

Oak Valley

NEQ of Bryan Rd & 6 Mile Rd

000 N. Bryan Rd
McAllen, TX 78504



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	6,924	33,595	132,245
Daytime Population	4,877	26,310	102,151
Average HH Income	\$67,339	\$76,478	\$91,411

FOR SALE

STARTING AT \$109K

AVAILABLE

RESIDENTIAL LOTS

PROPERTY HIGHLIGHTS

- Multi-Family Four-Plex Lots
- Perfect Investment & Development Opportunity
- Strategic Location in North McAllen
- Gated Subdivision
- Final Layout & Features Available Upon Request

TRAFFIC COUNTS

107/Mile 7: 17,810 VPD

Main Ave: 13,996 VPD
(TXDOT)

AREA RETAILERS



Listing Agent: Nestor Montemayor
REALTOR®

nestor@apirealtor.com

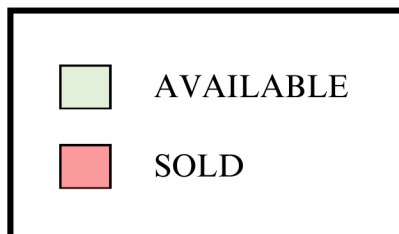
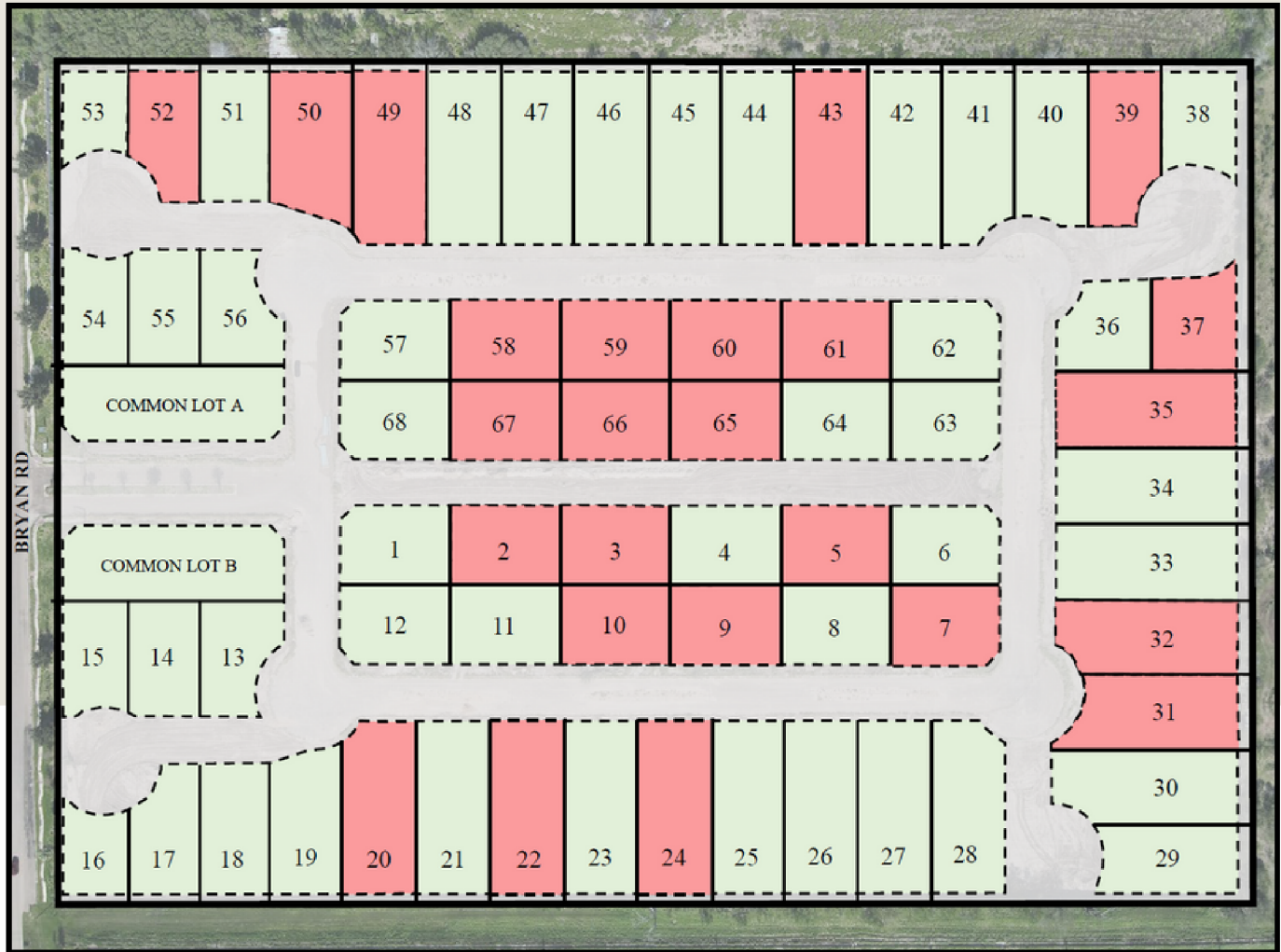
956.412.1412

