

# Offering Memorandum

## **725 acre Development property**

8804 FM 1421, Brownsville, TX 78520



For Sale

# Land

## 725 Acres | Residential/Commercial Development



## 725 acre Development property with Resaca beds

8804 FM 1421  
Brownsville, Texas 78520

### Property Description

This development opportunity is located just south of the Rancho Viejo Resort on FM 1421 Directly west of Resaca De Palma State Park. The Brownsville-Matamoros Borderplex region offers a world of opportunities for the local and foreign investor. Brownsville is located on the southernmost tip of Texas, separated by the Rio Grande River from its Mexican sister city, Matamoros, Tamaulipas. The area has become a hub for international trade and commerce due to its ideal geographic location, solid infrastructure.

The Brownsville Metropolitan Statistical Area has been recognized as the safest metro in the state of Texas, according to FBI data released in January 2015.

A safe community provides a vibrant environment for many aspects of the city, including recreation, health and economic development. This pro-business environment has helped Brownsville be recognized by WalletHub.com as one of the best cities to start a business and one of the most recession recovered communities in the U.S.

Recent investments in Brownsville, valued at over \$600 million, include SpaceX' construction of the world's first vertical rocket launch site. According to Elon Musk, founder of the company, the capital investment for this project exceeds \$100 million. Other important projects in Brownsville include Hunt Consolidated investing \$200 million in infrastructure enhancements, and the Broe Group development of a 1,200 acre industrial park adjacent to the Port of Brownsville.

### Property Highlights

- City Water and Sewer in close proximity
- Will sell all or 300 acre north tract, 185 middle tract or 235 acre south tract
- Easy access to Brownsville via Boca Chica Blvd
- Resacas meandering could be used as water features
- Development potential for 2,000 residential lots per RBA-Richard P Browne Assoc.

OFFERING SUMMARY	
Sale Price	\$2,590,000 - \$4,500,000
Lot Size	725.0 Acres

For more information

**Eric Ziehe, CCIM**

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## Property Overview

New on the market. A rare find of this large a land tract with fairly easy access to water and sewer. There are meandering Resacas or old river beads that traverse the north part of the property that could be converted to lakes for high demand water front lots.

Seller lists the north most 300 acre for \$13,000/ac, the middle 185 acres for \$14,000/ac and the south most 235 acres for \$12,000. All offers will be carefully considered.

The property has 3800 feet of frontage on FM 1421, with easy access to FM 281 accessing Brownsville CBD at Boca Chica Boulevard, or north Brownsville on FM 1732. Just north of the property is Rancho Viejo Resort with two world class golf courses and many other amenities.

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South Padre Island with many recreational opportunities is just 30 minutes east. This barrier island on the Gulf of Mexico offers vacationers a sunny respite from the daily grind. Gaze at a magnificent sunset, laze on the white sandy beach or go deep sea fishing for Kingfish, Shark, Mahi Mahi, Amberjack, Tuna, Red Snapper, Grouper and Cobia. Bay fishing offers Flounder, Sea Trout and Redfish. Take a dolphin-watch tour, look for more than 300 species of birds at the South Padre Island Birding and Nature Center and dine on fresh Texas Gulf seafood.

Prepared For  
**CORONADO COMPANY, LLC**  
**PRELIMINARY MASTER PLAN**

**CONCEPT THREE**  
(MODIFIED TO INCORPORATE PROPOSED RAILROAD ALINEMENT)  
Village Center & 2,066 Residential Lots



Land Use North of Merryman Road  
1042 Residential Lots  
Multi-Family  
Park  
Retail / Commercial

Resaca De La Palma  
NORTH  
0 100 200 300  
100 200  
REVISED APRIL, 04

Residential Collector with Hike & Bike Trails Linking Together the Neighborhoods  
Proposed Merryman Road Alignment

