

Land | For Sale

CBRE

# Former Inn at Chachalaca Bend

16,219 SF GBA on 50.239 Acres

[Visit Portfolio Landing Page](#)

36298 & 36270 Chachalaca Bend, Los  
Fresnos, TX 78566



**Subject Site**  
50.239 Acres

# Executive Summary

## The Offering

The subject property is located along the west side of Tract 43 Road and at the terminus of Chachalaca Bend Road (private road). The property is further identified under Assessor's Parcel Numbers (APN's) 125767, 125766, 125490, 125492, 356179, 125489, 125494, 125488, 125491, 125493. The available property includes approximately 50.239 acres of land improved with approximately 16,219 square feet of gross building area.

The subject property is improved with numerous improvements including a 3,134 square foot Lodge, 4,173 square foot Chachalaca Inn, 3,656 square foot Personal Residence, 1,261 square foot Jessie's Residence, 1,000 square foot Casita, 1,160 square foot Classroom/Shop, 326 square foot Garage/Shop and a 1,509 square foot Office/Garage. In addition to the above improvements, site improvements located on the property include a greenhouse, changing room, BBQ cover, carport, chicken coop, storage & pen, paving, landscaping, swimming pool & spa, etc.

### Overview:

- **Property Address:** 36270 & 36298 Chachalaca Bend, Los Fresnos, Cameron County, Texas 78566
- **Land Area:** 50.239 acres
- **Zoning:** OCL (Outside City Limits)
- **Easements/encumbrances:** None adverse known
- **Utilities:** Electricity with a water well and septic system in place
- **Topography:** Generally level
- **Frontage:** Primary: Tract 43 Road, maintained, paved road, 1,533 ft; Secondary: Chachalaca Bend, maintained, paved road, 980 ft
- **Water Access:** Yes, access to the Resaca de las Antonias
- **Floodplain:** Yes, approx 10% located in 100-year floodplain (FEMA)



50.239 Acres      OCL Zoning      16,219 SF Improvements

## 2023 Demographic Overview

Category	5 Miles	10 Miles	15 Miles
Businesses	273	2,027	6,921
Employees	2,828	24,081	76,336
Population (Current Year Estimate)	18,890	104,731	304,395
2028 Population (Five Year Projection)	19,541	106,941	308,561
Households (Current Year Estimate)	5,473	31,327	94,104
2028 Households (Five Year Projection)	5,764	32,609	97,113
Average Household Income	\$77,147	\$84,749	\$68,870
Median Household Income	\$64,651	\$72,234	\$54,533

## Former Inn at Chachalaca Bend

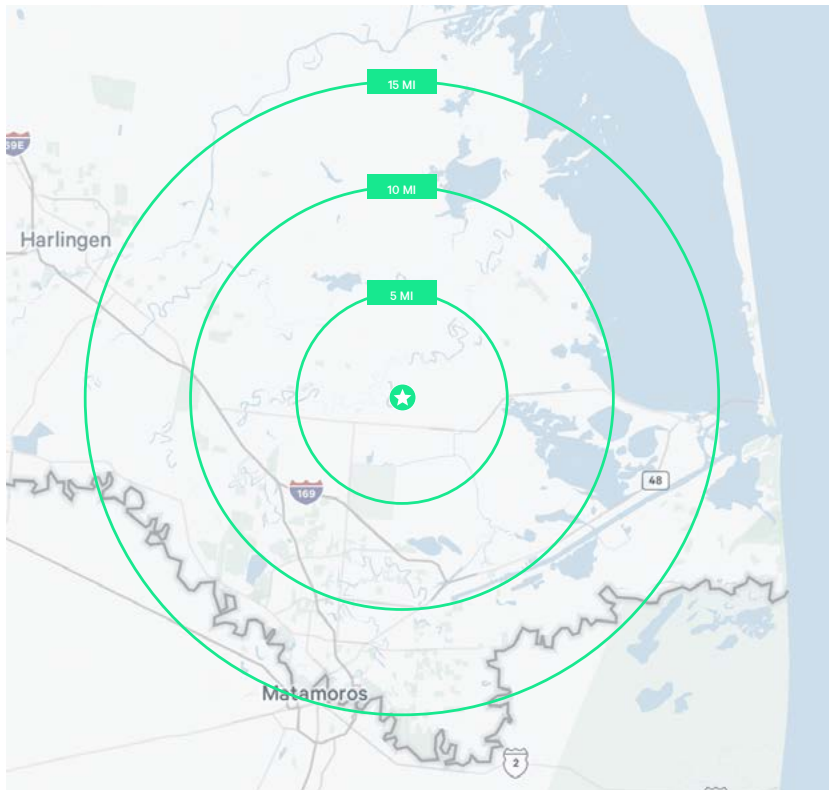
36270 & 36298 Chachalaca Bend | Los Fresnos, Texas 78566

# For Sale

## Location Summary

36270 & 36298 Chachalaca Bend is located east of Tract 43 Road (F.M. 920) along Chachalaca Bend in Cameron County, Texas. The site is located north of established residential and commercial development in Brownsville and northeast of the residential development in Los Fresnos. The neighborhood is bounded by San Jose Road to the north, San Roman Road to the east, Highway 100 to the south, and Olmito North Road to the west.

One of the largest land uses in the area is the Palo Alto Battlefield National Historic Park. The Palo Alto Battlefield includes 3,400 acres of prairie and dense brush. The park focuses on the recognition and education of the Battle of Palo Alto and the preservation of local plant and animal life.





Subject Site  
50.239 Acres

**Former Inn at Chachalaca Bend**

36270 & 36298 Chachalaca Bend | Los Fresnos, Texas 78566

**For Sale**



**Former Inn at Chachalaca Bend**

36270 & 36298 Chachalaca Bend | Los Fresnos, Texas 78566

For Sale



**Former Inn at Chachalaca Bend**

36270 & 36298 Chachalaca Bend | Los Fresnos, Texas 78566

For Sale



# Contact Us

## Louie Tijerina

Senior Associate  
CBRE Transaction & Advisory Services  
+1 956 455 7807  
louie.tijerina@cbre.com

## Peter Jansen

Executive Vice President  
CBRE Public Institutions & Education Solutions  
+1 512 499 4902  
peter.jansen@cbre.com

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

[www.cbre.com](http://www.cbre.com)



## Affiliated Business Disclosure & Confidentiality Agreement

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

**CBRE**