

For Sale  
**Land**  
 155 Acres | \$38,000 / AC

## SOLTEX DEVELOPMENT

FM 511 & E of Cavazos Rd  
 Brownsville, Texas 78566

### Property Highlights

- Frontage on FM 511 for prominent visibility
- Proximity to NexGen LNG & The Port of Brownsville for logistical advantages
- Close proximity to Space X for potential collaboration

### Property Description

Introducing a prime investment opportunity in the heart of Brownsville, Texas. This versatile property, zoned MIXED, is set on FM 511 with prime frontage, making it ideal for a range of residential and commercial ventures. Strategically located near NexGen LNG and the Port of Brownsville, this site offers unparalleled access to key economic drivers in the region. Space X is moving its operations to Starbase at Boca Chica, in close proximity to this property, presents a compelling prospect for land and other investors seeking a strategic foothold in this thriving area. Don't miss the chance to capitalize on this exceptional property's potential.

### OFFERING SUMMARY

Sale Price	\$38,000 / acre
Lot Size	155.0 Acres

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
5 Miles	112,826	\$79,545
10 Miles	239,757	\$71,394
15 Miles	267,091	\$71,689

### For more information

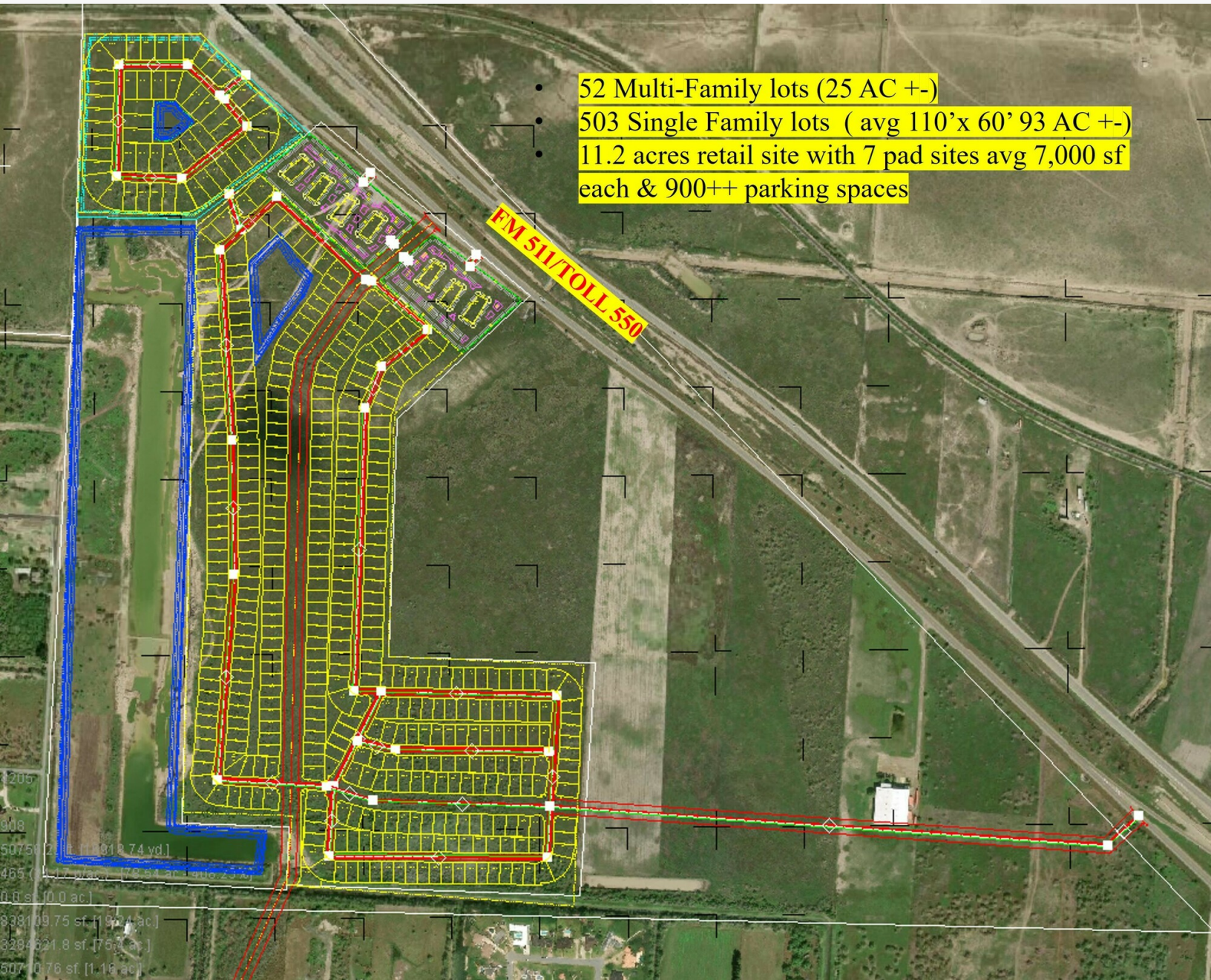
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# Conceptual Land Plan On 155 Acres



