

BLACK ROCK
COMMERCIAL REAL ESTATE

11.02 ACRES

Prime Commercial Land
San Juan, Texas

FOR SALE





Approved by the Texas Real Estate Commission for Voluntary Use. Texas law requires all real estate licenses to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a sub-agent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a sub-agent by accepting an offer of sub-agency from the listing broker. A sub-agent may work in a different real estate office. A listing broker or sub-agent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer;
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant	Date
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Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC), if you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188,



502 E Interstate Hwy 2

San Juan, TX 78589

This offering presents a unique opportunity to acquire 11.02 acres of prime commercial land in San Juan, Texas. Featuring 480,031 square feet of land with various retail warehouse improvements. The property includes three distinct buildings, each varying in construction characteristics and condition, offering versatile use for a range of commercial purposes.

PROJECT SUMMARY

Number of Buildings	3
Total Units	-
Total Retail SF	-
Average Unit SF	-
Land Area	480,031
Car Parking Spaces	-
Bike Parking Spaces	-

LOCATION & DEMOGRAPHICS

The property sits at the heart of a thriving and dynamic community.

Within a 3-mile radius, you'll find a young and vibrant population of approximately 90,000, with a median household income of over \$56,000. Expanding to a 5-mile radius, the demographic strength deepens, boasting close to 185,000 residents with a median income of over \$62,000. The 10-mile radius captures a bustling population of around 485,000, where the average income rises to \$68,000. The area is predominantly Hispanic, mirroring the broader Rio Grande Valley (RGV) demographic, where over 90% of the population shares this rich cultural heritage.

The Rio Grande Valley, with over 1.3 million residents, is one of Texas's most rapidly expanding regions, characterized by a young, diverse, and culturally rich population. The RGV has seen robust economic growth in recent years, driven by its strategic location along the U.S.-Mexico border, making it a vital hub for international trade and logistics. The region's economy is bolstered by key sectors such as healthcare, education, retail, and manufacturing, contributing to a dynamic and resilient economic environment. With a median household income steadily rising and significant investments in infrastructure and development, the RGV is poised for continued growth, offering an unparalleled opportunity for businesses looking to establish a foothold in a burgeoning market. The property at 411 E Interstate 2 is ideally positioned to capitalize on the economic vitality and demographic strength of this thriving region.

Population	3 Mile	5 Mile	10 Mile
2010 Population	83,953	157,190	485,446
2023 Population	90,664	184,751	561,322
2028 Population Projection	92,405	190,670	577,970
Income			
Avg. Household Income	\$56,816	\$62,161	\$68,026
Median Household Income	\$43,585	\$46,970	\$49,106



AREA RETAILERS



PROPERTY DETAILS



BUILDING #1

Size	25,615 ± SF
Construction	Pre-fabricated metal on a concrete slab foundation
Current Use	Granite sales and manufacturing facility
Interior Layout	Divided into a sales/showroom area and a warehouse
Condition	Good
HVAC, Plumbing & Electrical Systems	Adequate and in working order

BUILDING #2

Size	6,400 ± SF
Construction	Pre-fabricated metal on a concrete slab foundation
Current Use	Used auto sales facility
Interior Layout	Divided into a sales/showroom area and a warehouse
Condition	Fair to good
HVAC, Plumbing & Electrical Systems	Adequate and in working order

BUILDING #3

Size	6,400 ± SF
Construction	Concrete block and pre-fabricated metal on a concrete slab foundation
Current Use	Motorcycle dealership
Interior Layout	Finished for retail use
Condition	Good
HVAC, Plumbing & Electrical Systems	Adequate and in working order

ABOUT BLACKROCK CRE

Black Rock Commercial Real Estate is a commercial real estate company specializing in the disposition, acquisition, leasing, tenant representation and investment sales on behalf of our clients. We provide comprehensive real estate solutions to many different sized corporations, property owners, investors and developers across Texas.

Adrian Ramirez / Managing Partner

Adrian has more than 18 years of commercial real estate experience, providing solutions to a broad range of clients including local, regional and national owner/developers. Adrian's diverse practice areas include retail, industrial, investment and land sales. This experience, combined with his finance background, offers each client a comprehensive evaluation of their real estate needs.

Prior to creating Black Rock CRE, Adrian joined NAI RGV/Houston in 2010 and represented local, national and international clients. He is fluent in English and Spanish and is very comfortable conducting business in both languages.

Adrian is an MBA graduate from Rice University and has a Bachelor in Business from Texas A&M International University. He is a licensed broker in the State of Texas.

René A. Alcalá / Vice President

René A. Alcalá is Vice President of Black Rock Commercial CRE. He holds a Bachelor's degree in International Relations from Instituto Tecnológico y de Estudios Superiores de Monterrey (ITESM), Campus Santa Fe in Mexico City. Additionally, he earned a Master's in Business Administration from both Cornell University in Ithaca, New York, and Queen's University in Kingston, Ontario.

With over 5 years of commercial real estate experience and over 10 years of international business development experience, René has a proven track record in his field. Before joining Black Rock CRE, he served as Director of Business Development, Leasing/Sales for Killam Development in the Rio Grande Valley. In this role, he spearheaded business development efforts, participated in the planning and execution of a 3,400-acre mixed-use development, and handled land sales, industrial leasing, and retail leasing, collaborating with various national and local companies.

René's extensive experience also includes serving as an International Project Analyst for the National Banking and Securities Commission in Mexico (CNBV), Deputy Trade and Investment Commissioner for ProMéxico to North Texas in Dallas, Texas, and Chief of Staff for the Director of ASERCA in the Mexican Ministry of Agriculture.

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COMMERCIAL REAL ESTATE

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