



For Sale  
**Land**  
 31 Acres | \$24,500 Per AC

**CISNEROS INVESTMENT ENTERPRISES LLC**  
 S RIVER AND IVEY ROADS  
 DONNA, Texas 78537

**Property Description**

The 31-acre tract is strategically positioned at the intersection of S. River Road and Ivey Road, approximately one-quarter mile west of FM 493 (Salinas Boulevard). The property benefits from strong regional connectivity, with the Donna International Bridge dba "The Alliance River Crossing," located approximately 4.5 miles south, supporting sustained housing demand tied to cross-border commerce and employment.

Dual access from S. River Road and Ivey Road provide a strong foundation for efficient subdivision design, internal circulation, and phased development—reducing upfront infrastructure costs and improving development economics.

This offering presents a compelling opportunity for investors seeking a scalable residential project with both immediate development potential and a defined entitlement-driven upside through annexation and utility extension. Owner financing is available for qualified buyers, reducing initial capital requirements. , facilitating efficient cross-border transportation and logistics.

**OFFERING SUMMARY**

Sale Price	\$24,500 per acre
Lot Size	31 Acres
Taxes	\$2,455
Zoning	ETJ

**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

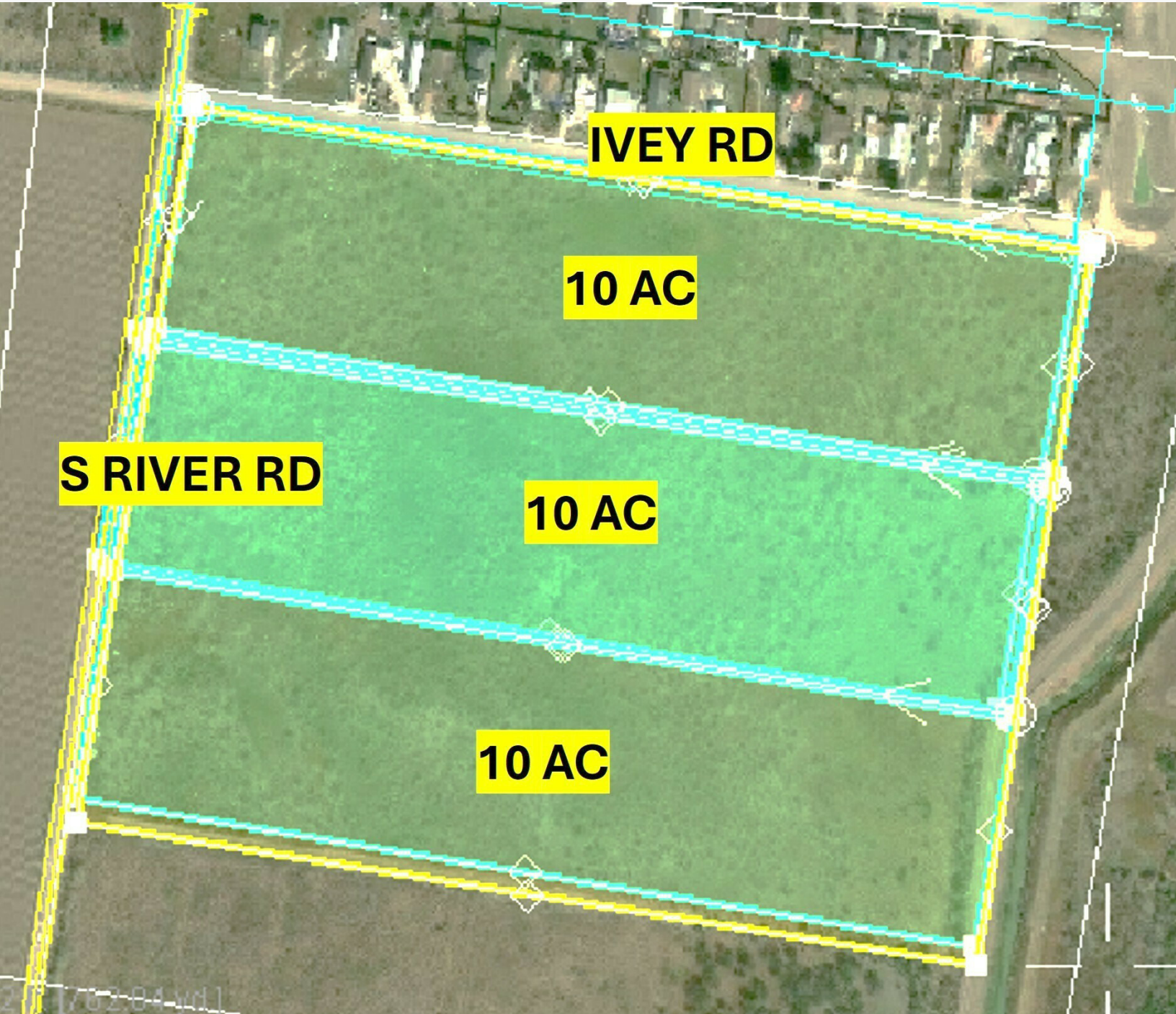
**Mike Blum**  
 O: 956 731 4401  
 mikeb@nairgv.com