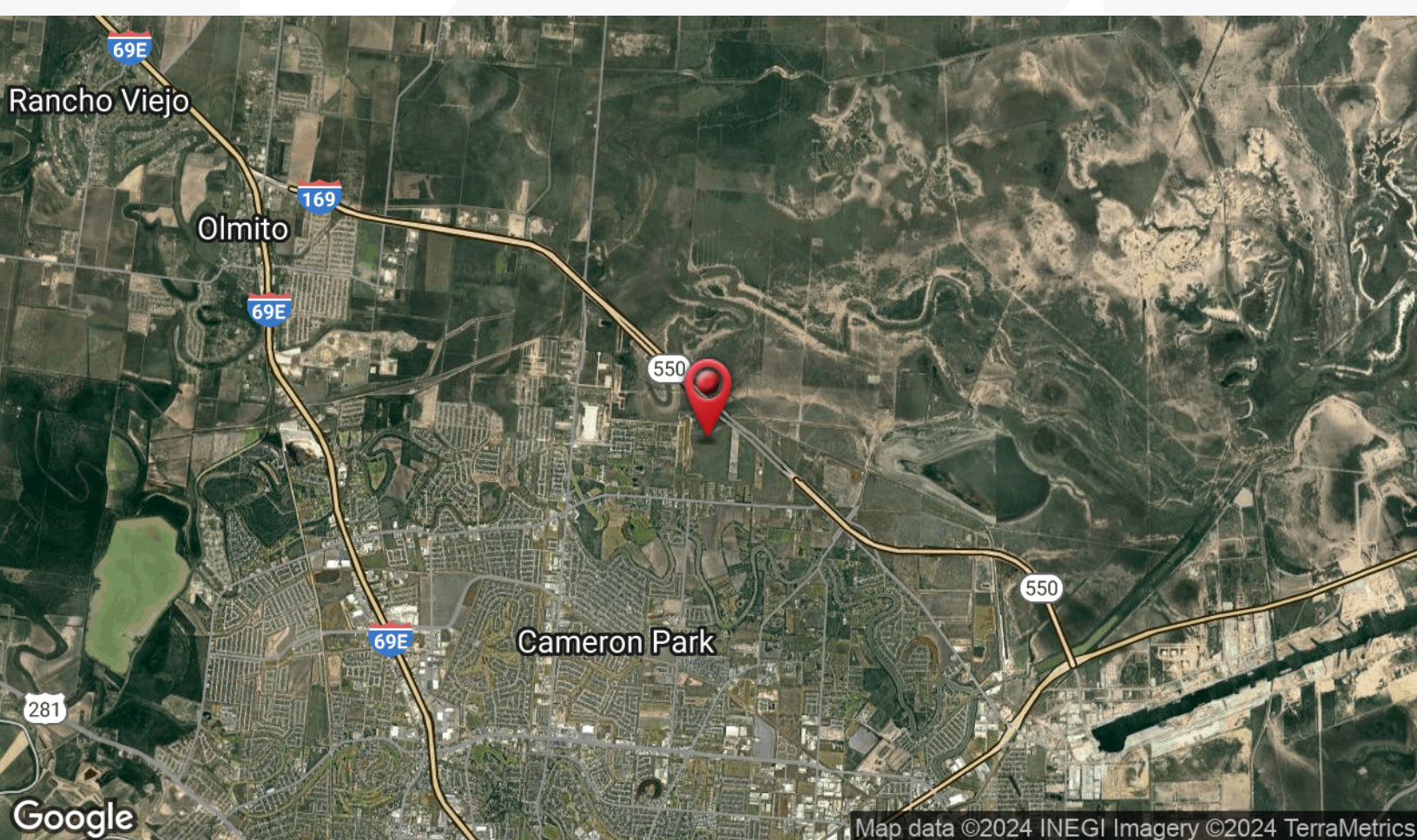
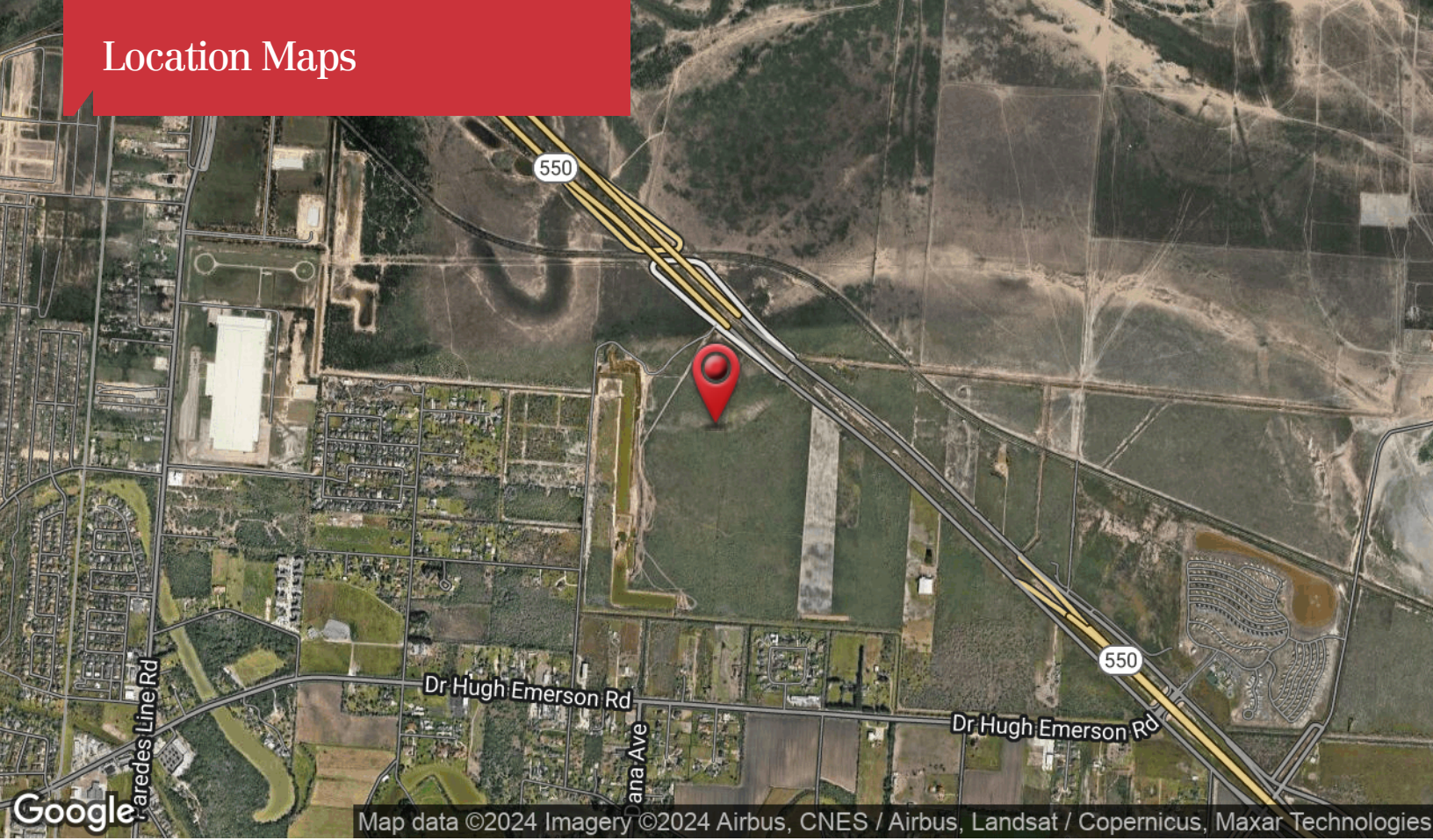
- 52 Multi-Family lots (25 AC +/-)
- 503 Single Family lots ( avg 110'x 60' 93 AC +/-)
- 11.2 acres retail site with 7 pad sites avg 7,000 sf each & 900++ parking spaces

