

**UNIT/SUITE/LOT #:** 13**TYPE:** Commercial, Improved**SUITABLE USE:** Commercial**TOPOGRAPHY:** Level**CROPS:** None**ACCESS:** City Street, Other-See Remarks**AG VALUE:****AREA:** Harlingen**COUNTY:** CAMERON**SUBDIVISION:** CAMELOT PROFESSIONAL PLAZA**SCHOOL DISTRICT:** HARLINGEN C.I.S.D.**ELEMENTARY SCHOOL:** TREASURE HILLS**MIDDLE SCHOOL:** COAKLEY**HIGH SCHOOL:** HARLINGEN SOUTH**LOT DIMENSIONS:** Irregular**LOT SQFT:** 23511**ACREAGE:** 0.53**GRID:** 321.A1**TAX ID NUMBER:** 23-0692-0010-0130-00**BASE TAXES:** 2841**TAX YEAR:** 2017**LEGAL DESCRIPTION:** CAMELOT PROFESSIONAL PLAZA LOT 13 BLK 1 (CAB 1 SLOT 1875-B CCMR), City of Harlingen, Cameron County, Texas 78550**HOA FEES:** 0**HOA FREQUENCY:** Monthly**COMMUNITY AMENITIES:** Curb & Gutter, Street Lights**LOCATION FEATURES:** Other-See Remarks**IMPROVEMENTS:** None**FENCE TYPE:** None**STREET TYPE:** Paved**IRRIG/WTR RGHT:****WATER SUPPLIER:****LEASED (RENT/SHARE):****WATER COMMENTS:****IRRIGATION DISTRICT:****LEASE EXPIRE DATE:****UTILITIES:** Cable TV, City Garbage, Electricity, Gas, Public Water, Telephone**WATER/SEWER:** Public Water, City Sewer**DOCUMENTS ON FILE:** Survey/Plat**SHOWING INSTRUCTIONS:** Vacant**PROPOSED FINANCING:** Cash, Conventional**POSSESSION:** See Remarks

REMARKS: Exceptional Commercial lot located right in the heart of Harlingen's Medical Community. Central to Valley Baptist Medical Center, Harlingen Medical Center, the Regional Academic Health Center (RAHC), the VA Texas Valley Coastal Bend Health Care System, and Su Clinica Familiar, this is a great location for a Doctor's office, clinic, or medical service industry. An additional adjoining lot is available and can be purchased if more space is required. Possible build to suit. With numerous restaurants and hotel accommodations nearby, this thriving area is a terrific business location.

ADVERTISEMENT FEED: Exceptional Commercial lot located right in the heart of Harlingen's Medical Community. Possible build to suit. Near VBMC, HMC, RAHC, VA Clinic, restaurants & lodging.

DIRECTIONS: Property is off of Camelot Drive near Jason's Deli.

All information and prices are subject to change without notice. Information herein deemed reliable but not guaranteed.