

**Unit/Suite/Lot #:****Type:** Commercial**Suitable Use:** Commercial**Topography:** Other-See Remarks**Crops:** None**Access:** City Street, FM Road**Ag Value:****Area:** Harlingen**County:** CAMERON**Subdivision:** LON C. HILL**School District:** HARLINGEN
C.I.S.D.**Elementary School:** MILAM**Middle School:** COAKLEY**High School:** HARLINGEN SOUTH**Lot Dimensions:** Irregular**Lot SqFt:** 359370**Acreage:** 8.25**Grid:** Property ID Number: 19-9730-0230-0010-00 **Taxes w/out Exemption:** 1727.00 **Tax Year:** 2018**Legal Description:** HARLINGEN - LON C HILL BLK 23 8.2500 ACRES**HOA Fees:** 0.00 **HOA Frequency:** **Community Amenities:** Curb & Gutter, Sidewalks, Street Lights**Location Features:** Irregular Lot, Mature Trees**Improvements:** Other-See Remarks**Fence Type:** None**Street Type:** Paved**Irrig/Wtr Rght:****Water Comments:****Water Supplier:** City**Irrigation District:****Leased (Rent/Share):****Lease Expire Date:****Utilities:** Cable Available, City Garbage, Electricity Available, Natural Gas Available, Water Available,
Sewer Available, Phone Available**Water:**
Public**Documents on File:** Site Plan**Showing Instructions:** Vacant**Proposed Financing:** Cash, Conventional, Owner Will
Carry**Possession:** Closing and Funding**Remarks:** A tall sign would possibility be seen from the Expressway 77/83. Traffic count on the expressway just north of Rangerville RD is 103204 vpd (2016) and on the expressway south of Rangerville Rd is 96,000 + vpd (2016) Great and easy access to the expressway at an exceptional price. Owner willing to finance!**Advertisement Feed:** Easy access to the expressway at an exceptional price. Expressway Visibility if tall sign is installed. 8.25 Acres zoned General Retail. Owner willing to finance!**Directions:** Head south on Rangerville Rd (FM 1479) from Expressway 77. Property is on your left in 1/4 mile. Look for Ballenger Property LLC sign.