

### La Joya of Texas Ranch



This property is being offered exclusively by Compass Real Estate Investments. The property is perfect for a Commercial B3 and Residential R-1A development. Property has frontage along Highway 83 and is zone Commercial along Highway 83 and Residential in the eastern part of the property

Size: 130 +/- Acres in Webb County

Location: South Laredo, off of Highway 83 \$3,268,000 or \$25,000 +/- per acre Contact: Orlando Navarro 956.740.1385



# **HABITAT**

Property has frontage along Highway 83 and is zone Commercial along Highway 83 and Residential in the eastern part of the property



# WATER

Access to water is in the development adjacent to the property

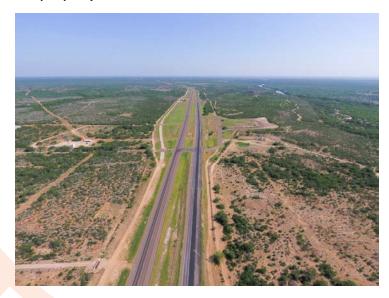


# WILDLIFE

Various small animals, deer, and hogs

# **IMPROVEMENTS**

Access to electricity is in the development adjacent to the property



## **OTHER**

Minerals do not convey. Listing Office must accompany showing.



### Information About Brokerage Services

Texas faw 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 proker
- A SALES AGENT must be apprisoned by a broker and works with dients on behalf of the broker.

### A BROKER'S MINIMUM DUTTES REQUIRED BY I AW (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 dient's questions and present any other 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 properly owner's agent through an agreement with the owner, usually in a written issuing to sell or properly management agreement. An owner's agent must perform the brokers minimon duties above and must inform the owner of any material information about the property or transaction known by the agent including information displaced to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The proker becomes the buyer/tenants egent by agreeing to represent the buyer, usually through a written regresentation agreement. A puyer'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 elegant.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the croker 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 adds as an intermediary

- Must treat all parties to the transaction importially and fairly.
- May, with the parties' writer consent appoint a different license holder associated with the broker to each party (content and buyer) to communicate with, provide opinions and advice to, and carry out the instructions or 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 buyontsnam will pay a price greater than the price submitted in a written offer, such
  - any confinential information or any other information that a party specifically instructs the broker in writing not to disclose, unless recorded to do so by law.

**AS SUBACENT:** 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 braker'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 end 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 3 copy for your records.

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