



UNIT/SUITE/LOT #: 4
TYPE: Commercial, Improved
SUITABLE USE: Commercial
TOPOGRAPHY: Level
CROPS: None
ACCESS: City Street
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: 24714
ACREAGE: 0.47

GRID: 321.A1		TAX ID NUMBER: 23-0692-0010-0040-00		BASE TAXES: 2512		TAX YEAR: 2017	
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 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 COMMENTS:			
WATER SUPPLIER:				IRRIGATION DISTRICT:			
LEASED (RENT/SHARE):				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.