

Country

ESTATE

\$2.95 Million

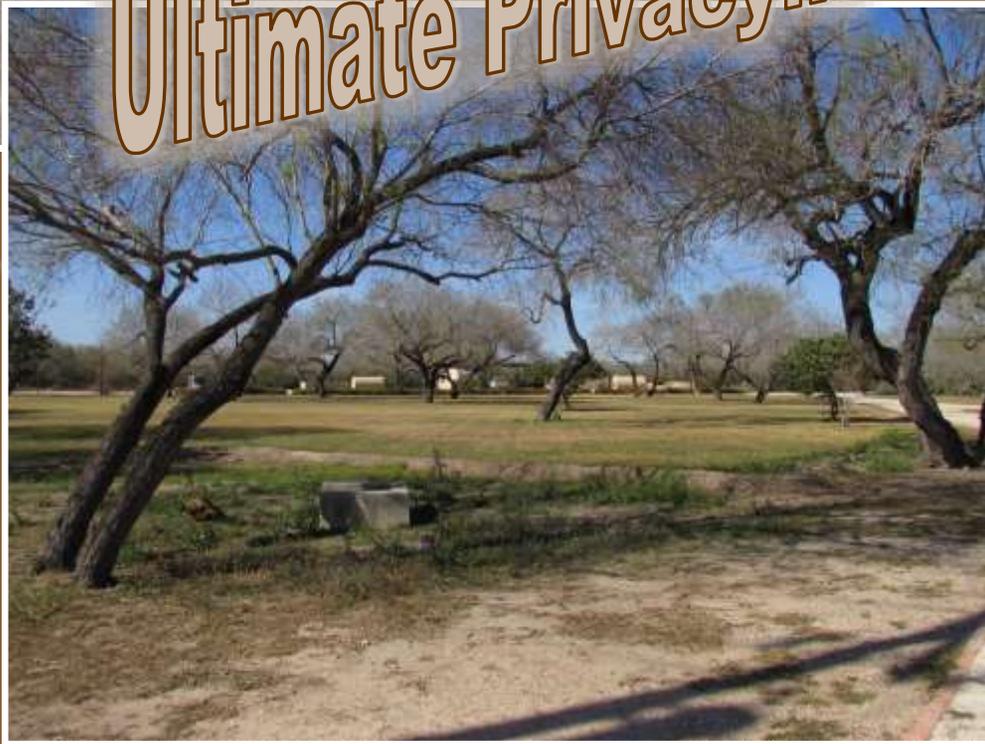
**45 +/- acre estate with 4 homes and ALL
the amenities!!!!**

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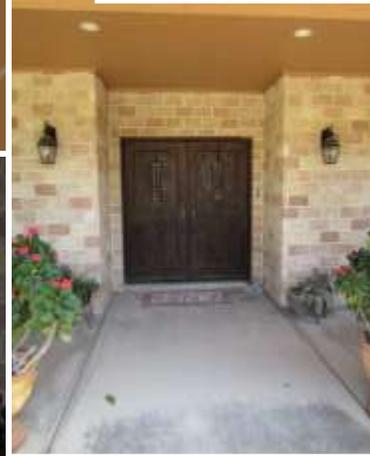


Country living in town...



- ◆ City of McAllen ETJ
- ◆ State highway frontage
- ◆ Large warehouse onsite
- ◆ Ranch hand quarters
- ◆ Half a mile from Tres Lagos Master Planned Community
- ◆ Commercial Potential
- ◆ Mature oaks throughout property
- ◆ Incredible privacy created with manicured native brush
- ◆ Scenic manicured jogging trail
- ◆ Laser leveled pasture
- ◆ City Water
- ◆ 100% Irrigated
- ◆ Hard corner

Main house w/ guest quarters...



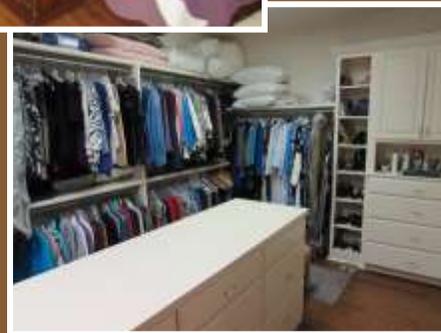
- ◆ 6,409 +/- SF living area
- ◆ 5 Bedrooms
- ◆ 4 Bathrooms
- ◆ 8 Car garage
- ◆ Attached guest quarters
- ◆ Full wet bar
- ◆ High ceilings
- ◆ Joe Averill built home
- ◆ Full gym
- ◆ Out-door kitchen
- ◆ Guest kitchen

Living Areas:



Master:

- Large with private access and sunroom
- Emergency panic room
- Steam shower
- HUGE closets
- Kitchenette



Bedrooms & Guest areas:

- Large rooms
- Private bathrooms
- Walk in closets



- Attached guest area
- Private entry
- Great patio spaces



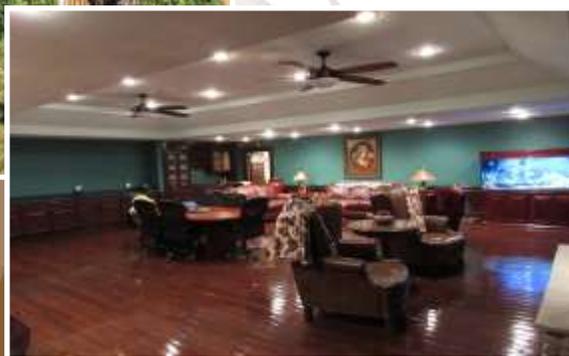
Gym and Auxiliary buildings:

