

CISNEROS INVESTMENT ENTERPRISES LLC

S RIVER AND IVEY ROADS DONNA, Texas 78537

Property Highlights

- · Zoned AG for diverse land use possibilities
- -Prime location in sought-after Donna area in close proximity to LKQ Automotive facility and the Donna International Bridge.
- -Ideal for land and other types of investment opportunities
- -Versatile land suitable for a range of investor needs

Property Description

Prime investment opportunity located at S RIVER AND IVEY ROADS on the edge of Donna,. If annexed with an AG zoning designation, this property provides the ideal canvas for development. Positioned in the thriving Donna area, this expansive site offers endless potential for land and other types of investors. Don't miss your chance to secure a valuable piece of real estate in this sought-after location.

OFFERING SUMMARY			
Sale Price	\$40,000 / acre		
Lot Size	31.01 Acres		

DEMOGRAPHICS					
Stats	Population	Avg. HH Income			
1 Mile	2,517	\$50,778			
3 Miles	15,072	\$56,555			
5 Miles	70,549	\$62,644			

For more information

Mike Blum

0: 956 731 4401 mikeb@nairgv.com











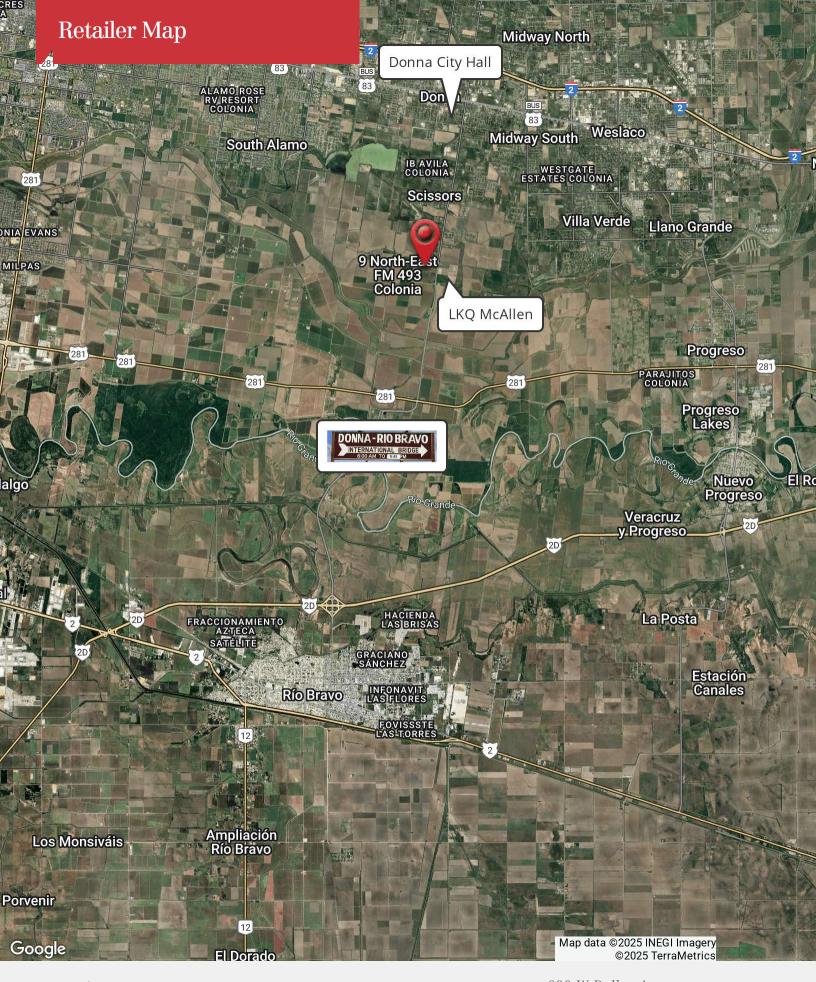


THIS IS A CONCEPTUAL LAND PLAN FOR A 150 LOT DEVELOPMENT. OTHERS POSSIBLE









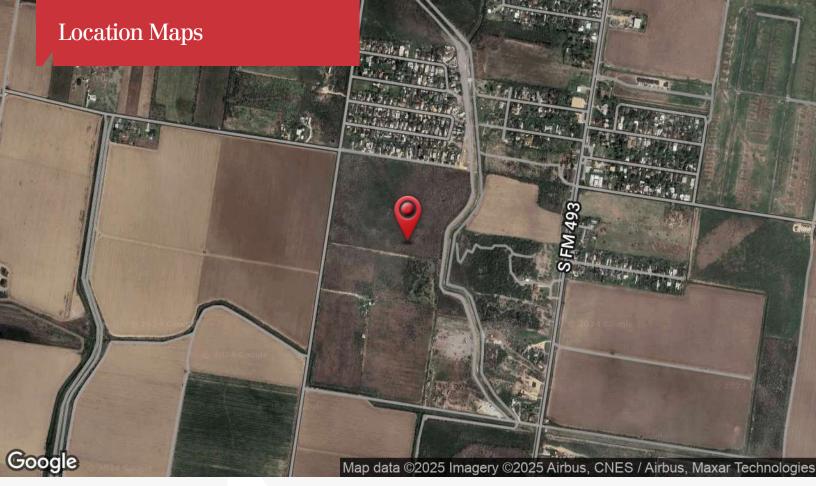


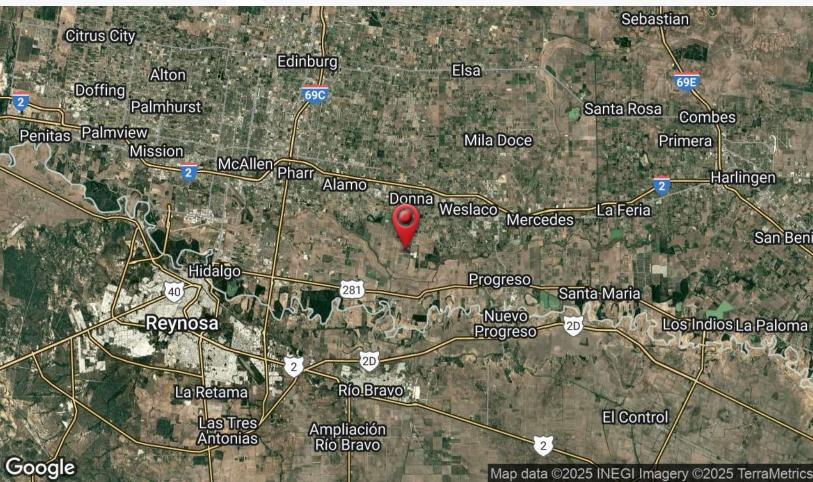












