



UNIT/SUITE/LOT #:

TYPE: Commercial, Improved, Native Brush

SUITABLE USE: Commercial

TOPOGRAPHY: Level

CROPS: None

ACCESS: City Street

AG VALUE:

AREA: Harlingen

COUNTY: CAMERON

SUBDIVISION: SAN BENITO LAND & WATER CO

SCHOOL DISTRICT: HARLINGEN C.I.S.D.

ELEMENTARY SCHOOL: TREASURE HILLS

MIDDLE SCHOOL: COAKLEY

HIGH SCHOOL: HARLINGEN SOUTH

LOT DIMENSIONS: Irregular

LOT SQFT: 227731

ACREAGE: 5.228

GRID: 32A2 **TAX ID NUMBER:** 23-0680-1830-0010-00

BASE TAXES: 12607

TAX YEAR: 2015

LEGAL DESCRIPTION: BLK 183 SAN BENITO LAND & WATER CO SUBD 5.228 ACRES

HOA FEES: 0

HOA FREQUENCY:

COMMUNITY AMENITIES: Curb & Gutter

LOCATION FEATURES: Corner Lot, Irregular Lot

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, Public Water, Sewer

WATER/SEWER: Public Water Available, Sewer Avail Not Connected

DOCUMENTS ON FILE: Legal Description

SHOWING INSTRUCTIONS: Vacant

PROPOSED FINANCING: Cash, Conventional

POSSESSION: See Remarks

REMARKS: Exceptional site for hotel or medical complex. Directly across from Harlingen Medical Center with frontage on Medical Center Drive. Also close to new mental health care facility, two doctor's professional complexes, and several assisted living and retirement communities. Zoned Commercial.

ADVERTISEMENT FEED: Exceptional medical, commercial, or hotel site. Directly across from Harlingen Medical Center. Close to new mental health care facility & Dr's Offices.

DIRECTIONS: From Expressway 77/I69, take the Paso Real Exit and head Northwest on access road. Turn right at Medical Center Drive. Property will be on your right towards back right corner.

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