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Lot	SF	Listing Price
1	9,686	\$ 125,000
11	9,756	\$ 125,000
12	9,686	\$ 125,000
13	9,195	\$ 113,000
14	9,168	\$ 116,000
15	9,365	\$ 119,000
16	8,463	\$ 109,000
17	10,149	\$ 125,000
18	11,066	\$ 131,000
19	12,426	\$ 131,000
21	15,015	\$ 134,000
23	15,015	\$ 134,000
25	15,015	\$ 134,000
26	15,015	\$ 134,000
27	15,015	\$ 134,000
28	14,611	\$ 134,000
29	12,923	\$ 131,000
30	15,719	\$ 134,000
33	16,040	\$ 134,000
34	16,040	\$ 134,000
36	9,596	\$ 124,000
38	10,821	\$ 125,000
40	13,104	\$ 131,000

Lot	SF	Listing Price
41	14,335	\$ 134,000
42	15,015	\$ 134,000
44	15,015	\$ 134,000
45	15,015	\$ 134,000
46	15,015	\$ 134,000
47	15,015	\$ 134,000
48	15,015	\$ 134,000
51	11,066	\$ 131,000
53	8,463	\$ 109,000
54	9,365	\$ 119,000
55	9,168	\$ 116,000
56	9,195	\$ 113,000
57	9,686	\$ 125,000
62	9,683	\$ 125,000
63	9,686	\$ 125,000
64	9,756	\$ 125,000
68	9,686	\$ 125,000



AVAILABLE LOT PRICING AND MEASUREMENTS



AVAILABLE LOTS RANGING FROM 9K-16K SF



API REAL ESTATE

Commercial • Residential • Industrial • Property Management

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***Lot Dimensions: 1288 x 898 x 1287 x 896**



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• Nearby Big Box Retailers & Major Chain Restaurants



