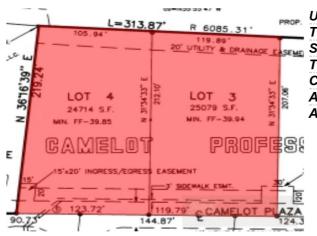
MLS #: E46835A (Active) List Price: \$135,927

Lot CAMELOT PLAZA CIR. HARLINGEN, TX 78550



UNIT/SUITE/LOT #: 4	AREA: Harlingen
TYPE: Commercial, Improved	COUNTY: CAMERON
SUITABLE USE: Commercial TOPOGRAPHY: Level	SUBDIVISION: CAMELOT PROFESSIONAL PLAZA
CROPS: None	SCHOOL DISTRICT: HARLINGEN C.I.S.D.
ACCESS: City Street	ELEMENTARY SCHOOL: TREASURE HILLS
AG VALUE:	MIDDLE SCHOOL: COAKLEY
	HIGH SCHOOL: HARLINGEN SOUTH
	LOT DIMENSIONS: Irregular
	LOT SQFT: 24714

GRID: 321.A1 **TAX ID NUMBER:** 23-0692-0010-0040-00

BASE TAXES: 2512 **TAX YEAR:** 2017

ACREAGE: 0.47

LEGAL DESCRIPTION: CAMELOT PROFESSIONAL PLAZA LOT 4 BLK 1 (CAB 1 SLOT 1875-B CCMR), City of Harlingen, Cameron County, Texas

78550

HOA FEES: 0 HOA FEQUENCY: 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.