- Current gym has many possibilities
- Full laundry and bath facilities
- Fully secured adjacent to house

- Large warehouse
- Ranch hand quarters
- Equipment barn w/ caliche parking
- Additional duplex on 107 frontage



Additional executive home:



- ♦ 3,834 +/- SF living area
- ♦ 3 Bedrooms
- ♦ 3 Bathrooms
- ♦ Outdoor hot tub area
- ♦ Mature oaks
- ♦ Incredible living/game area
- ♦ Modern/updated fixtures and amenities
- ♦ Secure and Private
- ♦ Great rear patio space
- ♦ Wet bar

Additional home on 10 acres:

Great additional 10 acres with 1,459 +/- SF home. Finish it out and have a great income property. Private entry from Bryan road. Lots of future development potential or great private guest house.



Improved/irrigated pasture:

Approximately 28 +/- acres of laser leveled improved pasture. Great for making bales, grazing, or your own farming endeavor. Currently planted in coastal Bermuda grass.



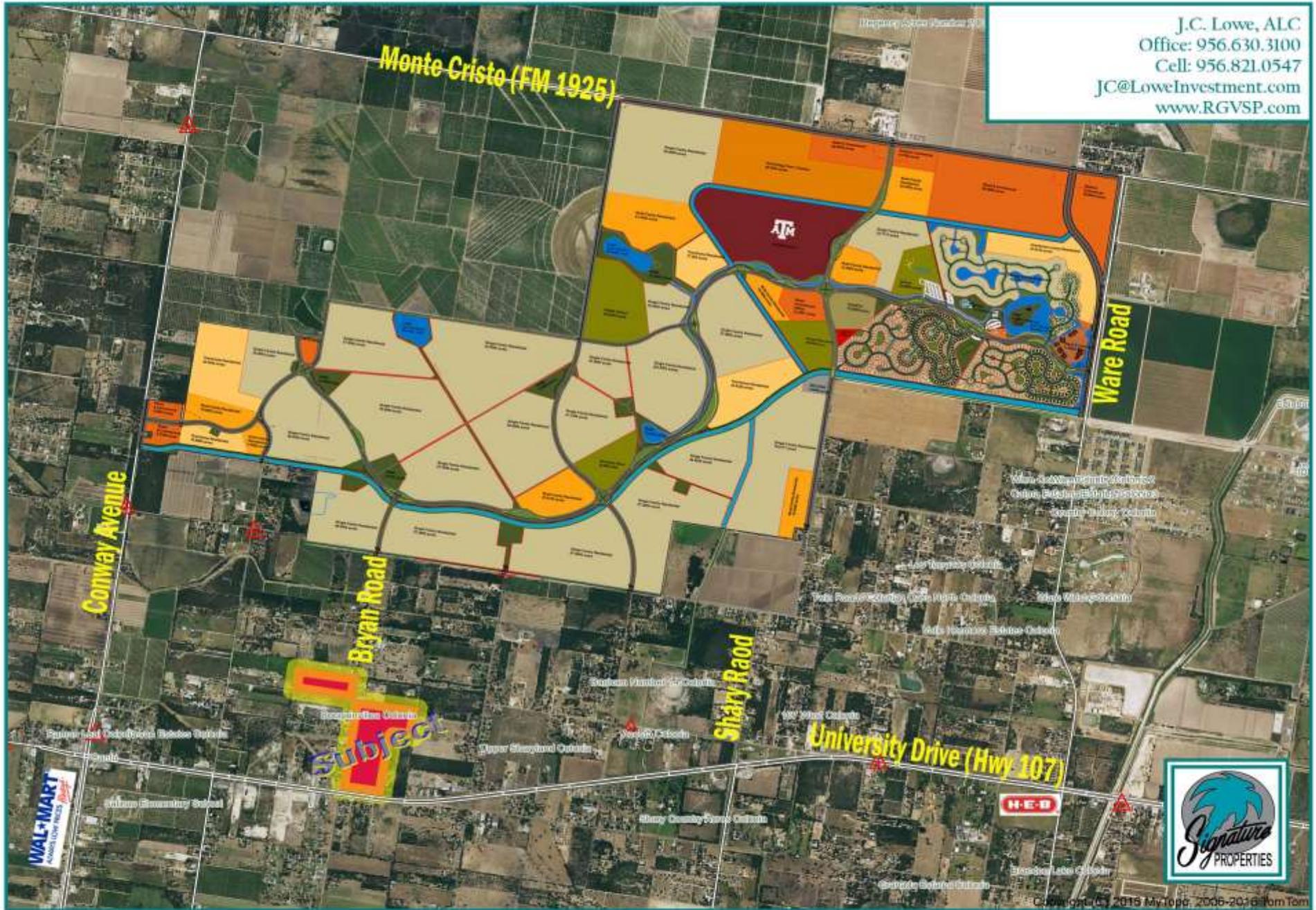
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