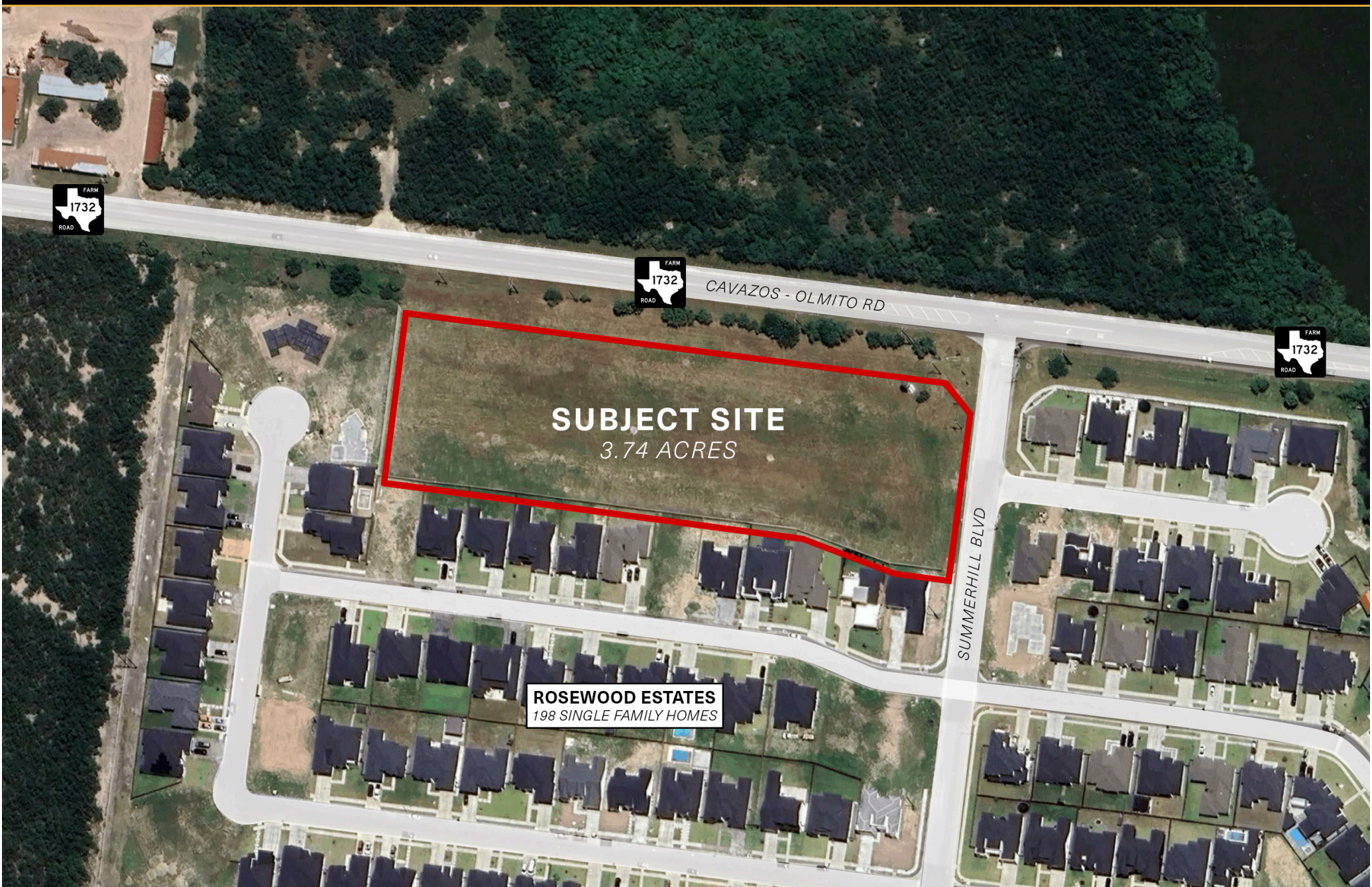


# For Sale: 3.74 Acre Brownsville Pad Site

PRIME COMMERCIAL PAD SITE | 8536 FM 1732, OLMITO, TX 78575



FARM  
ROAD  
1732

FARM  
ROAD  
1732

FARM  
ROAD  
1732

CAVAZOS - OLMITO RD

SUMMERHILL BLVD

**SUBJECT SITE**  
3.74 ACRES

**ROSEWOOD ESTATES**  
198 SINGLE FAMILY HOMES



# GOLD TIER

EXCLUSIVELY LISTED BY

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**Will Clark**  
(817) 517-9334  
will@goldtier.net

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# PROPERTY HIGHLIGHTS

**ADDRESS:** 8536 FM 1732, Olmito, Texas 78575

**ACREAGE:** 3.744 Acres

**PRICING:** \$1,792,058.40 (\$11/sf)

**JURISDICTION:** City of Brownsville

**UTILITIES:** All utilities on site. Water, Sewer, Electricity,  
High-speed internet.

**FRONTAGE:** 680' FM 1732 frontage

**SCHOOL DISTRICT:** Los Fresnos CISD

## REMARKS:

- » Located on a corner lot
- » Seller willing to subdivide property
- » Close proximity to multiple single family home developments
- » Easy access to Interstate 69E





CAVAZOS - OLMITO RD

**SUBJECT SITE**  
3.74 ACRES

**ROSEWOOD ESTATES**  
198 SINGLE FAMILY HOMES

SUMMERHILL BLVD

**RANCHO VIEJO**  
1,100 SFH

**Capella**  
APARTMENT HOMES

INTERSTATE  
69E

UNITED STATES  
POSTAL SERVICE

PlainsCapital  
Bank

ASCULAR ACCESS CENTER

Retama  
Park

VILLAREAL  
ELEMENTARY

INTERSTATE  
169

RANCHO VERDE  
ELEMENTARY

169: 20,483VPD (TX DOT)

**SUBJECT SITE**  
3.74 ACRES

O'Reilly  
AUTO PARTS

VILLA  
LOS PINOS

FARM  
ROAD  
1732

ROSEWOOD ESTATES  
198 SFH

OLMITO  
Veterinary Hospital

T

169: 28,580 VPD (TX DOT)

SUMMERHILL  
90 SFH

OLMITO  
ELEMENTARY

SUMMER LAKE  
250 SFH

LAGO VISTA  
900 SF HOMES

Brownsville  
Honda

BSP  
BROWNSVILLE  
SPORTS PARK

PALO ALTO  
GROVES

Brownsville  
TOYOTA

IDEA  
Public Schools

INTERSTATE  
69E

CROSS COUNTRY  
TRAILS

**SUBJECT SITE**  
3.74 ACRES

**BSP BROWNSVILLE SPORTS PARK**  
200,000 VISITORS ANNUALLY  
2,500 GAMES ANNUALLY

**Valley Regional Medical Center**  
214 BEDS  
200+ PHYSICIANS

**Sunrise Mall** 740,000 SQFT  
+7 MILLION ANNUAL VISITS

**PORT OF BROWNSVILLE** 17 MILE LONG SHIP CHANNEL  
28 MILLION TONS OF CARGO  
the port that works

# BROWNSVILLE, TEXAS

**SPACEX**  
3,400 EMPLOYEES  
\$3 BILLION INVESTED INTO STARBASE

**UTRGV**  
33,000 STUDENTS  
665 ACRE CAMPUS

**BRO** 64 FLIGHTS DAILY  
1,700 ACRES  
Brownsville South Padre Island International Airport

MEXICO







# 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 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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

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

\_\_\_\_\_  
Date