

27701 WEST CANTU ROAD

LA FERIA, TX 78559

LAND FOR SALE

±25.11 ACRES



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

LAURA LIZA PAZ, SIOR
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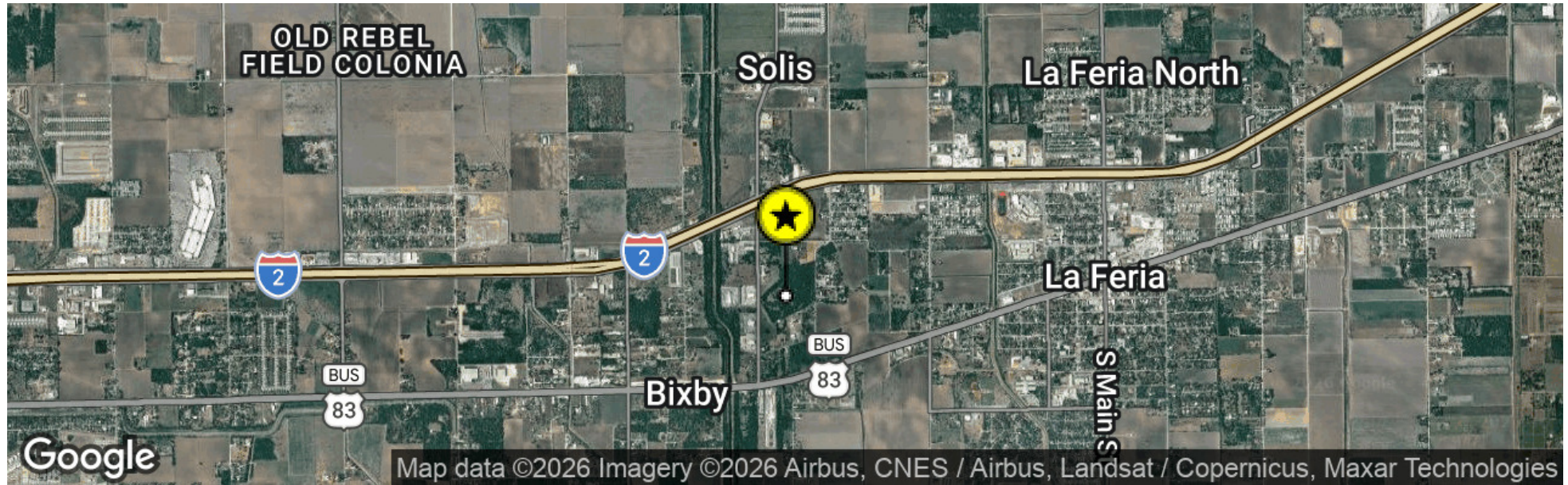
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NAISTX
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

NAI STX | 800 W DALLAS AVE, MCALLEN, TX 78501 | 956.994.8900 | STX-CRE.COM

PROPERTY SUMMARY

27701 WEST CANTU ROAD | LA FERIA, TX 78559



PROPERTY DESCRIPTION

Position your business or development along a growing commercial corridor in La Feria with this ±25.11-acre site located at 27701 West Cantu Road. The property offers excellent flexibility for owner-users, investors, redevelopment, training facilities, commercial operations, or future subdivision opportunities. Convenient access to Interstate 2 and Business 83 enhances connectivity throughout the region.

PROPERTY HIGHLIGHTS

- Convenient access to Interstate 2 & Business 83
- Letter from the City confirming water and sewer are available
- Ideal for owner-users, redevelopment, commercial operations, or future subdivision

OFFERING SUMMARY

Sale Price:	\$900,000
Lot Size:	±25.11 Acres
Taxes:	\$3,943
Zoning:	ETJ of La Feria