Sound Buffer to Proposed Railroad  
Proposed Railroad Alignment

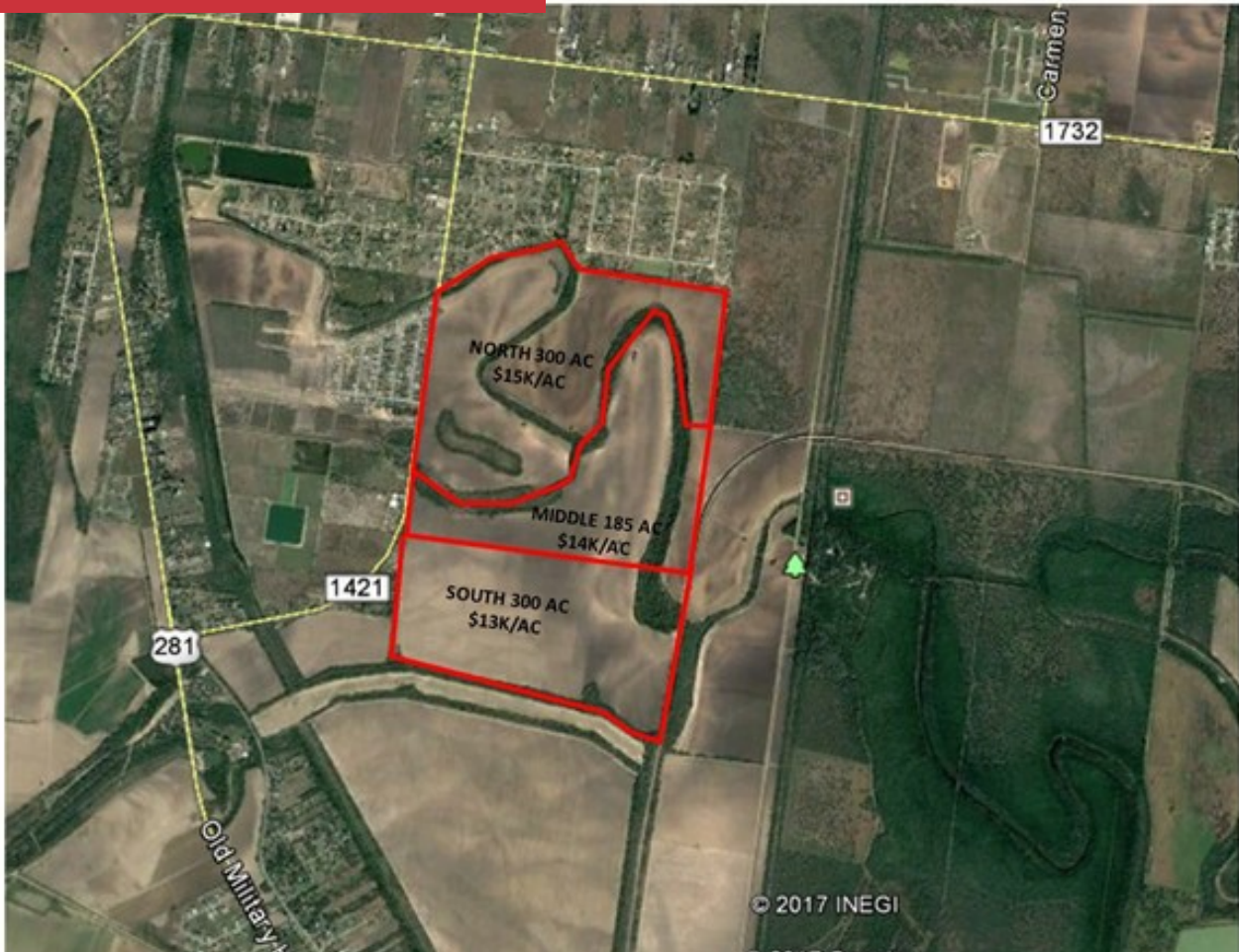
Property Boundary line  
Residential Collector with Hike & Bike Trails Linking Together the Neighborhoods

Sound Buffer to Proposed Railroad  
Land Use South of Merryman Road  
1024 Standard Residential lots  
Park  
Retail & Commercial  
School  
Village Square

Property Line  
"Rancho Viejo Floodway"

