

For Sale: 3.74 Acre Brownsville Pad Site



PRIME COMMERCIAL PAD SITE | 8536 FM 1732, OLMITO, TX 78575





GOLD TIER

EXCLUSIVELY LISTED BY

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PROPERTY HIGHLIGHTS

ADDRESS: 8536 FM 1732, Olmito, Texas 78575

ACREAGE: 3.744 Acres

PRICING: \$1,792,058.40 (\$111/sf)

JURISDICTION: City of Brownsville

UTILITIES: All utilities on site. Water, Sewer, Electricity,
High-speed internet.

FRONTAGE: 680' FM 1732 frontage

SCHOOL DISTRICT: Los Fresnos CISD

REMARKS:

- » Located on a corner lot
- » Seller willing to subdivide property
- » Close proximity to multiple single family home developments
- » Easy access to Interstate 69E



*Buyer to do all independent research on development potential.



CAVAZOS - OLMITO RD

SUBJECT SITE
3.74 ACRES

SUMMERHILL BLVD

ROSEWOOD ESTATES
198 SINGLE FAMILY HOMES



RANCHO VIEJO
1,100 SFH

Capella

69E



PlainsCapital Bank

COAST OF MEXICO CENTER

Retama Park

VILLAREAL ELEMENTARY

O'Reilly

OLMITO



169: 28,580 VPD (TX DOT)

169

169: 20,483 VPD (TX DOT)

RANCHO VERDE ELEMENTARY

SUBJECT SITE
3.74 ACRES



ROSEWOOD ESTATES
198 SFH

SUMMERHILL
90 SFH

SUMMER LAKE
250 SFH

LAGO VISTA
900 SF HOMES

VILLA LOS PINOS

OLMITO ELEMENTARY

Brownsville Honda

Brownsville TOYOTA

BSP • BROWNSVILLE SPORTS PARK

IDEA

PALO ALTO GROVES

CROSS COUNTRY TRAILS

69E

SUBJECT SITE
3.74 ACRES

BSP • BROWNSVILLE •
SPORTS PARK
200,000 VISITORS ANNUALLY
2,500 GAMES ANNUALLY

 **Valley Regional
Medical Center**
214 BEDS
200+ PHYSICIANS

 **Sunrise
Mall** 740,000 SQFT
+7 MILLION ANNUAL VISITS

**PORT OF
BROWNSVILLE** 17 MILE LONG SHIP CHANNEL
the port that works 28 MILLION TONS OF CARGO

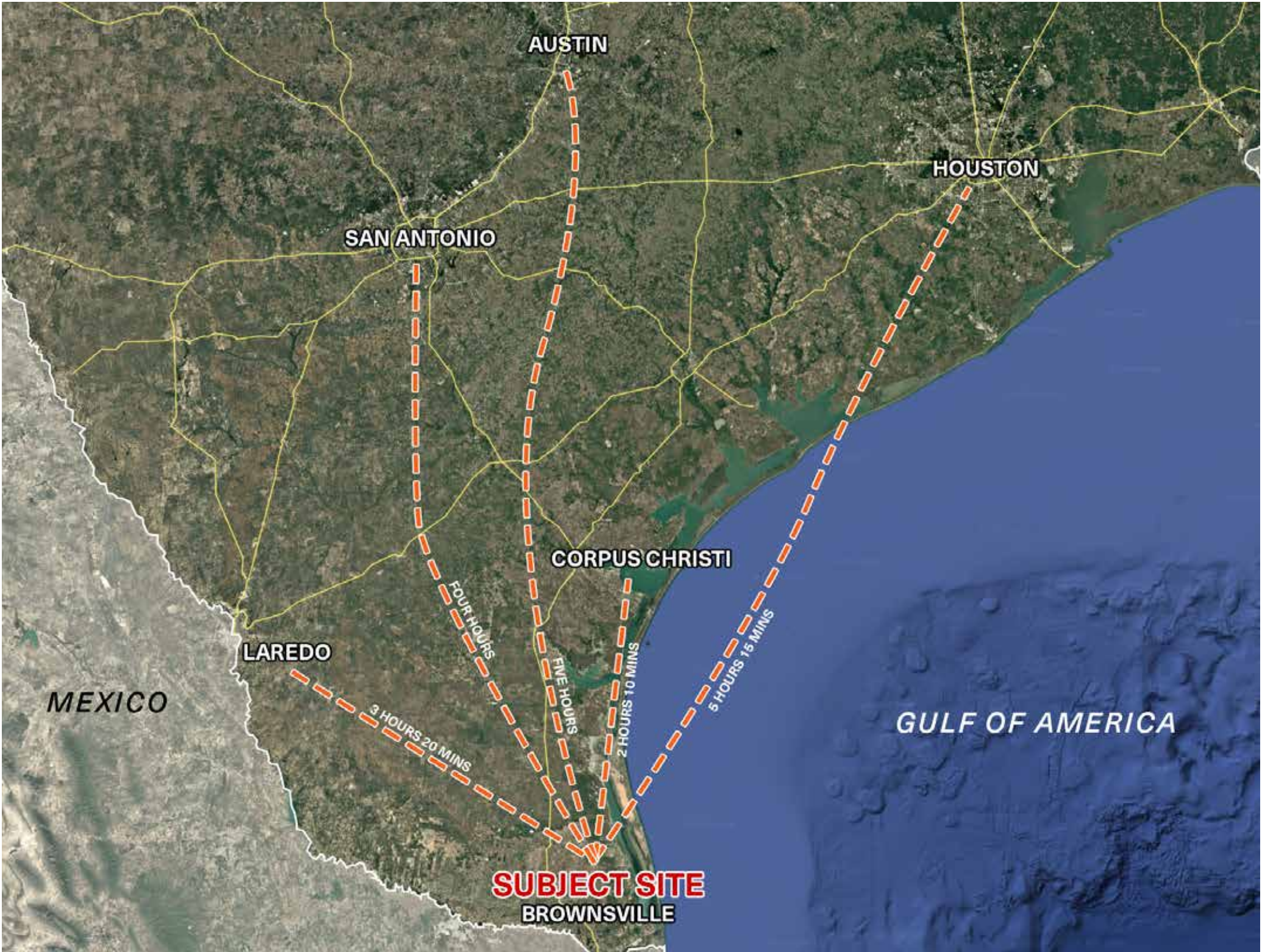
 **BROWNSVILLE, TEXAS**

SPACEX
3,400 EMPLOYEES
\$3 BILLION INVESTED INTO STARBASE

UTRGV
33,000 STUDENTS
665 ACRE CAMPUS

BRO
Brownsville
South Padre Island
International Airport
64 FLIGHTS DAILY
1,700 ACRES

MEXICO





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.

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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date