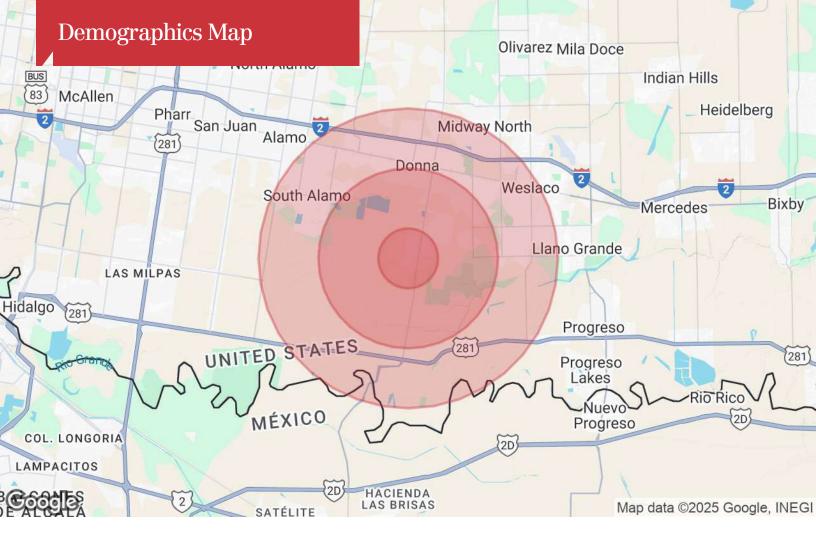








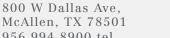




Population	1 Mile	3 Miles	5 Miles	
TOTAL POPULATION	2,517	15,072	70,549	
MEDIAN AGE	32	33	36	
MEDIAN AGE (MALE)	31	33	35	
MEDIAN AGE (FEMALE)	33	34	37	
Households & Income	1 Mile	3 Miles	5 Miles	
Households & Income TOTAL HOUSEHOLDS	1 Mile 640	3 Miles 4,194	5 Miles 21,715	
TOTAL HOUSEHOLDS	640	4,194	21,715	

^{*} 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;
 - o 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.

BMV2018 dba NAI RIO GRANDE VAL	LEY		
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
NAI Rio Grande Valley			
Designated Broker of Firm	License No.	Email	Phone
MICHAEL J. BLUM	9008410	mikeb@nairgv.com	(956)451-5596
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate Michael Blum			
Sales Agent/Associate's Name	License No.	Email	Phone
B	uyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission TXR-2501

Information available at www.trec.texas.gov

CISNEROS INVESTMENT **ENTERPRISE LLC**

S RIVER AND IVEY ROADS DONNA, Texas 78537

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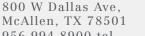
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For More Information:



Mike Blum C: 956 451 5596 mikeb@nairgv.com





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