

MLS #: A29772611A (Active) List Price: \$160,000 (41 Hits)

- IBC RD SAN BENITO, TX 78586



Unit/Suite/Lot #:
Type: Residential Single Family
Suitable Use: Residential
Topography: Level
Crops: Other
Access: City Street

Area: San Benito
County: CAMERON
Subdivision: UNSUBDIVIDED
School District: SAN BENITO C.I.S.D.
Elementary School: LA ENCANTADA
Middle School: RIVERSIDE
High School: SAN BENITO
Apx Lot SqFt: 293,768
Apx Acreage: 6.74
Acreage Source: Assessor

Grid: Property ID Number: 90-9000-1090-0303-00 Taxes w/out Exemption: 2,180.00 Taxes w/Exemptions: 2,180.00 Tax Year: 2024

Legal Description: ABST26 - UNSUB TRACT I (TR - 3) BETW M/R & RIV, 6.744 AC

HOA: No HOA Fees: \$0.00 HOA Frequency: Community Amenities: None

Location Features: None

Improvements: None

Fence Type: None

Street Type: Other

Irrigation/Water Rights:

Water Comments:

Water Supplier:

Irrigation District:

Leased (Rent/Share):

Lease Expire Date:

Utilities: None

Water: Available, Public

Sewer: None

Documents on File: None

Showing Instructions: Call Listing Agent

Proposed Financing: Cash, Conventional

Possession: Closing and Funding

Agreement Type: Right to Sell, Exclusive

Corp/REO:

Seller Concessions: No

Seller 1: Juan H Gonzalez

Seller 2:

Directions: On the west side of IBC Rd, south of Hwy 281 (Military Hwy).

Remarks: Located just off Military Highway (Hwy 281) in the growing San Pedro area, this 6.74-acre tract is a prime opportunity for developers, investors, and agricultural buyers. Priced at \$160,000, it offers significant upside for the buyer ready to unlock its potential. The property offers strong potential for lot subdivision, crop farming, livestock grazing, or a long-term land investment with the ability to obtain an AG exemption to reduce property taxes. DISCLOSURE: Building permits cannot be issued under current conditions. Prospective buyers should consult Cameron County regarding all regulations, requirements, and feasibility for their intended use. *** The information contained herein was obtained from sources believed reliable, however, Coastal Realty makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The representation of this property is subject to errors, omissions, prior sale or lease or withdrawal without notice

Agent Remarks: Showing Instructions: Vacant Land. Show Anytime.

Sign On Property: Yes

Advertisement Feed:

Display on Internet: Yes

Display Address: Yes

Allow AVM: Yes

Allow Comments: Yes

Orig LP: \$160,000

List Dt: 3/4/2026

Expr Dt: 9/4/2026

CntrctDt:

DOM: 9

Option Expire Date:

Estimated Closing Date:

ALS (Assoc. Lic. Supvr.): Jeremy Barnard

Supervisor License #: 606746

Listing Broker Firm: Coastal Realty

Broker Firm License #: 9002402

Branch Office Address: 2901 Central Blvd, Suite A, Brownsville, TX, 78520

Listing Office: Coastal Realty (#:296111)

Listing Agent: Joel Barnard (#:545)

Mail Address 1: 2901 Central Blvd.

Agent Email: joel@coastalrty.com

Mail City: Brownsville

Contact #: (956) 443-2900

Mail State: TX

License Number: 0802153

Mail Zip Code: 78520

Main: (956) 541-9000

Other:

Information Herein Deemed Reliable but Not Guaranteed