800 W Dallas Ave  
 McAllen, TX 78501  
 956 994 8900 tel  
 stx-cre.com



3-10+- Acre Sites



**IVEY RD**

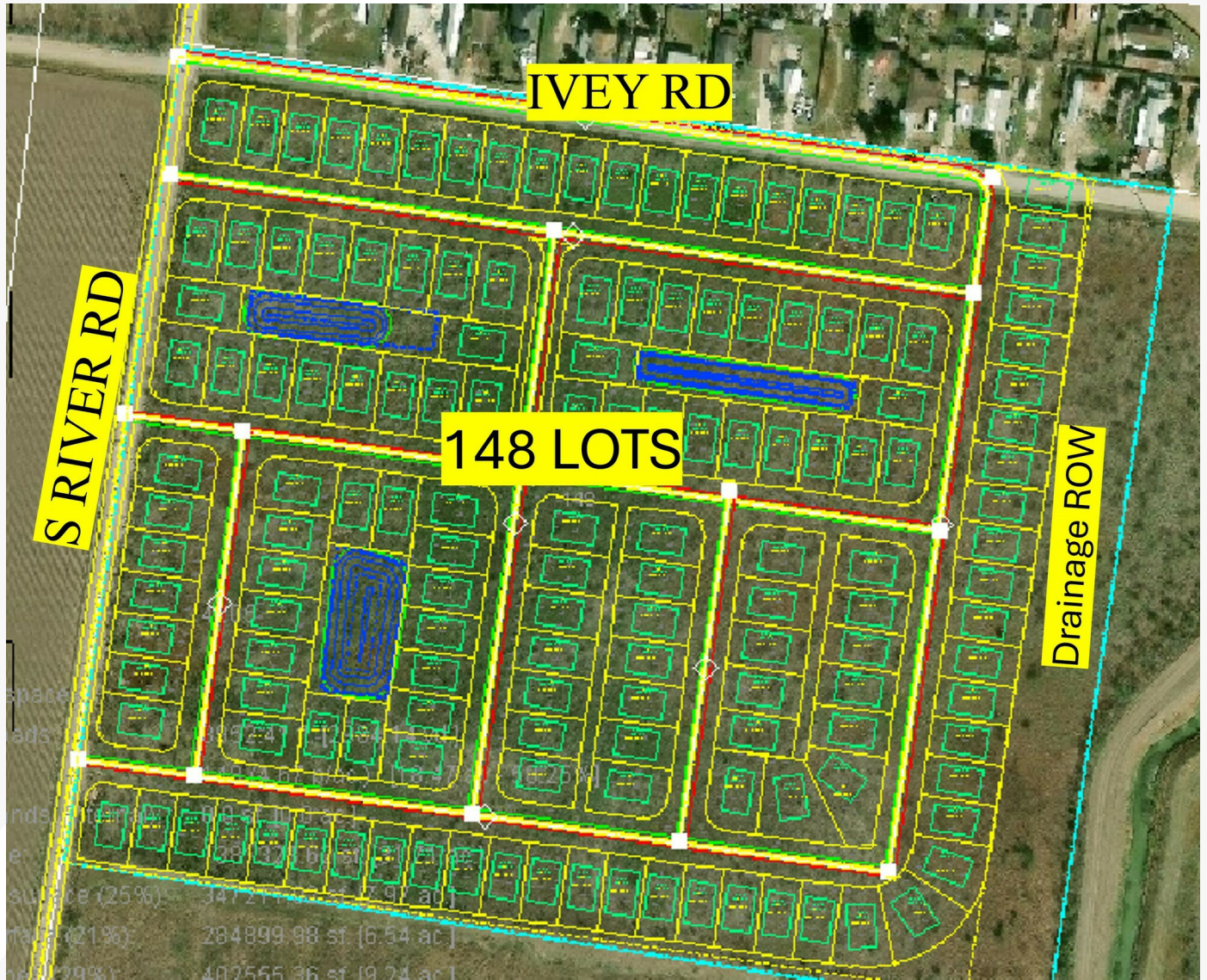
**10 AC**

**S RIVER RD**

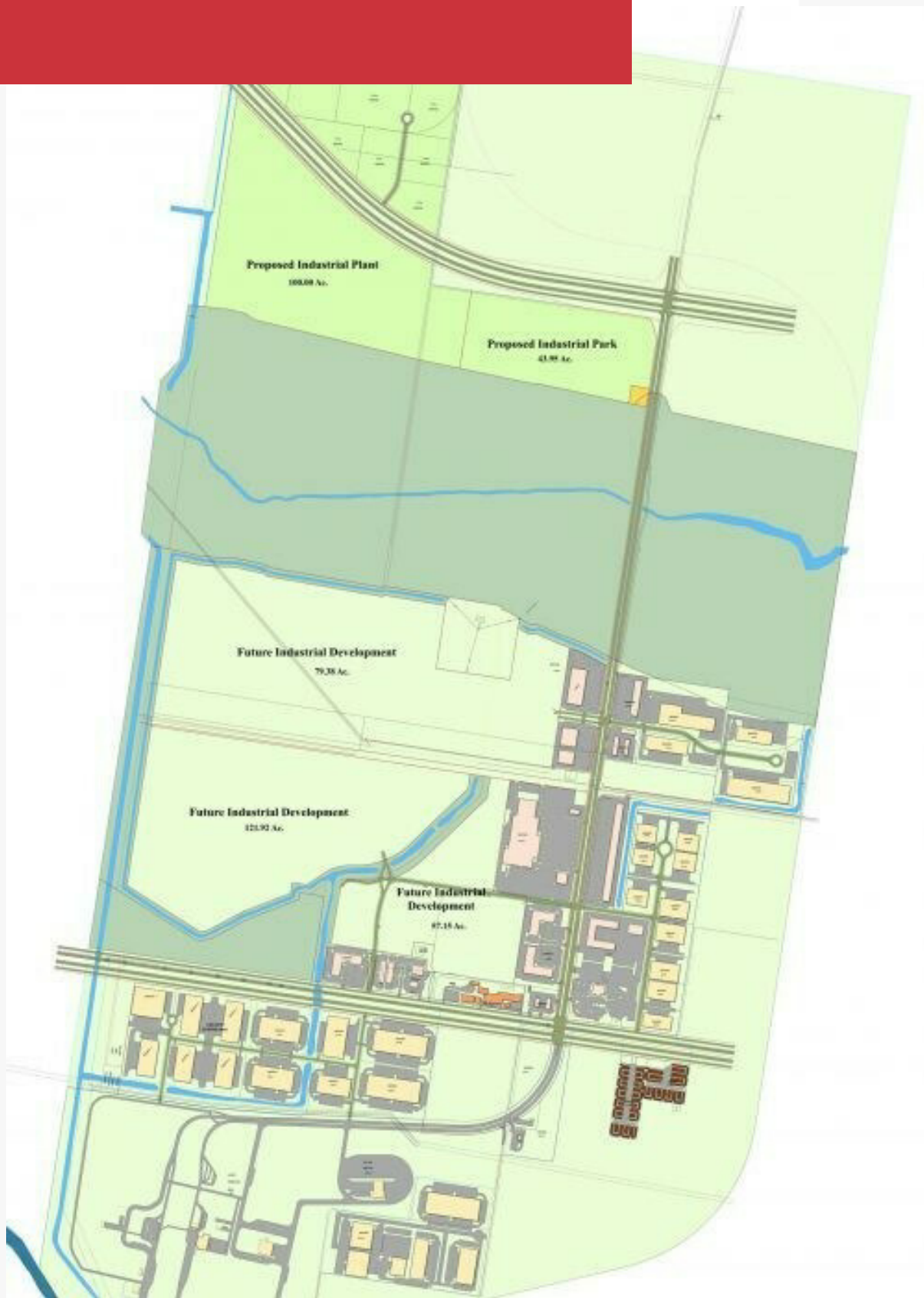
**10 AC**

**10 AC**

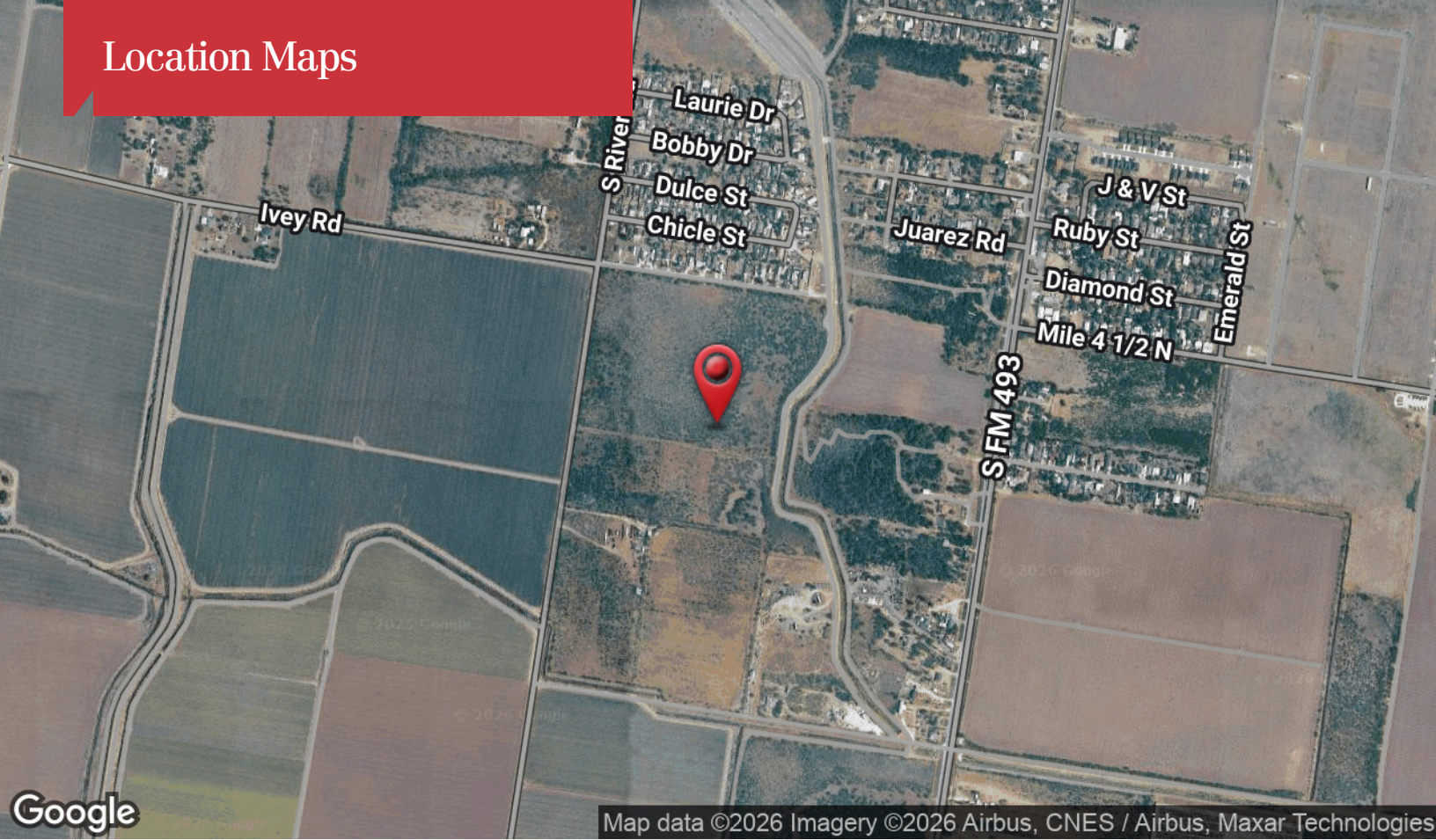
# 148 LOT Layout With Sewer



# 950 Acre Alliance River Crossing



# Location Maps

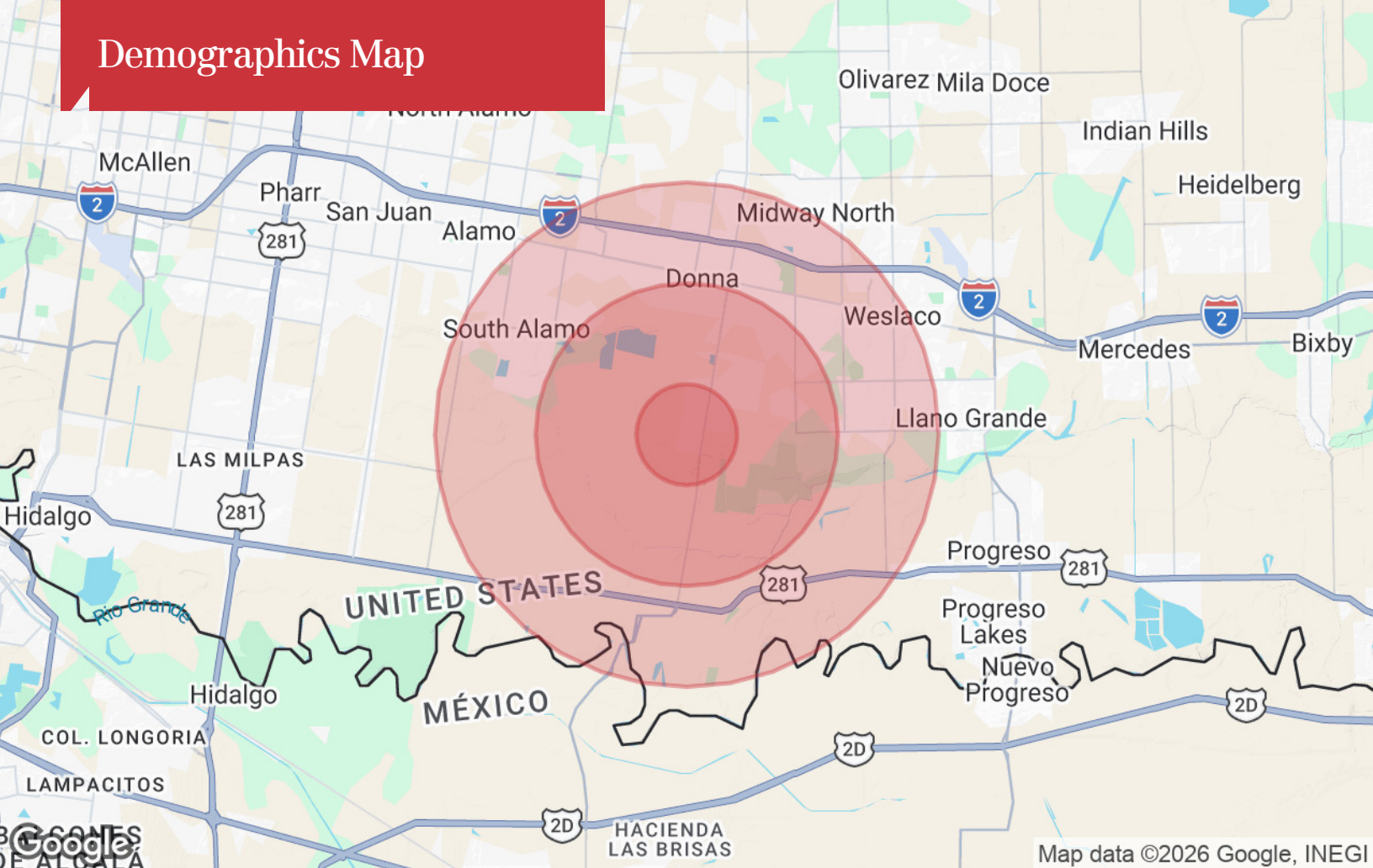


Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies



Map data ©2026 INEGI Imagery ©2026 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

# Demographics Map



Map data ©2026 Google, INEGI

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
