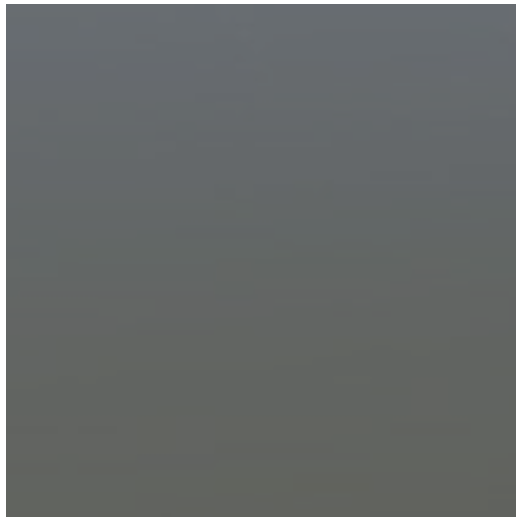


LAND FOR SALE

289 DORRIS ROAD



289
DORRIS ROAD
BROWNSVILLE, TX

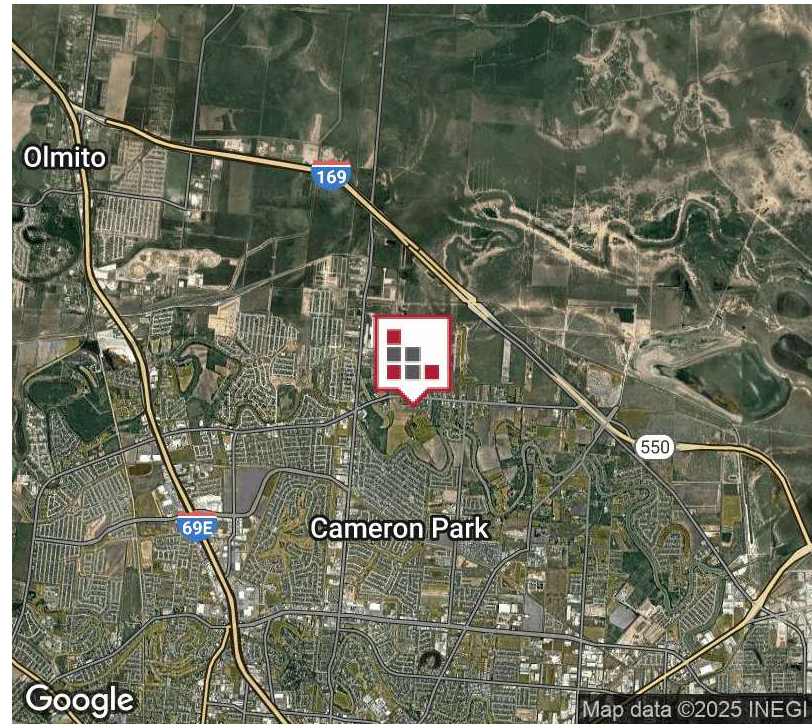


197 Acres that is ONE OF A KIND! Surrounded by Resaca, this land is currently being utilized as a Farm and Ranch with Ranch House at entrance and Equipment Barn. Due to its location in Brownsville and proximity of residential communities, the Highest and Best Use for this acreage would be a highly-desired Mixed Use Residential Subdivision built in Phases with upscale homes on the Resaca.



FOR SALE
289 DORRIS ROAD

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$19,600,000
Lot Size:	197 Acres
Price / Acre:	\$99,492
Zoning:	Agricultural
Market:	Rio Grande Valley
Submarket:	Brownsville

PROPERTY OVERVIEW

197 Acres that is ONE OF A KIND! Surrounded by Resaca, this land is currently being utilized as a Farm and Ranch with Ranch House at entrance and Equipment Barn. Due to its location in Brownsville and proximity of residential communities, the Highest and Best Use for this acreage would be a highly-desired Mixed Use Residential Subdivision built in Phases with upscale homes on the Resaca. Located across the Resaca is Carlis Run Subdivision with larger lots and fantastic view of the Resaca. There is a sea wall by the residence, which could also be used/converted to a Sales Office during Subdivision Construction.