FM 511/TOLL 550

1205  
908  
5075 [21.1 ac] [818.74 yd.]  
465 [179.54 ac] [4140.23 w]  
0.0 sf [0.0 ac]  
838109.75 sf [1.92 ac]  
3284621.8 sf [75.3 ac]  
50710.76 sf [1.16 ac]



# Location Maps





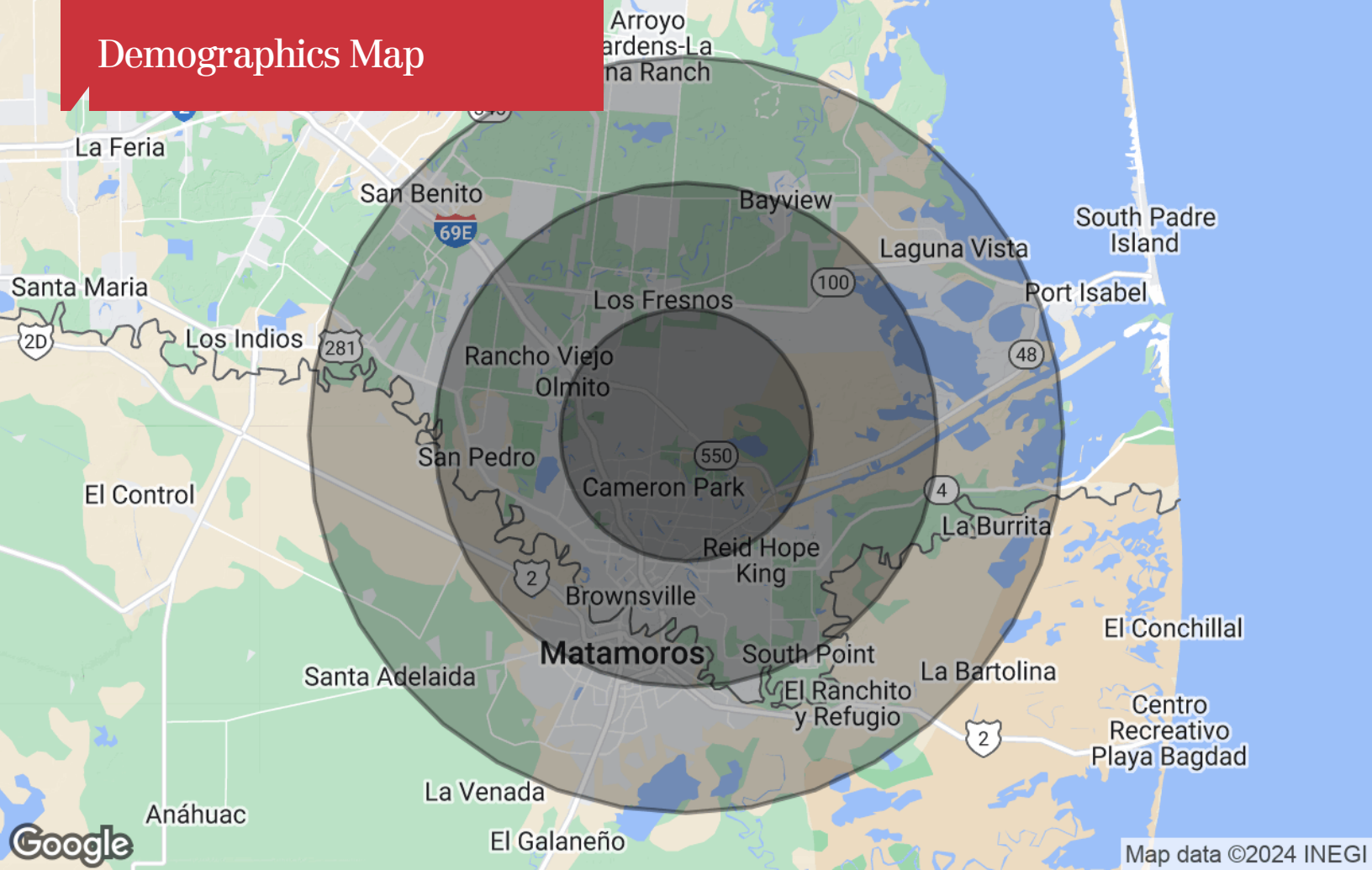
# Strategic Elements Map



Map data ©2024 INEGI Imagery  
©2024 TerraMetrics



# Demographics Map



<b>Population</b>	<b>5 Miles</b>	<b>10 Miles</b>	<b>15 Miles</b>
TOTAL POPULATION	112,826	239,757	267,091
MEDIAN AGE	36	36	36
MEDIAN AGE (MALE)	34	35	35
MEDIAN AGE (FEMALE)	37	37	37
<b>Households &amp; Income</b>	<b>5 Miles</b>	<b>10 Miles</b>	<b>15 Miles</b>
TOTAL HOUSEHOLDS	35,384	73,915	82,091
# OF PERSONS PER HH	3.2	3.2	3.3
AVERAGE HH INCOME	\$79,545	\$71,394	\$71,689
AVERAGE HOUSE VALUE	\$170,263	\$152,146	\$153,566

\* Demographic data derived from 2020 ACS - 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 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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Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

TXR-2501

NAI Rio Grande Valley, 1400 N. McColl, Ste. 205 McAllen TX 78501  
Roger Stolley

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

IABS 1-0 Date

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Brownsville, Texas 78566

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## For More Information:



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