• Nearby Elementary, Middle, and High Schools



• Approximately 8 mi from I-2 & 1 mi from TX-107



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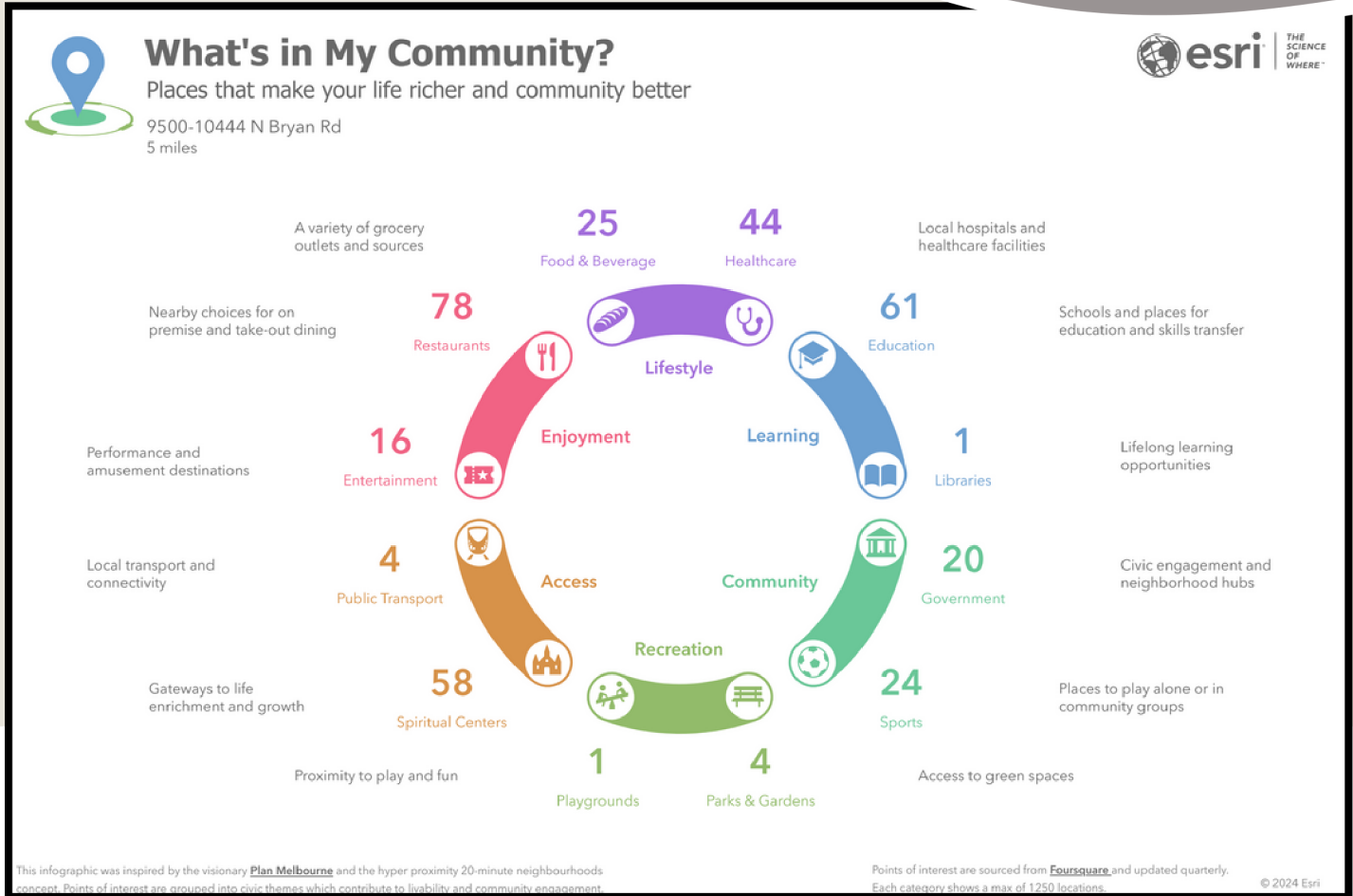
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Nearby Schools

Elementary: Salinas Elementary
Middle School: Rafael A Cantu Jr. High
High School: Veterans Memorial H.S.
School District: Mission ISD



Shopping

Walmart - 3.1 mi
H-E-B - 3.5 mi
Junior's Supermarket - 1.6 mi
Dollar Tree - 1.7 mi
7-Eleven - 1.5 mi
Stripes - 1.5 mi
CVS - 1.6 mi



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

API Real Estate	534881	info@apire.us	956.412.1412
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sergio A. Adame	534881	sergio@apire.us	956.412.1412
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date