



UNIT/SUITE/LOT #: 14
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: 18840
ACREAGE: 0.43

GRID: 321.A1 **TAX ID NUMBER:** 23-0692-0010-0140-00 **BASE TAXES:** 2276 **TAX YEAR:** 2017
LEGAL DESCRIPTION: CAMELOT PROFESSIONAL PLAZA LOT 14 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 **STREET TYPE:** Paved
FENCE TYPE: None

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.