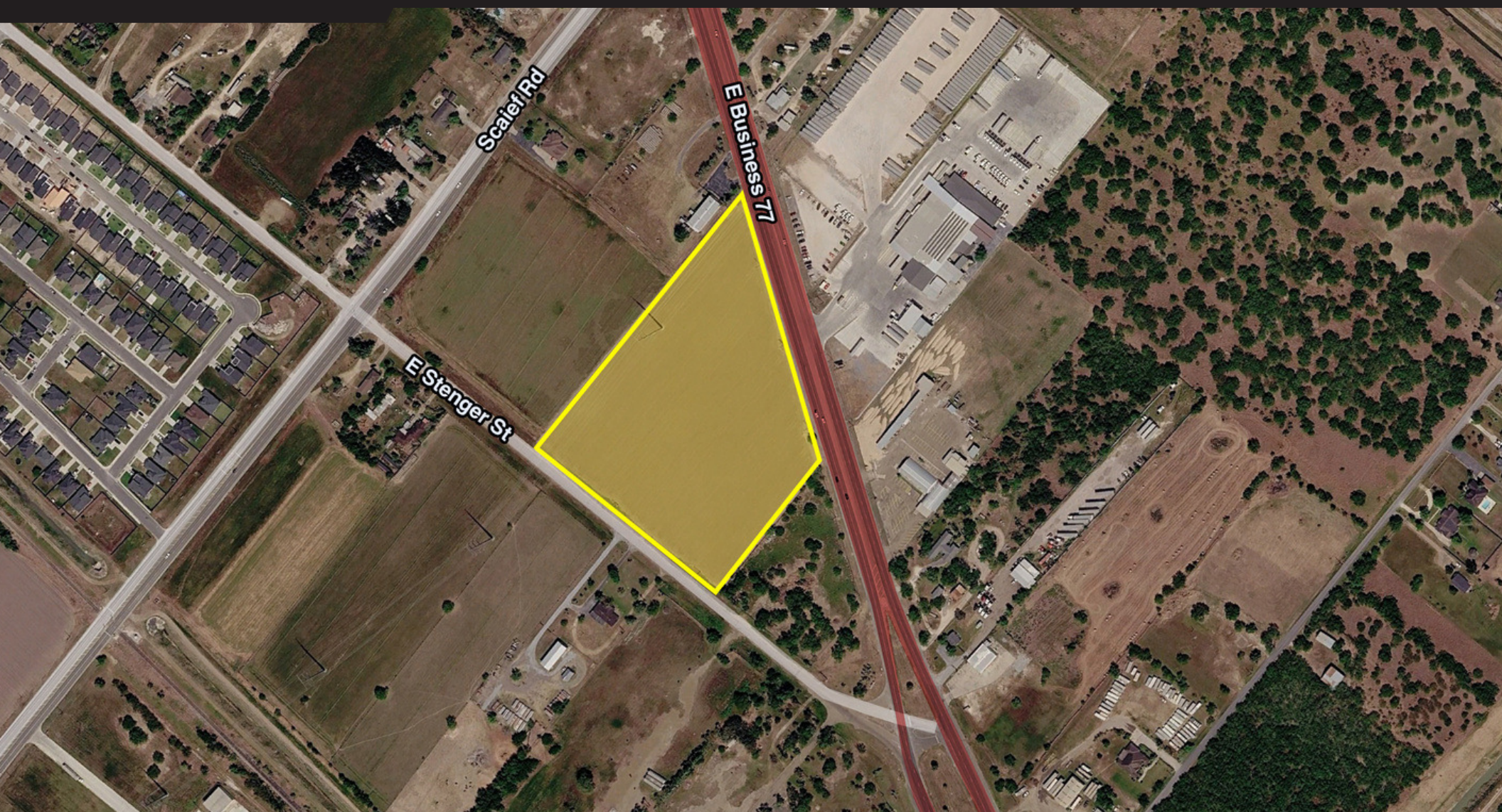


30351 E. BUSINESS 77
SAN BENITO, TX 78586

LAND FOR SALE

10.755 ACRES



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

MIKE BLUM

Partner | Real Estate Broker
956.731.4401 | mikeb@stx-cre.com

LAURA LIZA PAZ, SIOR

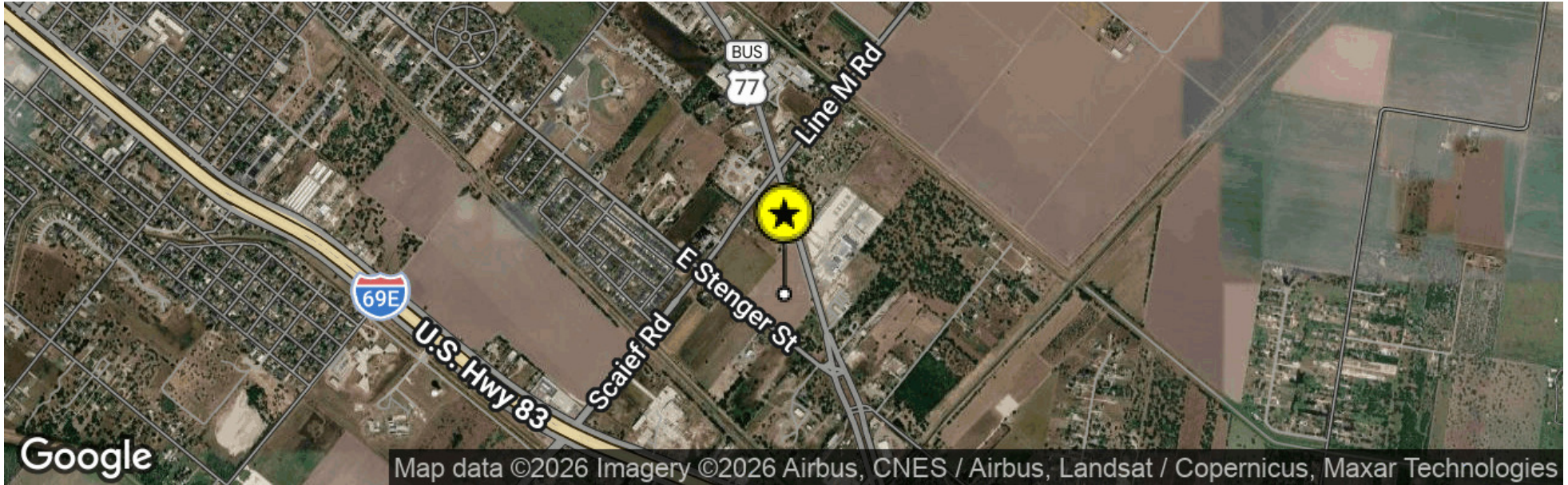
Senior Partner | Managing Broker
956.227.8000 | lauralizap@stx-cre.com



NAI STX | 800 W DALLAS AVE, MCALLEN, TX 78501 | 956.994.8900 | STX-CRE.COM

PROPERTY SUMMARY

30351 E. BUSINESS 77 & STENGER STREET | SAN BENITO, TX 78586



PROPERTY DESCRIPTION

Introducing a premier investment and development opportunity in a highly accessible location. This 10.755 -acre property offers valuable dual frontage along Business Highway 77 and E. Stenger Street, providing excellent visibility, exposure, and multiple points of access. Currently zoned C-2 Commercial Business and AO, the site offers flexibility for a variety of commercial and mixed-use applications, with strong potential for rezoning and subdivision to maximize development yield. Conceptual plans illustrate the possibility for a dynamic project incorporating approximately 100 apartment or condominium units, along with complementary retail and office components. Utilities are within close proximity, with water and sewer available along E. Stenger Street (not currently connected), enhancing the property's readiness for future development. This is a versatile tract well-suited for investors or developers seeking to capitalize on a growing market with strong long-term potential.

