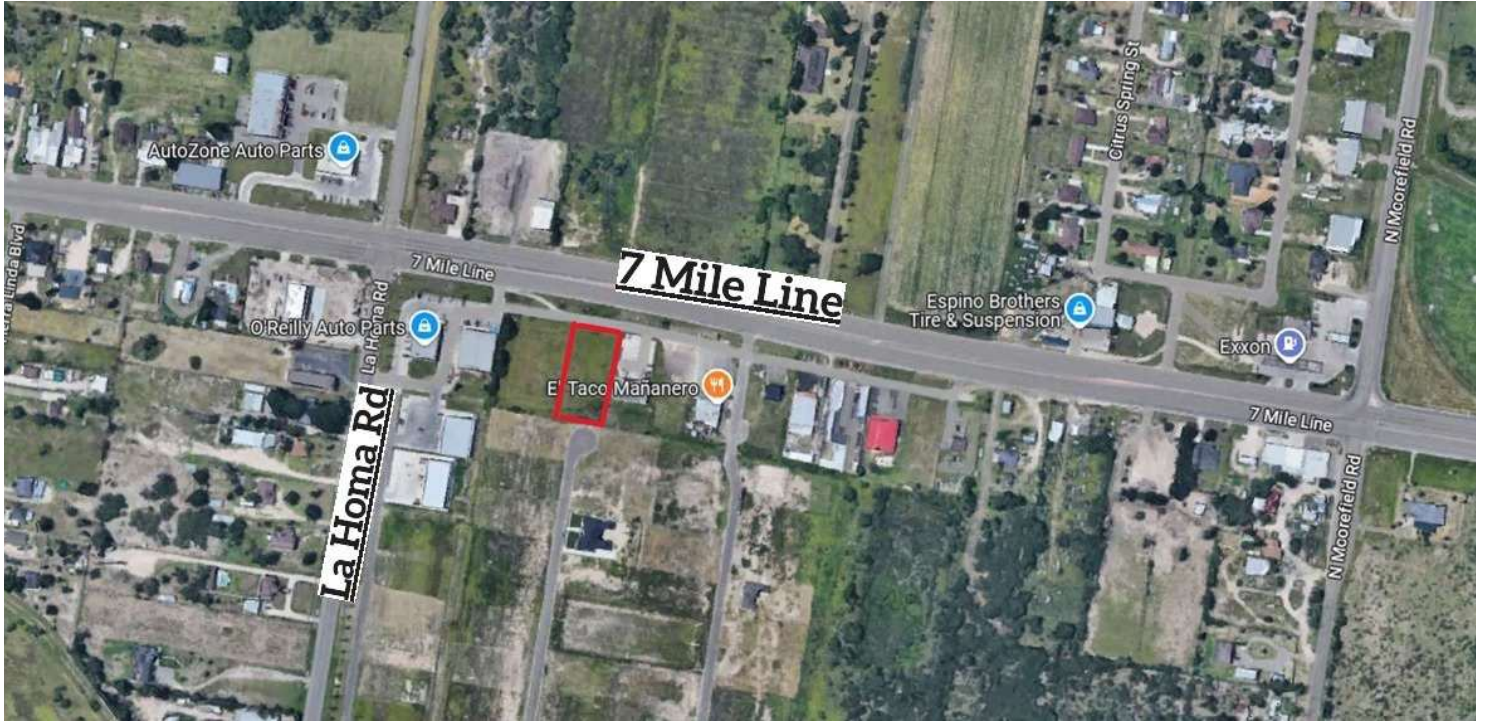


W 7 MILE LINE

W 7 MILE LINE & LA HOMA, MISSION, TX 78574

FOR SALE



Sale Price

\$295,000

OFFERING SUMMARY

Lot Size:	0.71 Acres
Dimensions:	104 ft x 299 ft. Per HCAD NOT Confirmed
Price / Acre:	\$415,493
Zoning:	CO
Market:	Mission

PROPERTY OVERVIEW

Just Reduced! Nestled in the heart of Mission, TX, 78574, the property at W 7 Mile Line & La Homa offers an enticing investment opportunity. Zoned CO, the property presents versatility for development while being strategically positioned in the Mission area. With potential for expansion or repurposing, this property is a compelling choice for Land and Other investors looking to capitalize on its prime location and diverse potential applications. Development & Use Requires Governmental Authorities Approval.

