

COMMERCIAL PAD SITES @ SAN SEBASTIAN



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PROPERTY DESCRIPTION

SVN | Hanna Solutions Commercial Real Estate is pleased to present the exclusive opportunity to acquire **commercial pad sites** within **San Sebastian**, a **master-planned mixed-use development** located in **San Benito, Texas**.

Fronting **Business 77**, one of the Rio Grande Valley's most traveled commercial corridors, this development gives investors and developers a rare chance to secure pad site frontage in a **high-growth residential market** with strong and **consistent consumer demand**.

The project encompasses a **47-acre development** featuring **185 residential lots** alongside **8 premium commercial pad sites** along the highway frontage. These sites are purpose-built to serve the surrounding community and capture corridor traffic, laying the groundwork for lasting **retail, service, and build-to-suit commercial success**.

As San Benito grows alongside the Valley's broader economic momentum, San Sebastian stands as the first community of its kind in the area and a compelling entry point for those looking to establish a foothold in one of South Texas's most promising emerging markets.





PROPERTY OVERVIEW

Project Name: Golden Mile at San Sebastian

Location: US Highway 77 | San Benito, Texas, 78586

Total Site Area: ±47 Acres

Development Type: Mixed-Use (**Commercial & Residential**)

Residential Lots: 185 Planned Lots

Commercial Offering: 8 Planned Pad Sites for Sale

Price: \$15.00 PSF



The development features a well-planned layout with 8 **commercial pad sites** along the frontage of **Business 77** and **185 residential lots** situated within the interior of the subdivision. Internal streets provide connectivity and accessibility throughout the project, ensuring seamless flow between both communities.

HIGHLIGHTS

- **Master-Planned Development:** 47 acres blending residential and commercial use.
- **Residential Base:** 185 modern residential lots designed on curvilinear streets.
- **Active Lifestyle Amenities:** 2 playgrounds, 2 dog parks, soccer and basketball fields, and dedicated walking/biking trails.
- **Commercial Offering:** 8 subdivided and engineered pad sites fronting Business 77.
- **Sizes range** from 1.01 AC to 1.60 AC
- **Full infrastructure:** drainage, water, and sewer easements in place
- **Regional Access:** Direct connections to Business 77, Oscar Williams Rd, and I-69E.
- **Strong Demographics:** 24,000+ residents in San Benito with rapid growth and a high demand for retail and services.
- **Ideal Uses:** Retail, medical, food & beverage, financial services, or build-to-suit.



COMMERCIAL PAD SITES

The commercial component of San Sebastián consists of **8 pad sites** located along the frontage of **Business 77**, designed to maximize visibility, accessibility, and exposure to both local residents and regional corridor traffic. Pad sites vary in size, providing flexibility for a range of development opportunities including **retail, restaurants, professional office, and service-based uses**.

IDEAL USES:

- Retail Centers
- Quick-Service Restaurants (QSR)
- Coffee Concepts
- Medical or Professional Office
- Childcare or Educational Facilities
- Service-Oriented Businesses

Lot	Acres	SF	Price @ \$15/SF
Lot 1	1.60 AC	69,480 SF	\$1,042,200
Lot 2	1.03 AC	44,688 SF	\$670,320
Lot 3	1.24 AC	54,000 SF	\$810,000
Lot 4	1.24 AC	54,000 SF	\$810,000
Lot 5	1.24 AC	54,000 SF	\$810,000
Lot 6	1.24 AC	54,000 SF	\$810,000
Lot 7	1.37 AC	59,683 SF	\$895,245
Lot 8	1.01 AC	44,069 SF	\$661,035





ECONOMIC DRIVERS

The region surrounding San Benito is experiencing significant growth driven by major employers and infrastructure expansion, including:

- **Port of Brownsville** – A leading economic engine supporting international trade and logistics
- **I-69E / NAFTA Corridor** – A primary trade route driving regional commerce and connectivity
- **Healthcare & Medical Expansion** – Growing demand for medical services across Cameron County
- **Manufacturing & Industrial Growth** – Continued investment in the lower Rio Grande Valley

These drivers are contributing to population growth, increased housing demand, and the need for supporting retail and commercial services in San Benito.

LIFESTYLE & COMMUNITY AMENITIES

San Sebastián is designed around an active family lifestyle, making it the first community of its kind in San Benito.

Active Living Features

San Sebastián offers a curated set of amenities designed to attract families and health-conscious residents:

- 2 playgrounds
- 2 dog parks
- Soccer and basketball fields
- Walking, biking, and fitness trails

These amenities foster long-term residency and **create built-in demand for nearby retail and service businesses.**



SAN SEBASTIAN
— A MODERN COMMUNITY —



SAN BENITO
TEXAS



DEVELOPMENT FEATURES

San Sebastian is designed as a high-quality master-planned community with the following features:

- **Curvilinear street layout**
- **Full underground utilities**
- **2 playgrounds and 2 dog parks**
- **Soccer and basketball fields**
- **Walking, biking, and fitness trails**

These features enhance the long-term value of the development and support residential absorption.