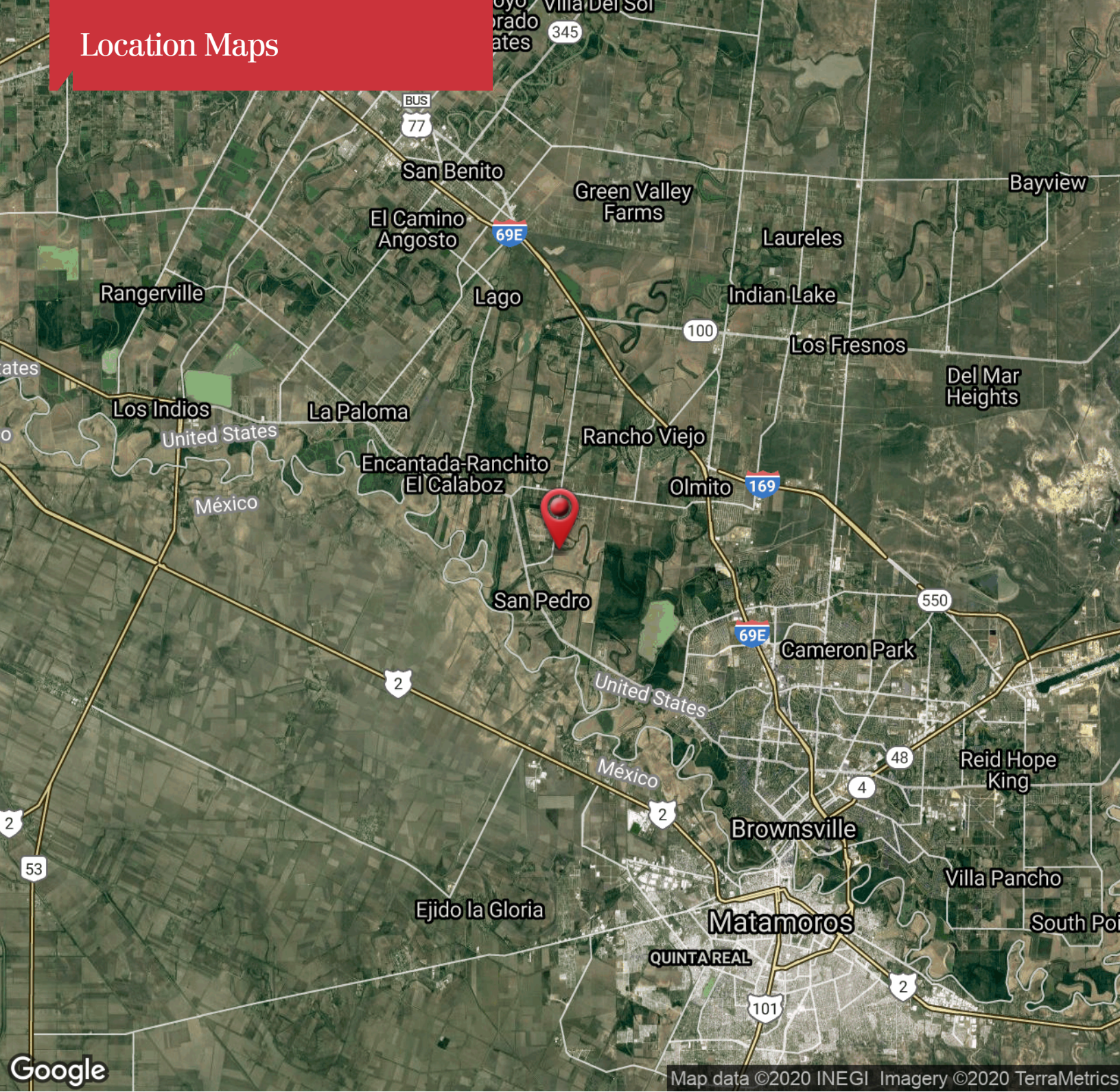
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# PRICING OF PARTS



Lot #	Size	Price per SF/ AC	Sale Price	Status	Description
North	300 Acres	\$15,000/AC	\$4,500,000	Available	North most 300 acres with Resaca beds.
Middle	185 Acres	\$14,000/AC	\$2,590,000	Available	Central 185 acres with Reasca beds.
South	235 Acres	\$12,000/AC	\$2,820,000	Available	South 235 acres