LOCATION OVERVIEW

From McAllen, head West on State Hwy 107, past Moorefield Rd. Property is located on the South side of Mile 7 Line, right before O'Reilly Auto Parts between La Homa Rd. and Moorefield Rd.

PROPERTY HIGHLIGHTS

- Strategic Rural Mission Location
- Near Rooftops & Retail Establishments
- May Be Suitable for a Free-Standing Operation
- Small Multi- Tenant Center

CHARLES MARINA, CCIM, CRB, GRI

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W 7 MILE LINE

W 7 MILE LINE & LA HOMA, MISSION, TX 78574

FOR SALE

Sale Price	\$295,000
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PROPERTY INFORMATION

Property Type	Land
Property Subtype	Other
Zoning	CO
Lot Size	0.71 Acres
APN #	T2664-00-000-0005-00
Corner Property	No
MLS #	463395
Topography	Level

UTILITIES & AMENITIES

Telephone	No
Cable	No

TAXES & VALUATION

Taxes	\$2,354.21
Tax Value Land	\$120,618.00
Foreclosure / Distressed	No

LOCATION INFORMATION

Building Name	W 7 Mile Line
Street Address	W 7 Mile Line & La Homa
City, State, Zip	Mission, TX 78574
County	Hidalgo
Market	Mission
Road Type	Paved
Market Type	Small
Nearest Airport	MFE - McAllen International Airport