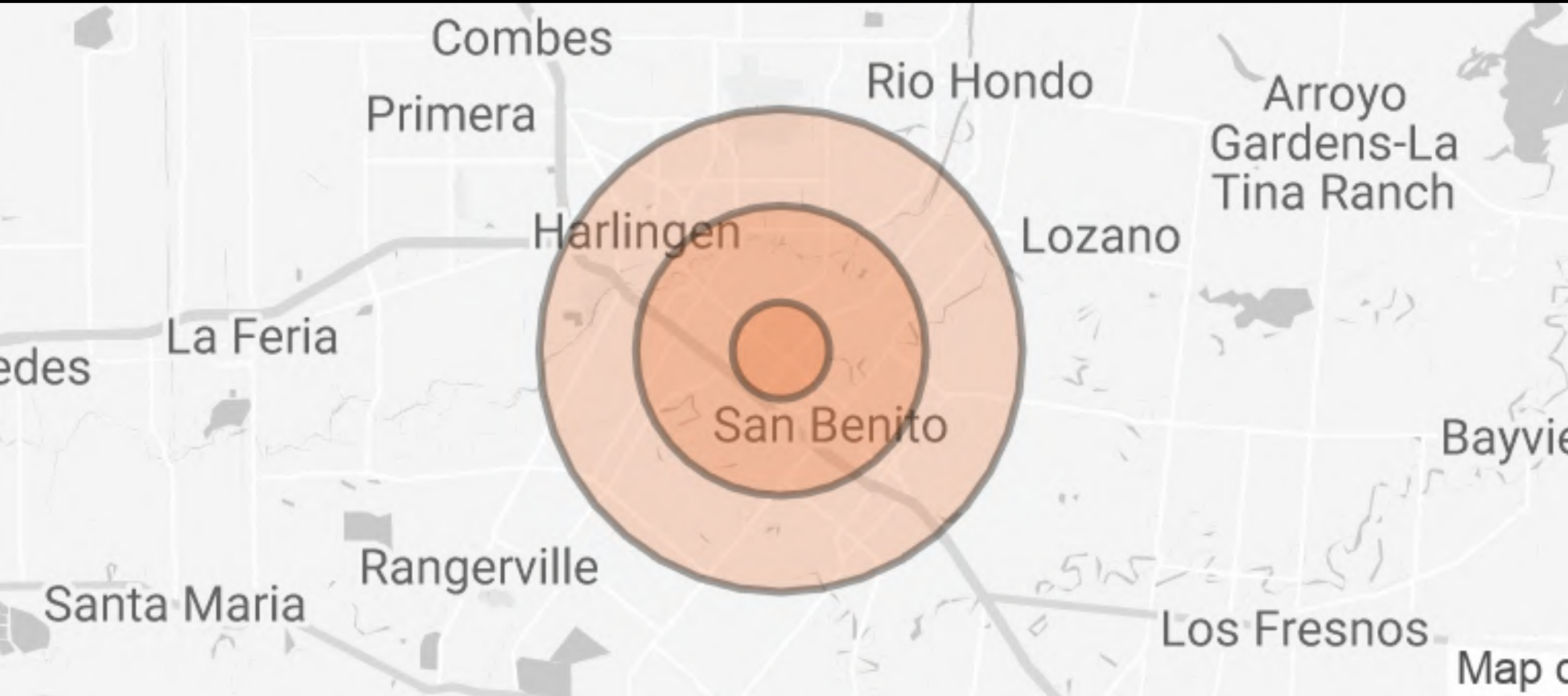
MARKET POSITIONING

San Sebastian is uniquely positioned to benefit from three key demand drivers:

- **Residential Growth** – 185 lots creating immediate built-in consumer demand
- **Retail Gap** – Underserved retail and services in a rapidly growing submarket
- **Regional Access** – Direct connections to Business 77, Oscar Williams Rd, and I-69E