OFFERING SUMMARY

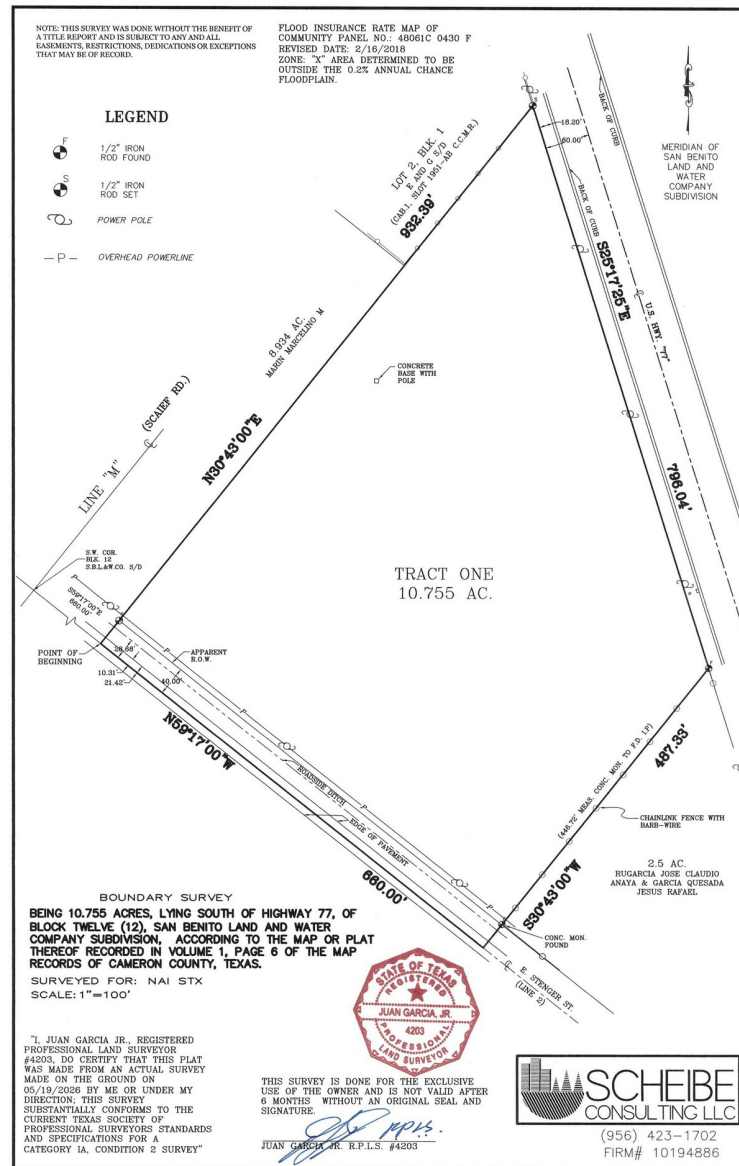
Sale Price:	\$1,500,000
Lot Size:	10.755 Acres
Taxes:	\$97.57
Dimensions (FT):	900 x 656 x 453 x 797
Zoning:	AO & C2

FOR SALE | LAND

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI STX makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

