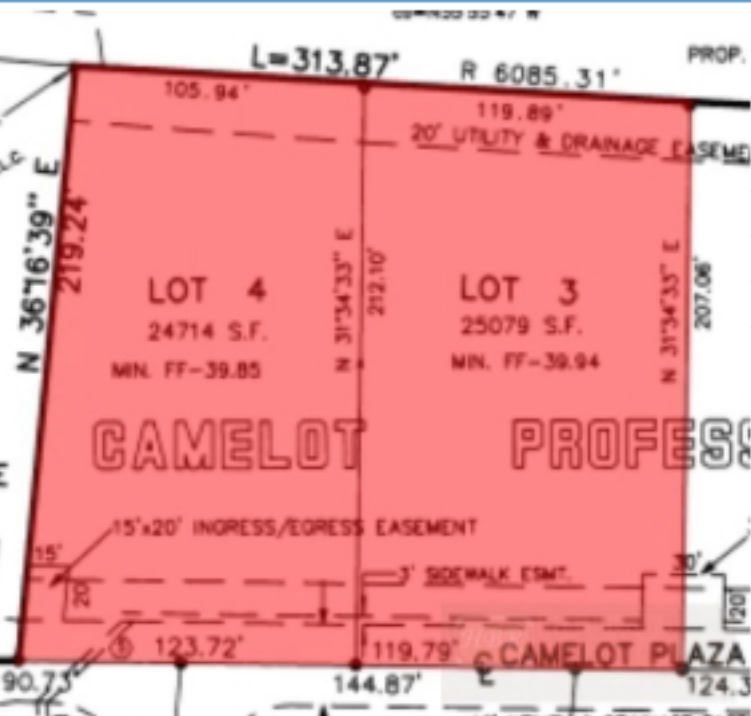




Unit/Suite/Lot #: 3	Area: Harlingen
Type: Commercial, Improved	County: CAMERON
Suitable Use: Commercial	Subdivision: CAMELOT PROFESSIONAL PLAZA
Topography: Level	School District: HARLINGEN C.I.S.D.
Crops: None	Elementary School: TREASURE HILLS
Access: City Street	Middle School: COAKLEY
Ag Value:	High School: HARLINGEN SOUTH
	Lot Dimensions:
	Lot SqFt: 25079
	Acreage: 0.57

Grid: 321.A1	Tax ID Number: 23-0692-0010-0030-00	Base Taxes: 3002.00	Tax Year: 2018
Legal Description: CAMELOT PROFESSIONAL PLAZA LOT 3 BLK 1 (CAB 1 SLOT 1875-B CCMR), City of Harlingen, Cameron County, Texas 78550			
HOA Fees: 0.00	HOA Frequency: Monthly	Community Amenities: Curb & Gutter, Street Lights	
Location Features: Other-See Remarks			
Improvements: None			
Fence Type: None		Street Type: Paved	
Irrig/Wtr Right:		Water Comments:	
Water Supplier:		Irrigation District:	
Leased (Rent/Share):		Lease Expire Date:	
Utilities: Cable Available, City Garbage, Electricity Available, Natural Gas Available, Water Available, Phone Available			Water: Public
Documents on File: Survey/Plat		Showing Instructions: Vacant	
Proposed Financing: Cash, Conventional		Possession: Closing and Funding	
Remarks: PRICE REDUCED by \$37,619! 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. Lots of new activity nearby with Chick-fil-A & Raising Kane's moving into the neighborhood. An additional adjoining lot is available and can be purchased if more space is required. Property is Deed Restricted. Possible build to suit. With numerous restaurants and hotel accommodations nearby, this thriving area is a terrific business location.			
Advertisement Feed: PRICE REDUCED by \$37,619! Commercial lot near VBMC, HMC, RAHC, VA Clinic, Chick-fil-A, Jason's, & Raising Kane's. Possible build to suit. NOW ONLY \$4 per sq ft! Motivated Seller!			
Directions: Property is off of Camelot Drive near Jason's Deli.			