

For Sale

# Office Building

8,086 SF | \$699,000



## Office Property Hidalgo, Texas

601 International Blvd  
Hidalgo, Texas 78557

### Property Highlights

- Proximity to Hidalgo International Bridge
- Heavy traffic

### Property Description

This 8086 SF office building is conveniently located a stone's throw from the Hidalgo International Bridge in Hidalgo, Texas within the McAllen/Edinburg/Mission MSA. The building improvements were constructed in 2003 and meet all parking requirements and landscaping requirements.

#### OFFERING SUMMARY

<b>Sale Price</b>	\$699,000
<b>Lot Size</b>	0.46 Acres
<b>Building Size</b>	8,086 SF

#### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	1,566	\$40,524
<b>5 Miles</b>	30,323	\$46,800
<b>10 Miles</b>	232,938	\$48,279

For more information

**Brad K. Frisby**

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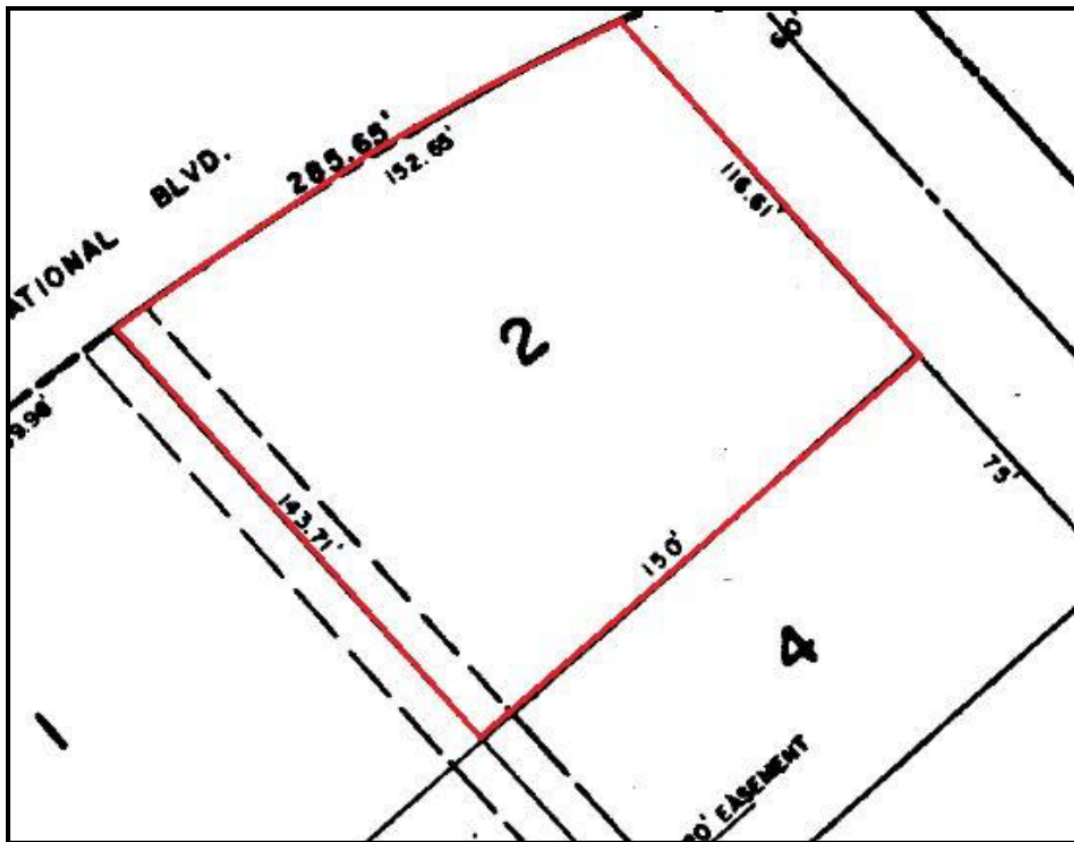
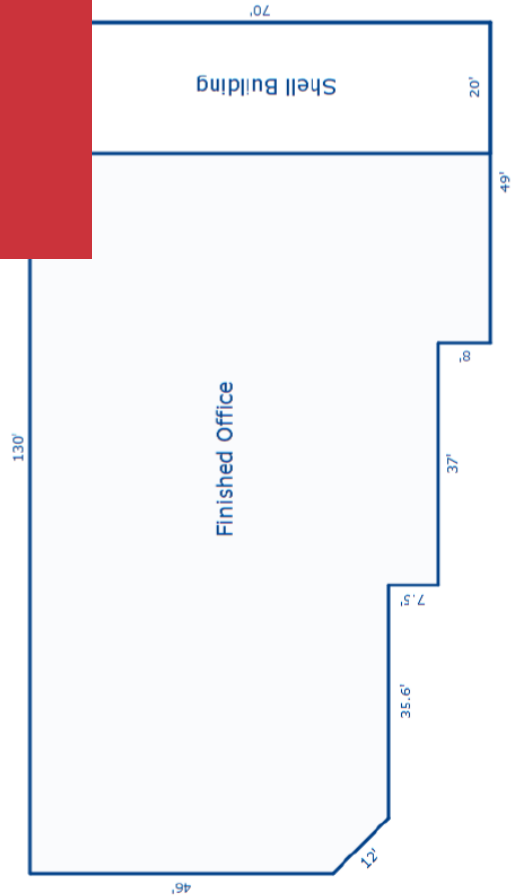




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A map of Hidalgo, Texas, showing the location of an office building for sale. The building is marked with a red pin on International Blvd, near the intersection with S 1st St. The map includes street names like E Coma Ave, E Tulipan Ave, E Azalia Ave, E Dalia Ave, E Flora Ave, N Lake Dr, and S Lake Dr. The border between the United States and Mexico is visible in the bottom left corner.

A map of the Hualgo area in Tamaulipas, Mexico. A red pin marks the location of Hualgo, which is situated just north of the Rio Grande. The map shows the city of Reynosa to the south, separated from the United States by the river. Major highways like US-2 and US-281 are visible. Other nearby locations include Granjeno, McAllen, and Pharr. The map also shows the border with the United States and the state of Texas.





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## 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.

NAI Rio Grande Valley Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9008410 License No.	mikeb@nairgv.com Email	956-994-8900 Phone
Michael J. Blum Designated Broker of Firm	426545 License No.	mikeb@nairgv.com Email	956-994-8900 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brad K. Frisby Sales Agent/Associate's Name	707890 License No.	brad@nairgv.com Email	956-994-8900 Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date