

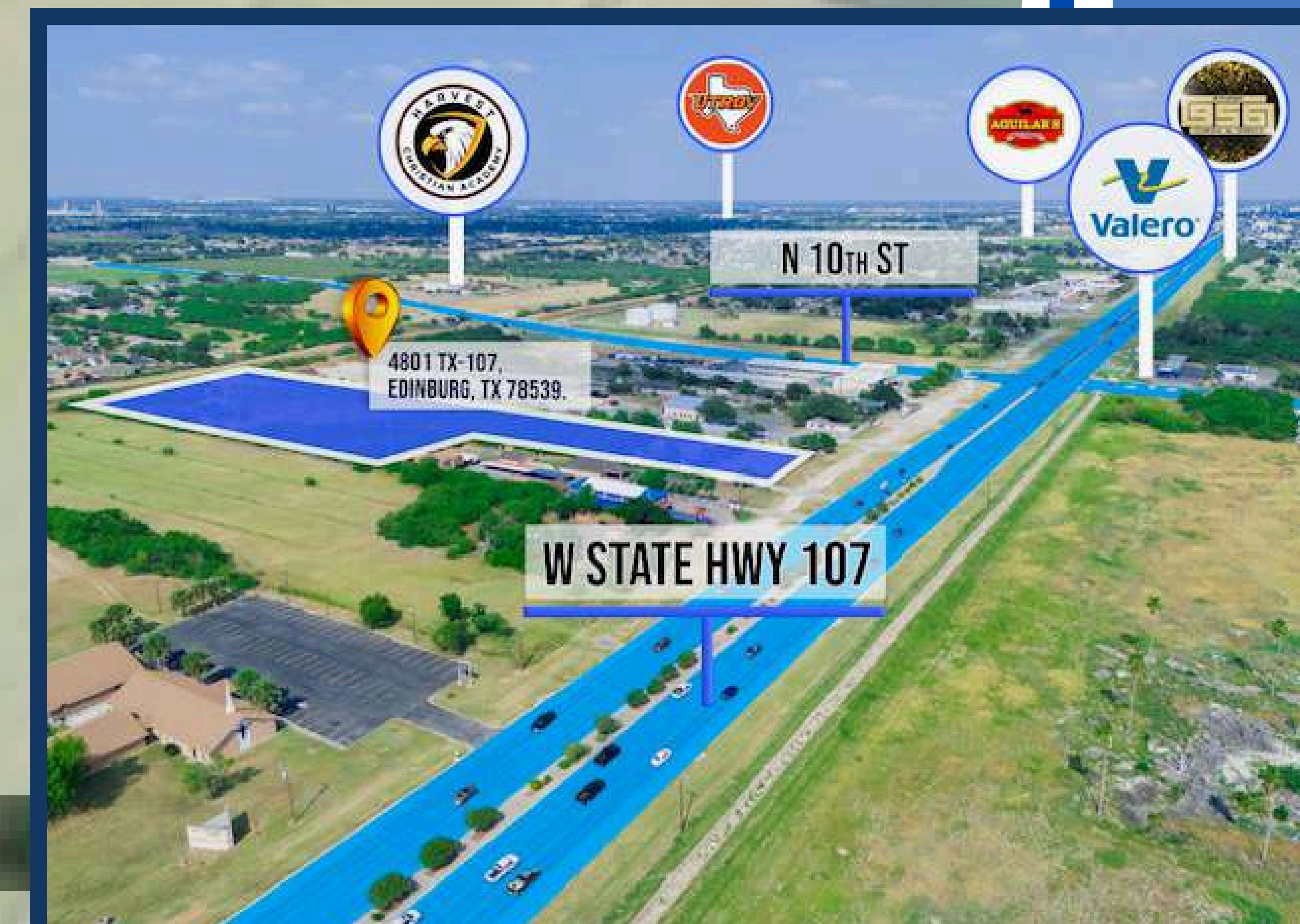
Texan Grandeur: A Canvas for Visionary Aspirations

4703 W. STATE HIGHWAY 107

EDINBURG, TEXAS 78539

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OFFERING MEMORANDUM



07

VISIONARY

D R E A M



**Texan Grandeur:
A Canvas for Visionary
Aspirations**

**4703 W. STATE HIGHWAY 107
EDINBURG, TEXAS 78539**

OF

PRIME

TEXAN LAND



Solid Base for
Renovation



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OFFERING MEMORANDUM



N 10TH ST



4703 W STATE HIGHWAY 107,
EDINBURG, TX 78539.

W STATE HWY 107

OVERVIEW

CONTENTS

ANALYSIS

- INVESTMENT SUMMARY
- INVESTMENT HIGHLIGHTS



Attributes

- Located in a peaceful rural setting yet close to urban conveniences.
- A harmonious blend of calmness and accessibility.
- The current 4-bedroom, 2-bathroom brick house on the land serves as a solid foundation for renovation or as a rental property, instantly adding value and highlighting the existing infrastructure.