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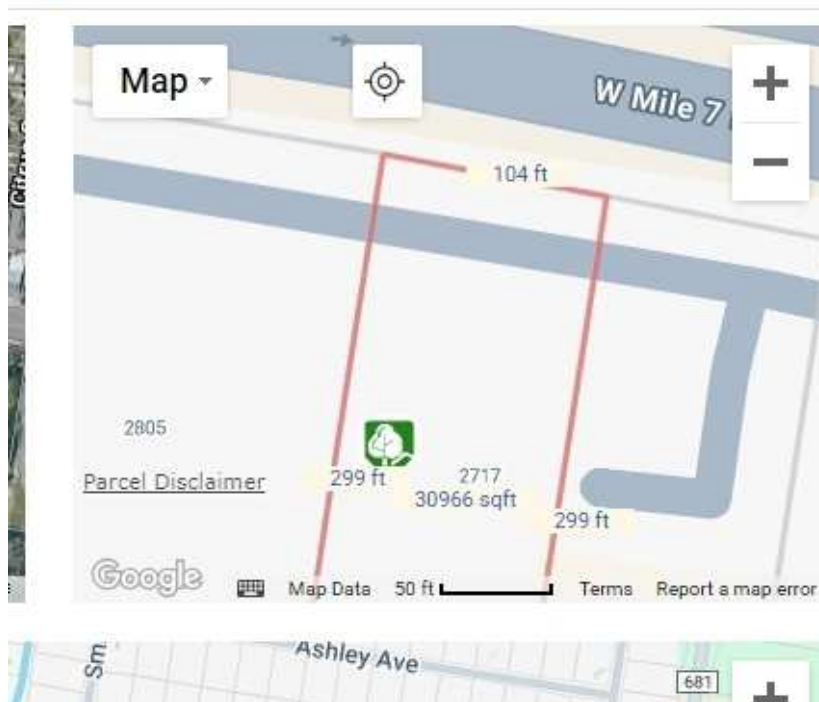
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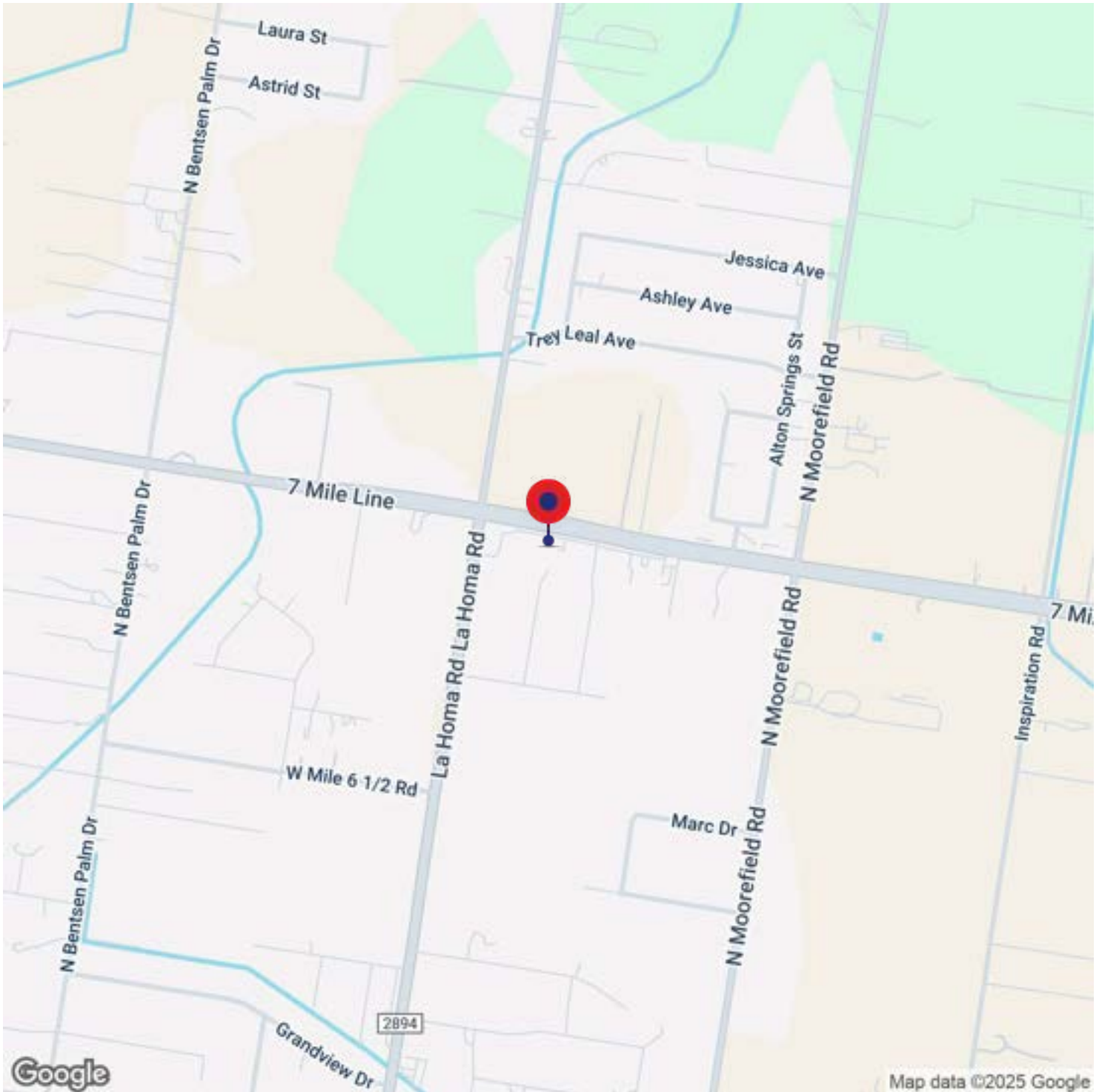
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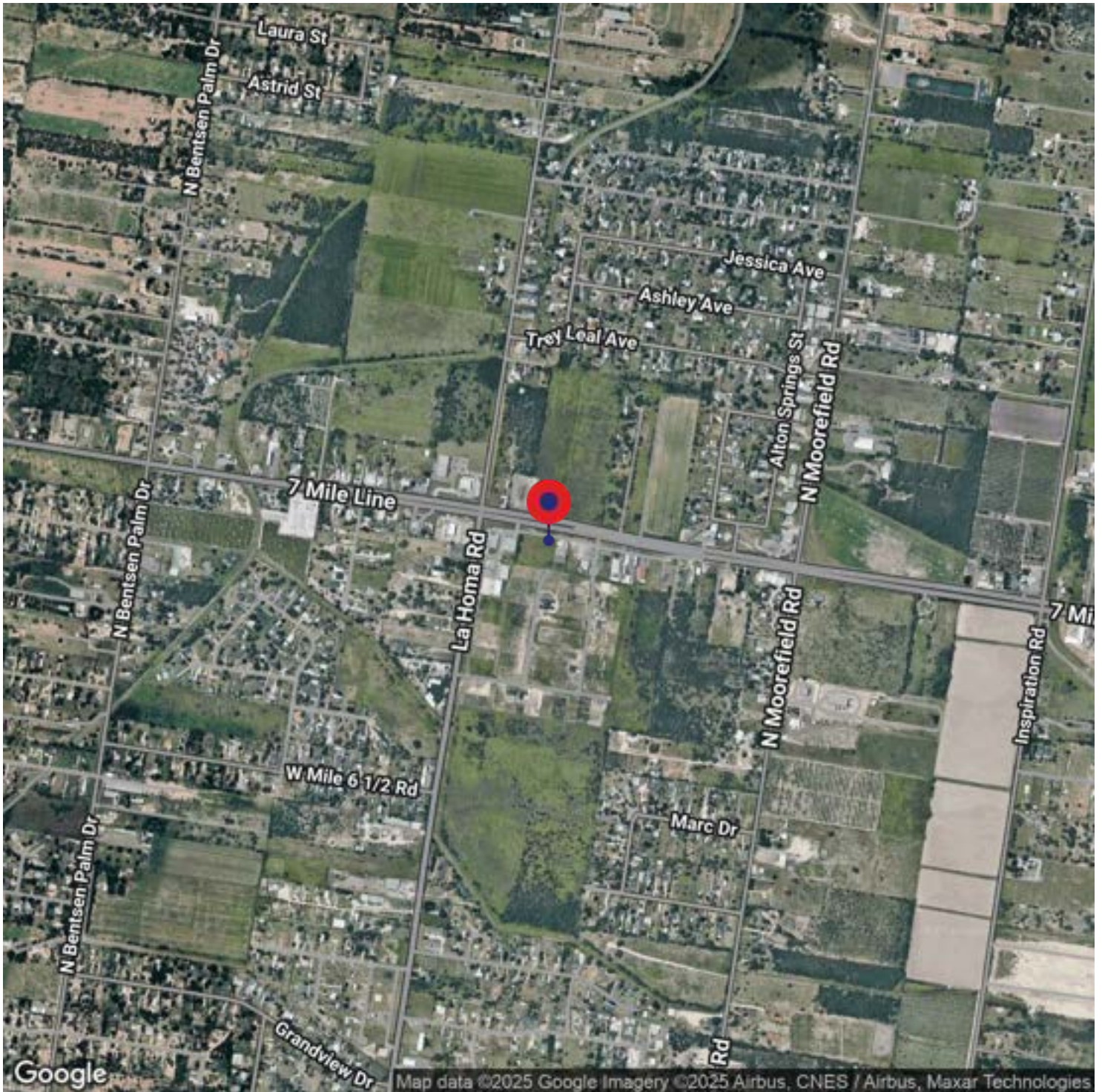
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W 7 MILE LINE

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FOR SALE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	483	1,431	4,928
Average Age	30	30	30
Average Age (Male)	29	29	29
Average Age (Female)	30	30	31

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	115	339	1,160
# of Persons per HH	4.2	4.2	4.2
Average HH Income	\$45,517	\$45,378	\$46,249
Average House Value	\$116,624	\$116,349	\$120,775

Demographics data derived from AlphaMap

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DISCLAIMER

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FOR SALE



DISCLAIMER

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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.

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Charles Marina, CCIM, CRB, GRI</u>	<u>229272</u>	<u>cmarina@firstamericanrealty.com</u>	<u>(956)682-3000</u>
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Charles Marina, CCIM, CRB, GRI</u>	<u>229272</u>	<u>cmarina@firstamericanrealty.com</u>	<u>(956)495-3000</u>
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

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