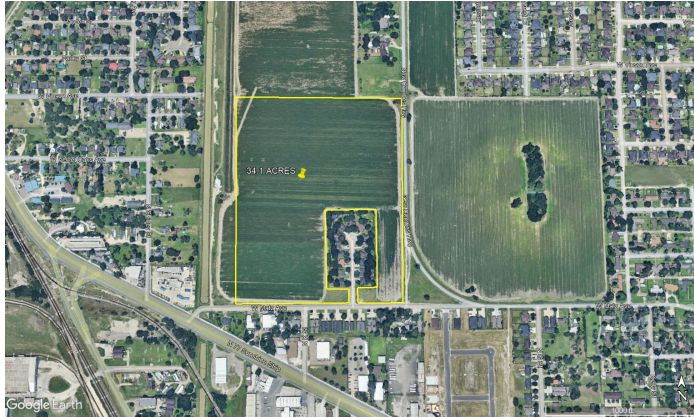


Vacant Land

For Sale: \$1,193,500

Harlingen



Site Specifications:

- **Address:** West Matz Ave and New Combes Highway
- **Acres:** 34.1 Acres
- **Frontage:** Approximately 1,100 feet of frontage on W. Matz Ave. and approx. 800 feet on New Combes Highway
- **Access:** W/ Matz Ave and New Combes Hwy, paved roads.
- **School District:** Harlingen C.I.S.D
- **Utilities:** Water, Power, and Sewer in the area
- **Topography:** Level
- **Directions:** Heading north on I-69 expressway towards Combes, take the Wilson Rd. exit and turn right on Wilson Rd. Turn left onto N. Commerce Ave. Turn right on N. 77 Sunshine Strip. Turn left on W. Matz Ave to property on left side of road.

For Additional Information

Please Contact:

Waters Realty, Inc.
Phone: 956-350-3333
Fax: 956-350-3111

Website: www.watersrealtyinc.com



Remarks:

34.1 acres on W. Matz Ave and New Combes Highway. Currently irrigated farmland. Harlingen School District. Located in Flood zone X. Currently zoned multi-family. Property is currently leased for agricultural production. Waters Realty and its agents have not verified the information and make no guarantees, warranties, or representations as to the completeness or accuracy thereof. It is your responsibility to independently confirm its accuracy and completeness.

Financing:

- Cash/Conventional

Waters Realty, Inc.