INVESTMENT HIGHLIGHTS





TRANSFORMABLE



Location

Strategic location near the University of Texas Rio Grande Valley and the Expressway ensures seamless access to essential services and leisure activities, enhancing its appeal for a variety of development projects.





DIVERSE VISION
DEVELOPMENT



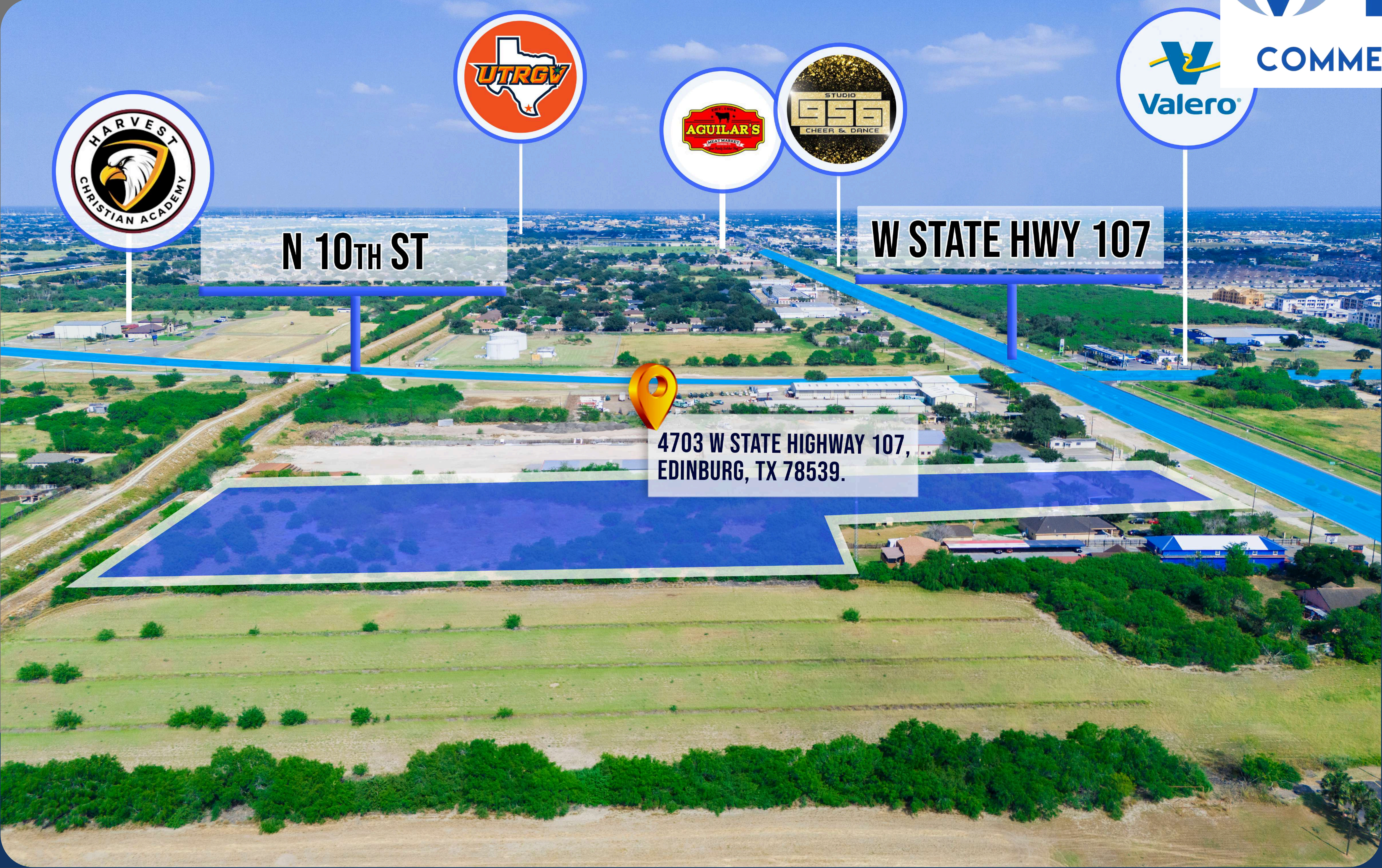
VELA
COMMERCIAL REAL ESTATE

Advantages

- With its ability to accommodate various plans, this land plot presents a versatile opportunity for investors and developers.
- This unique set of features positions it as an outstanding discovery in the real estate realm.

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ANALYSIS



DESCRIPTION

LAND
MASTERPIECE
POTENTIAL

EXPORE

THE
POSSIBILITIES,

NOW!

EXCEPTIONAL
FIND IN
REAL ESTATE MARKET

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SPECS/AERIAL VIEW

ARIAL OVERVIEW



W STATE HWY 107

BICENTENNIAL BLVD

N HOEHN RD

4703 W STATE HIGHWAY 107,
EDINBURG, TX 78539.



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 on 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.

Vela Commercial Real Estate

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Primary Assumed Business Name
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Designated Broker of Firm

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date



INFORMATION ABOUT BROKERAGE SERVICES

ABOUT US