's Bluff, Lot 2-B



AMENDED PLAT OF TREASURE'S BLUFF

BEING A RESUBDIVISION OF LOT 2, BLOCK 1, TREASURE'S BLUFF, CITY OF HARLINGEN, CAMERON COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET 1, SLOT 387-A, MAP RECORDS OF CAMERON COUNTY, TEXAS.

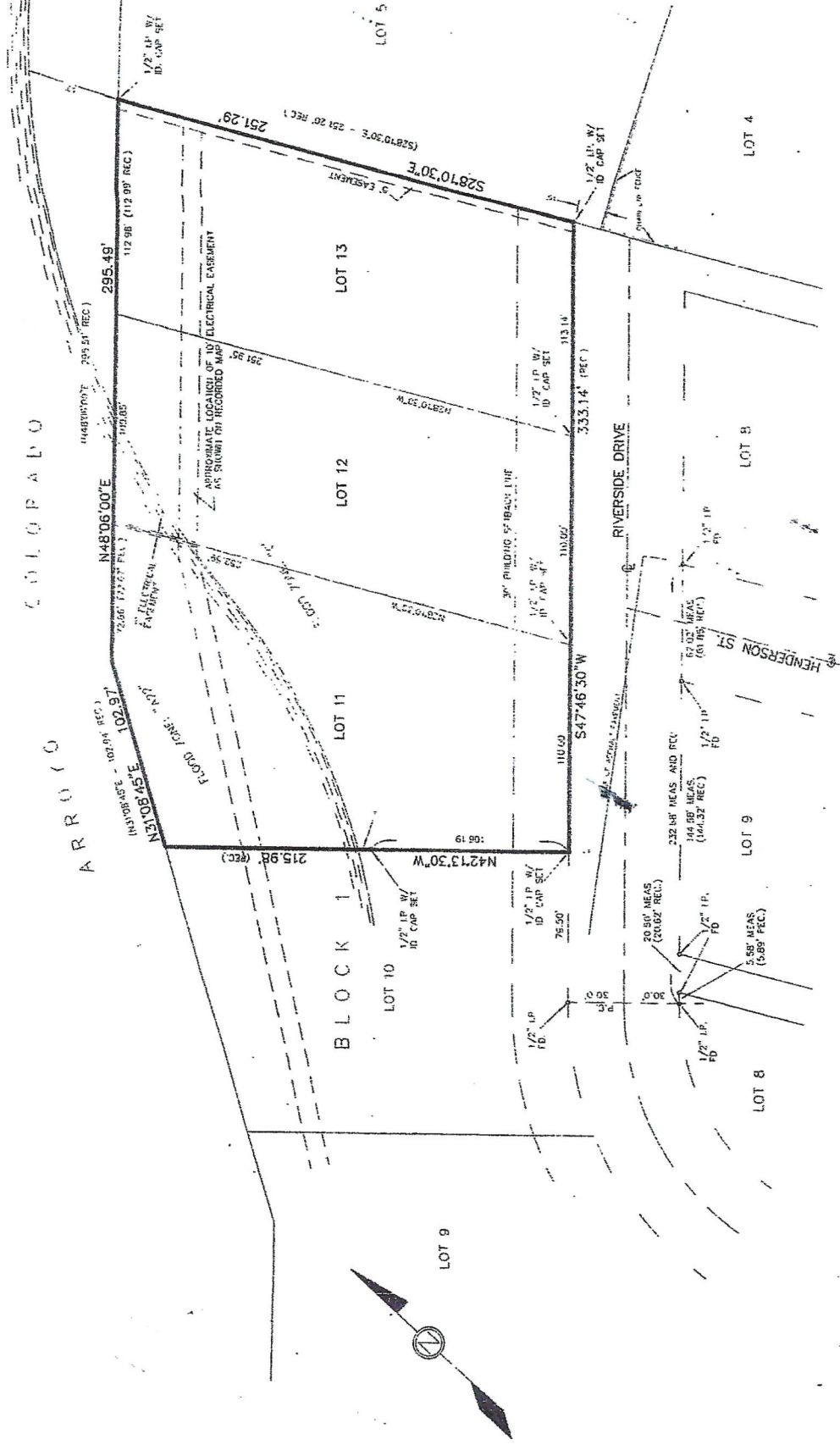
- NOTES:
- FLOOD ZONE "C" COMMUNITY-PANEL NUMBER REVISED DATE:
 - BEARINGS ARE BASED ON THE RECORDED PLAT OF TREASURE'S BLUFF, REC. IN CAB. 1, SLOT 387-A, M.R.C.C.



SCALE 1" = 20'

DATE: 4-13-86

EXHIBIT A (Page 3 of 3)
 Riverside Park - Unit 4, Lots 11, 12, and 13,
 City of Harlingen, Cameron County, Texas



BEARINGS ARE BASED ON THE SOUTH ROW LINE OF RIVERSIDE DRIVE, RIVERSIDE PARK UNIT NO. 4, REC. IN VOL. 18, PG. 81, M.R.C.C.
 FLOOD ZONE: "A22" AND "C"
 COMMUNITY-PANEL NUMBER
 485477 0012 B
 REVISION ON: 11/11/11
 AUGUST 2, 1981

SURVEYED FOR: DR. COHEN

I HEREBY VERIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE TRUE AND ACCURATE LOCATION AND DIMENSIONS OF SURVEY, AND THAT ANY MISCELLANEOUS PROTRUSIONS ARE SHOWN ON PLAT.

MAP OF SURVEY

BEING, ALL OF LOTS 11, 12 AND 13, BLOCK 1, RIVERSIDE PARK, UNIT NO. 4, CITY OF HARLINGEN, CAMERON COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 18, PAGE 61 OF THE MAPS RECORDED BY CAMERON COUNTY, TEXAS.

SCALE: 1" = 60'



WILLIAMS ENGINEERING & SURVEYING COMPANY
 1111330
 1111330

National Flood Hazard Layer FIRMette



97°40'28"W 26°11'12"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000
 Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance
		Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
OTHER FEATURES		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/5/2022 at 9:02 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

MARCUS PHIPPS REAL ESTATE LLC	568880	marcus@harlingenhomes.com	(956)423-5300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
MARCUS PHIPPS	450735	marcus@harlingenhomes.com	(956)793-2355
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Pauline Zurovec	249384	pauline@przcommercial.com	(956)793-9993
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

IABS 1-1
TXR 2501