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
<b>Households &amp; Income</b>			
TOTAL HOUSEHOLDS	640	4,194	21,715
# OF PERSONS PER HH	3.9	3.6	3.2
AVERAGE HH INCOME	\$50,778	\$56,555	\$62,644
AVERAGE HOUSE VALUE	\$98,695	\$110,373	\$122,436

\* Demographic data derived from 2020 ACS - US Census

# CISNEROS INVESTMENT ENTERPRISES LLC

S RIVER AND IVEY ROADS

DONNA, Texas 78537

The information contained in the following Investment Summary is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI STX Investment Real Estate Brokerage and should not be made available to any other person or entity without the written consent of Broker. This Investment Summary has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Broker has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property.

The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

## For More Information:



**Mike Blum**

C: 956 451 5596  
mikeb@nairgv.com



# 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.*

2-10-2025



**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. **An owner’s agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

**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.

NAI Rio Grande Valley	9008410	info@nairgv.com	www.nairgv.com	956-994-8900
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email		Phone
Michael J. Blum	426545	mikeb@nairgv.com		956-994-8900
Designated Broker of Firm	License No.	Email		Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email		Phone
Michael J. Blum	426545	mikeb@nairgv.com		956-994-8900
Sales Agent/Associate’s Name	License No.	Email		Phone

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

\_\_\_\_\_  
Date

For Sale

# Land

31.01 Acres | \$23,992 / AC



It turns out, you don't have any Site Plans Published!

(be sure to add site plans in the [Media Tab](#) or  
"Publish on Website and Docs" in the [Plans Tab](#))