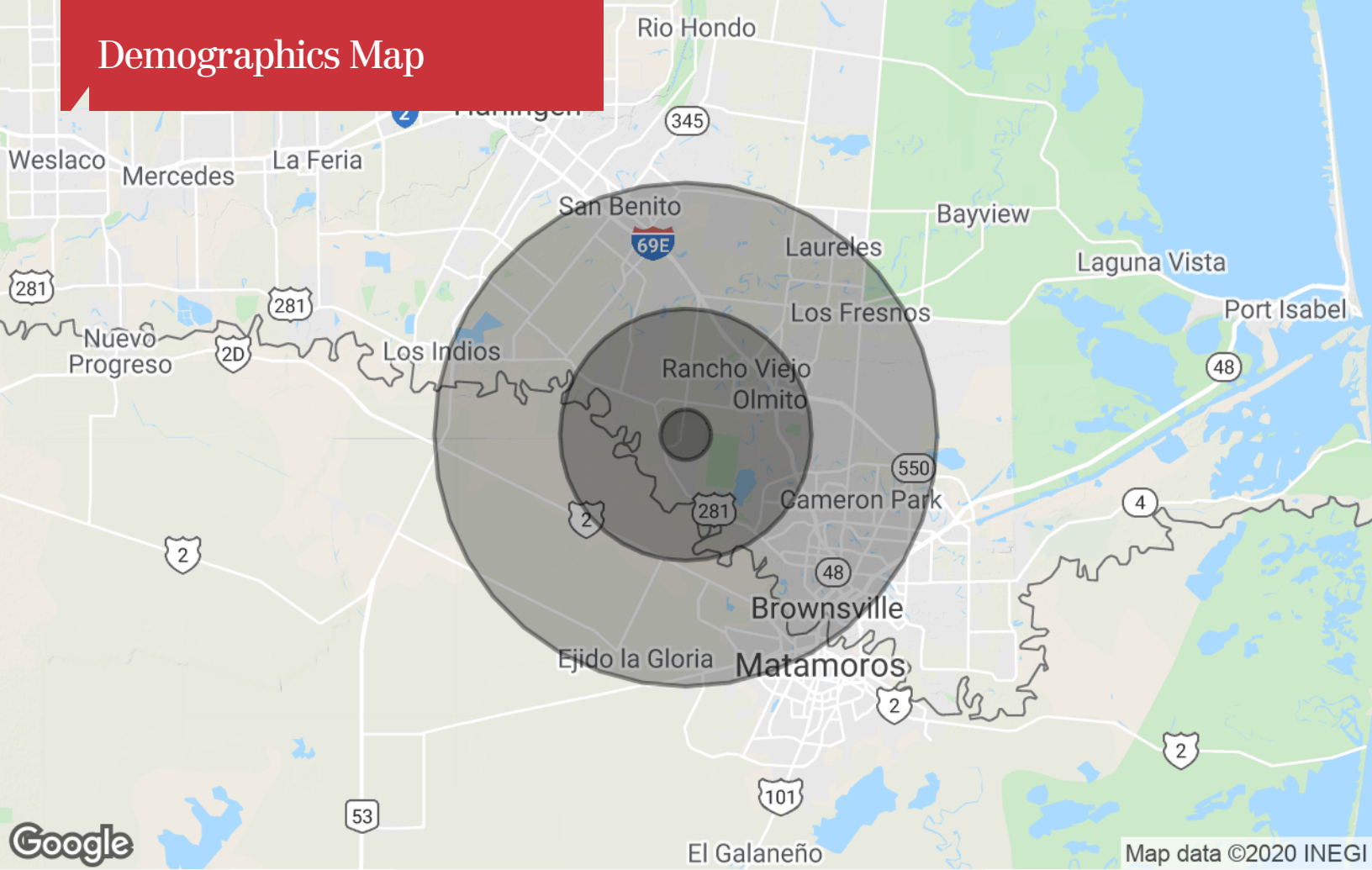
# Location Maps



## LOCATION DESCRIPTION

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# Demographics Map



## Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	770	28,963	175,681
MEDIAN AGE	36.1	28.8	29.6
MEDIAN AGE (MALE)	31.2	26.8	27.5
MEDIAN AGE (FEMALE)	41.9	30.8	31.8

## Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	229	7,657	48,752
# OF PERSONS PER HH	3.4	3.8	3.6
AVERAGE HH INCOME	\$54,892	\$50,431	\$45,702
AVERAGE HOUSE VALUE	\$103,332	\$132,236	\$103,057

\* Demographic data derived from 2010 US Census



# Information About Brokerage Services

*Texas law requires all real estate licensees 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 coincidental 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)



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For More Information:



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