The City of Brownsville has seen major growth over the last several years with SpaceX investment of \$5 million in its Starship production, \$18 billion LNG project, \$30 million Texas A&M training facility, not to mention all the other projects in and around the Port of Brownsville. Large scale housing is necessary to accommodate the 3,100 Space X, 5,000 LNG Construction jobs and 10,000 students to be enrolled at the new 22-acre Texas A & M training facility.

This 197 acres is a centrally located 5 miles to the Port of Brownsville, 10 minutes to I69-E, 30 miles to SpaceX, and 20 minutes to the new RGV LNG and the Brownsville/South Padre Island International Airport. Brownsville's three international bridges are located within an 11-mile radius.

At \$99K per acre, this property is easily accessible and equidistant from Interstate 69E and FM 550.

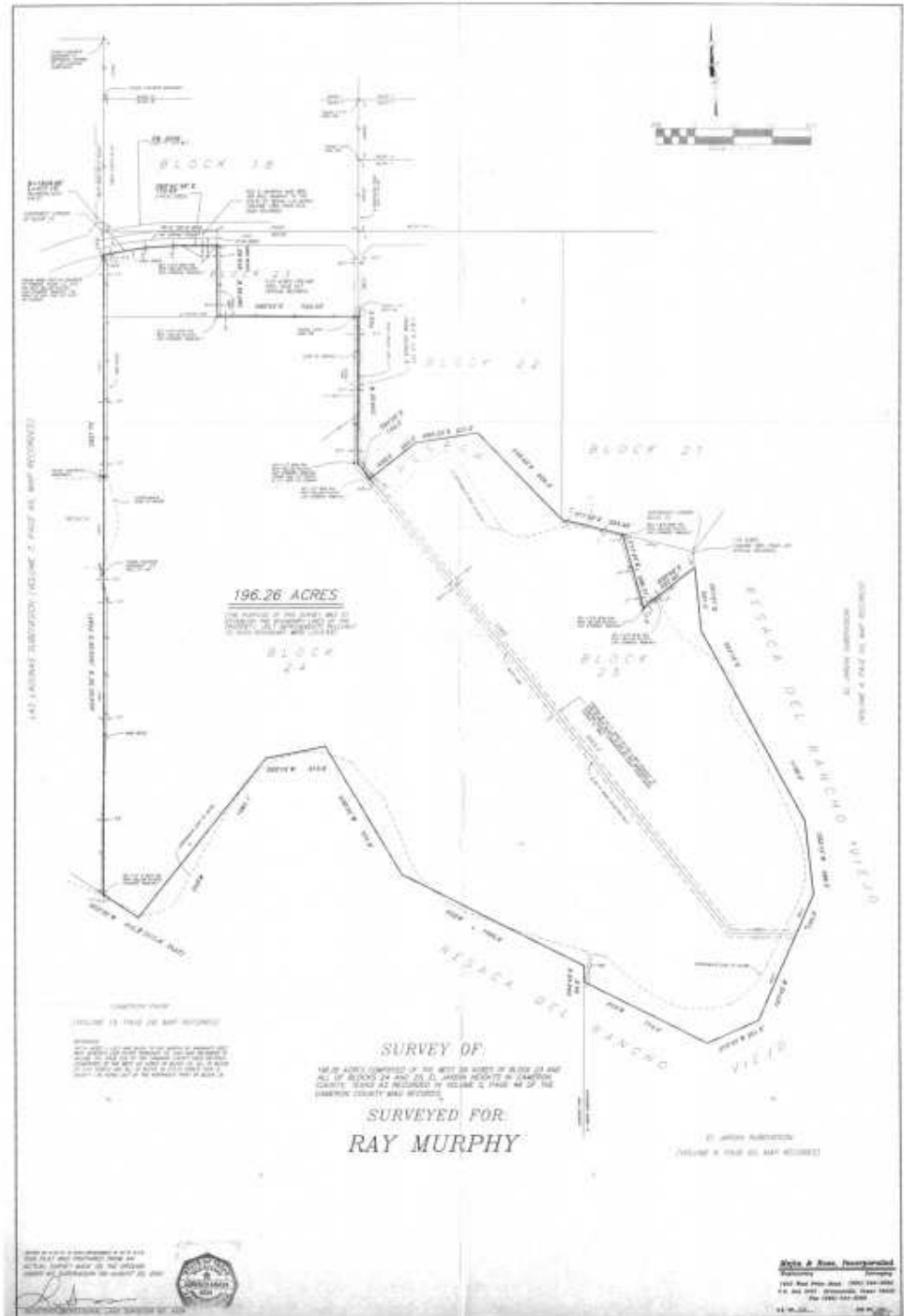
FOR SALE
289 DORRIS ROAD

SURVEY

DRONE VIDEO TOUR

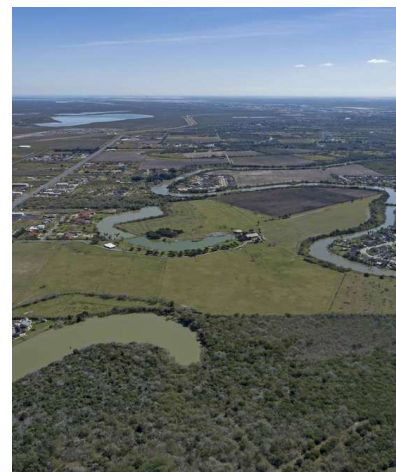
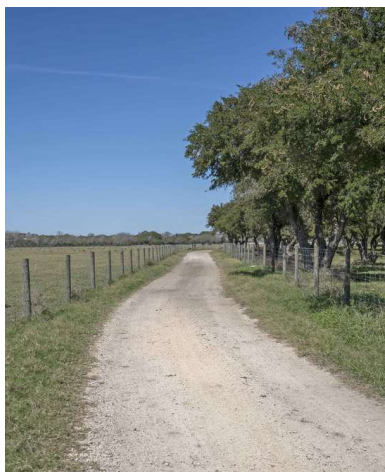
360° VIRTUAL TOUR

VIDEO TOUR



FOR SALE
289 DORRIS ROAD

ADDITIONAL PHOTOS



FOR SALE
289 DORRIS ROAD
FEMA FLOOD MAP

National Flood Hazard Layer FIRMette



97°28'45"W 29°59'16"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, X, AG
	With BFE or Depth Zone AE, AQ, AV, VE, VV