SURVEY

30351 E. BUSINESS 77 & STENGER STREET | SAN BENITO, TX 78586



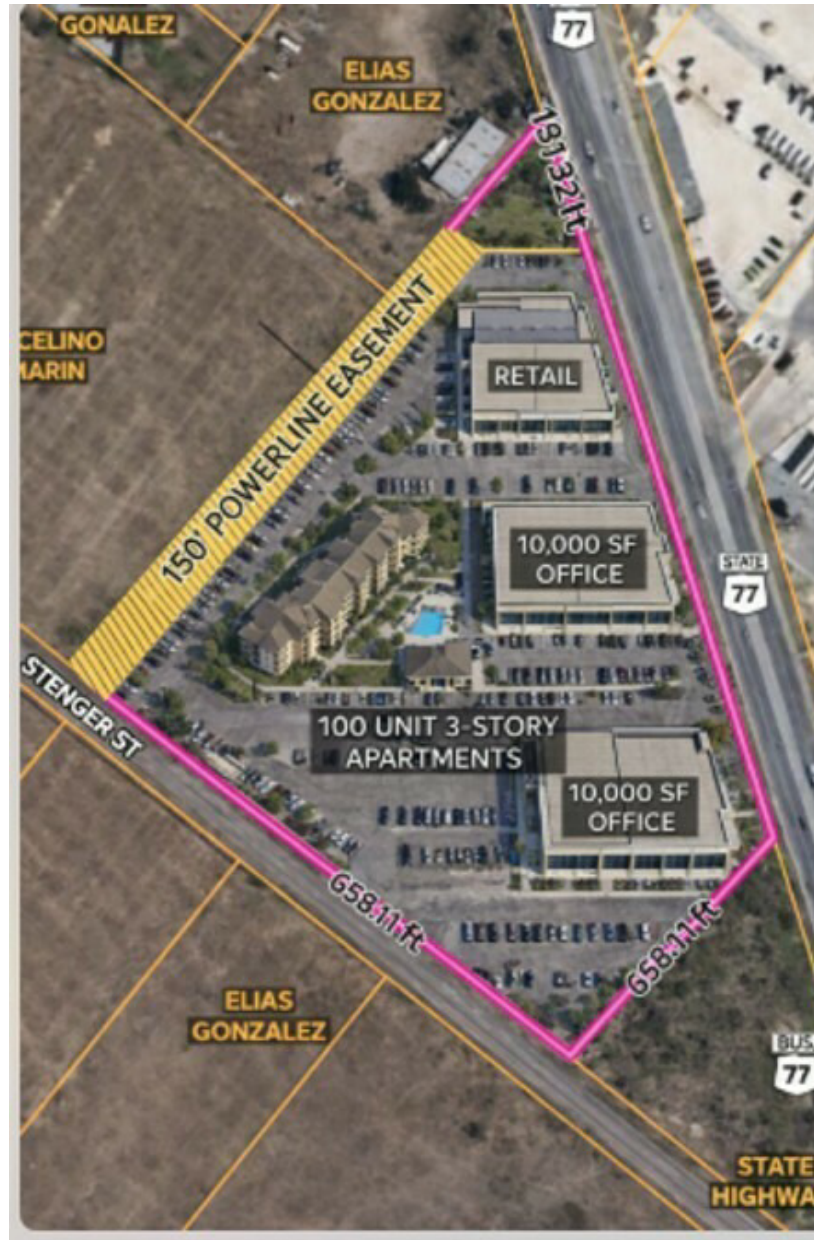
JOB NO.: 26-441

FOR SALE | LAND

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CONCEPTUAL DEVELOPMENT PLAN

30351 E. BUSINESS 77 & STENGER STREET | SAN BENITO, TX 78586



FOR SALE | LAND

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DEMOGRAPHICS MAP & REPORT

30351 E. BUSINESS 77 & STENGER STREET | SAN BENITO, TX 78586

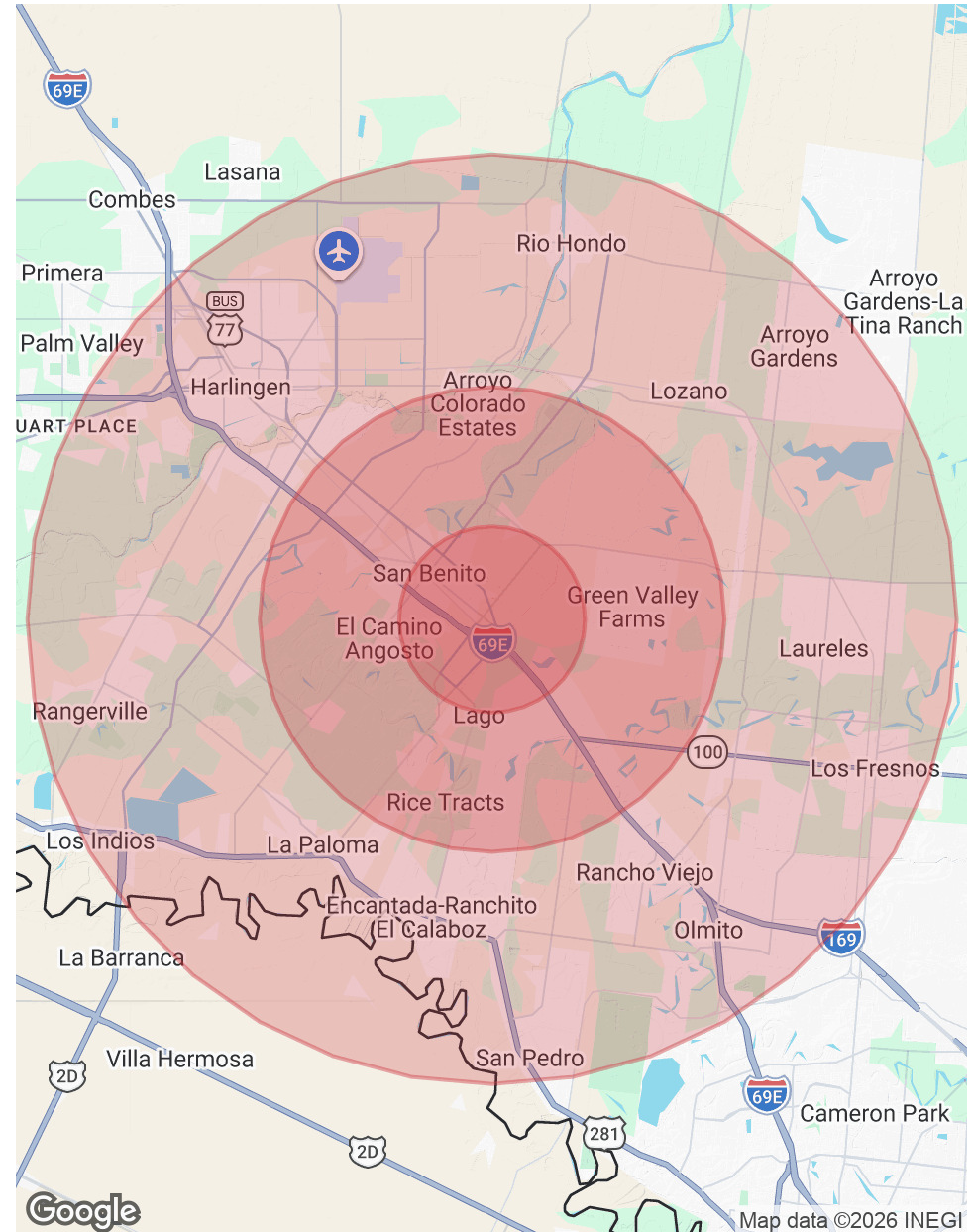
POPULATION

	2 MILES	5 MILES	10 MILES
Total Population	385	1,947	7,074
Average Age	25.4	28.7	31.2
Average Age (Male)	24.1	24.9	28.3
Average Age (Female)	29.5	36.2	38.4

HOUSEHOLDS & INCOME

	2 MILES	5 MILES	10 MILES
Total Households	85	475	2,037
# of Persons per HH	4.5	4.1	3.5
Average HH Income	\$69,777	\$62,564	\$53,667
Average House Value	\$63,041	\$69,372	\$80,009

2023 American Community Survey (ACS)



FOR SALE | LAND

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The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI STX, and should not be made available to any other person or entity without the written consent of the Broker. This document 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. NAI STX 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 herein has been obtained from sources we believe to be reliable; however, NAI STX has not verified, and will not verify, any of the information contained herein, nor has the aforementioned 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.



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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:
 - o 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
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
 - The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
 - The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; And
 - The broker does not perform any other act of real estate brokerage for the buyer/tenant.
- Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent / Associate's Name	License No.	Email	Phone