DEMOGRAPHICS

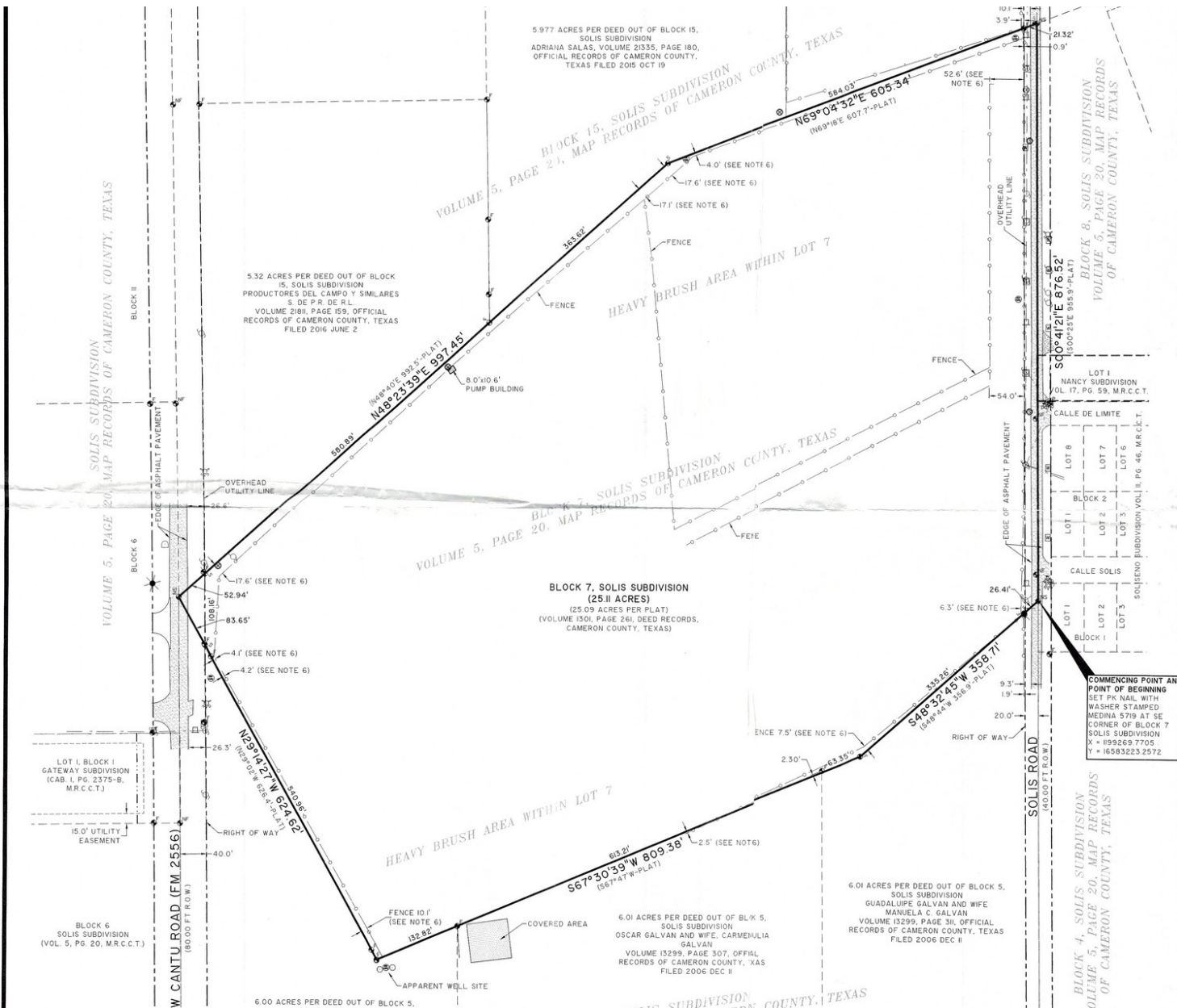
	1 MILE	3 MILES	5 MILES
Total Households	335	4,448	11,608
Total Population	1,138	14,659	37,783
Average HH Income	\$59,916	\$64,600	\$66,546

FOR SALE | LAND

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI STX makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

SURVEY

27701 WEST CANTU ROAD | LA FERIA, TX 78559



- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- 2. ADDRESS: NO ADDRESS ON SITE
WEST CANTU ROAD - FM 2556
LA FERIA, TEXAS 78559
- 3. SUBJECT TO EXCEPTIONS FROM COVERAGE IN COMMITMENT FOR TITLE INSURANCE WITH FILE NO. 2017-057, ISSUED MAY 19, 2017 WHICH WAS USED TO PREPARE THIS SURVEY.
- 4. EXISTING IRRIGATION STRUCTURES WITHIN THIS TRACT, SUBJECT TO EASEMENTS TO IRRIGATION DISTRICT WIDTH NOT SPECIFIED.
- 5. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT OF SURVEY.
- 6. FENCE AT AN OFFSET FROM PROPERTY LINE, AS SHOWN.
- 7. THERE IS AN APPARENT BERM AREA ALONG THE NORTH BOUNDARY OF LOT 7. USE OF THIS AREA MAY BE FOR IRRIGATION PURPOSES BUT NOT DETERMINED.
- 8. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT OF SURVEY.

SURVEYOR CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREIN WAS MONUMENTED ON THE GROUND ON **05/23/2017** THAT THE ONLY VISIBLE IMPROVEMENTS ON THE GROUND ARE AS SHOWN; THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPIINGS, 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.

JOSE D. MEDINA, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5719
DATE: **25 May 2017**

FLOOD ZONE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE "0", AS PER THE NATIONAL FLOOD INSURANCE PROGRAM OF COMMUNITY NO. 48010, PANEL NO. 0125, SUFFIX "B", REVISED SEPTEMBER 15, 1983.

LEGEND

⊙	IRON ROD FOUND
⊙	NAIL FOUND
⊙	PK NAIL SET WITH WASHER STAMPED "MEDINA 5719"
⊙	IRON ROD SET WITH CAP STAMPED "MEDINA 5719"
⊙	TELEPHONE PEDESTAL
⊙	WATER METER
⊙	TRANSFORMER
⊙	CABLE PEDESTAL
⊙	A/C UNIT
⊙	MAILBOX
⊙	IRRIGATION VALVE
⊙	IRRIGATION PIPE
⊙	GUY WIRE ANCHOR
⊙	POWER POLE
⊙	POLE
⊙	MONHOLE
⊙	WATER VALVE

BOUNDARY SURVEY OF:

BEING 25.11 ACRES OF LAND COMPRISED OF ALL BLOCK 7, SOLIS SUBDIVISION RECORDED IN VOLUME 5, PAGE 20, MAP RECORDS OF CAMERON COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND RECORDED AS A 25.09 ACRE TRACT IN VOLUME 1301, PAGE 261, DEED RECORDS OF CAMERON COUNTY, TEXAS

FOR: ADOLFO ZORRILLA

FOR SALE | LAND

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16-001 BK 7 Solis Subd Dwg 1756-001.dwg, SURVEY, 6/25/2017 4:03:34 PM

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

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
 - The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
 - The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; And
 - The broker does not perform any other act of real estate brokerage for the buyer/tenant.
- Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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