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depths less than one foot or with drainage areas of less than one square mile Zone X
	Future Condition 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee See Notes Zone A
	Area with Flood Risk due to Levee Zone A
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone A
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	Cross Sections with 1% Annual Chance
	Water Surface Elevation
	Coastal Tract
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
MAP PANELS	Coastal Tract Baseline
	Profile Baseline
	Hydrographic Feature
MAP PANELS	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/5/2022 at 3:21 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifier, FIRM panel number, and FIRM effective date. Map images for unmapped and unclassified areas cannot be used for regulatory purposes.

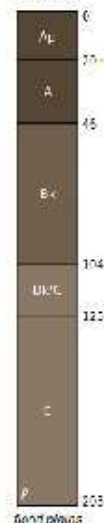
FOR SALE
289 DORRIS ROAD

SOIL MAP



LAR: Laredo silty clay loam 0 to 1 percent slopes, rarely flooded (889047)

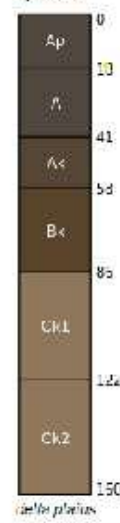
Laredo (88%)
Laredo (88%)
Fluvio-lacustrine
Well drained
Hydric: No



Soil profile

OM: Olin silty clay (363657)

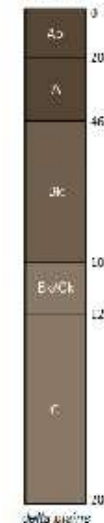
Olin (65%)
Olin (65%)
Verde Caliche
Moderately well drained
Hydric: No



Soil profile

LAR: Laredo silty clay loam 1 to 5 percent slopes (889048)