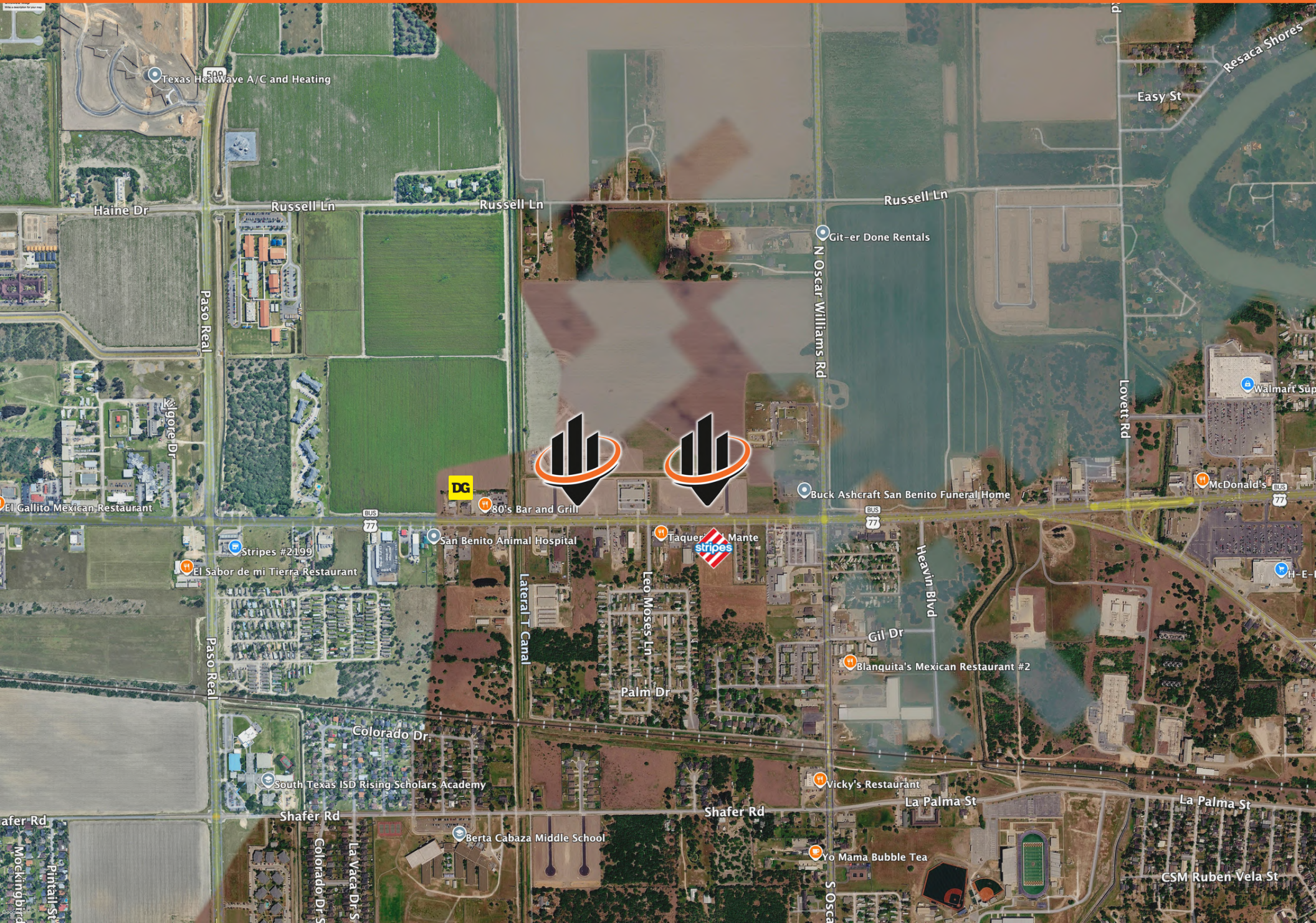
This combination creates a **strong environment for retail and commercial development**, making the project an **ideal opportunity for investors and developers seeking long-term growth**.





POPULATION	1 MILE	3 MILE	5 MILE
 TOTAL POPULATION	3,863	40,462	81,545
 AVERAGE AGE	34	38	38
HOUSEHOLD & INCOME			
 TOTAL HOUSEHOLDS	1,266	13,848	27,647
 AVERAGE HH INCOME	\$59,474	\$68,629	\$66,749

Location Map



INFORMATION ABOUT BROKERAGE SERVICES

Texas law 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 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 on 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 confidential 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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Buyer/Tenant/Seller/LandlordInitials

Date

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1. THE OFFERING MEMORANDUM AND ITS CONTENTS ARE CONFIDENTIAL;
2. YOU WILL HOLD IT AND TREAT IT IN THE STRICTEST OF CONFIDENCE
3. YOU WILL NOT, DIRECTLY OR INDIRECTLY, DISCLOSE OR PERMIT ANYONE ELSE TO DISCLOSE THIS OFFERING MEMORANDUM OR ITS CONTENTS IN ANY FASHION OR MANNER DETRIMENTAL TO THE INTEREST OF THE SELLER. HANNA SOLUTIONS IS NOT AFFILIATED WITH, SPONSORED BY, OR ENDORSED BY ANY COMMERCIAL TENANT OR LESSEE IN THE OFFERING MEMORANDUM.

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IF YOU WISH NOT TO PURSUE NEGOTIATIONS LEADING TO THE ACQUISITION OF THE PROPERTY OR IN THE FUTURE YOU DISCONTINUE SUCH NEGOTIATIONS, THEN YOU AGREE TO PURGE ALL MATERIALS RELATING TO THIS PROPERTY INCLUDING THIS OFFERING MEMORANDUM.

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Paso Real

185 Residential Lots

(1)
1.60
±AC

(2)
1.03
±AC

(3)
1.24
±AC

(4)
1.24
±AC

(Phase A)

(1)
1.24
±AC

(2)
1.24
±AC

(3)
1.37
±AC

(4)
1.01
±AC

(Phase B)



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