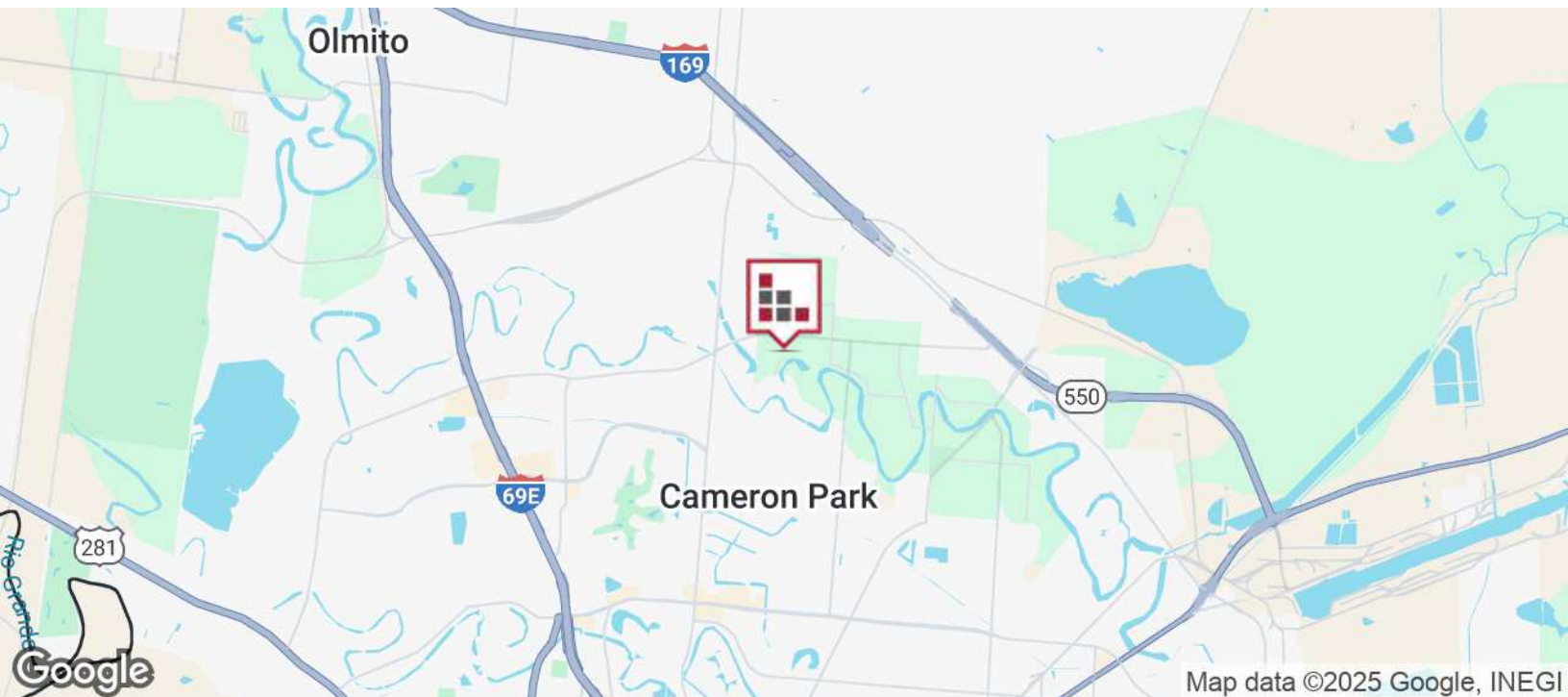
Laredo (88%)
Laredo (88%)
Fluvio-lacustrine
Well drained
Hydric: No



Soil profile

FOR SALE
289 DORRIS ROAD

LOCATION MAP



FOR SALE
289 DORRIS ROAD

DEMOGRAPHICS MAP



POPULATION

3 MILES

5 MILES

10 MILES

Total population	50,351	125,035	233,973
Median age	26.4	27.5	28.5
Median age (Male)	24.3	25.2	26.1
Median age (Female)	28.6	29.8	30.6

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total households	13,194	34,264	63,449
# of persons per HH	3.8	3.6	3.7
Average HH income	\$52,265	\$48,105	\$42,731
Average house value	\$100,955	\$106,764	\$102,058

ETHNICITY (%)

3 MILES

5 MILES

10 MILES

Hispanic	90.4%	91.4%	92.5%
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RACE (%)

White	90.4%	89.9%	90.1%
Black	0.4%	0.3%	0.4%
Asian	1.1%	0.9%	0.6%
Hawaiian	0.0%	0.1%	0.0%
American Indian	0.1%	0.1%	0.2%
Other	6.9%	7.5%	7.6%

* Demographic data derived from 2020 ACS - US Census