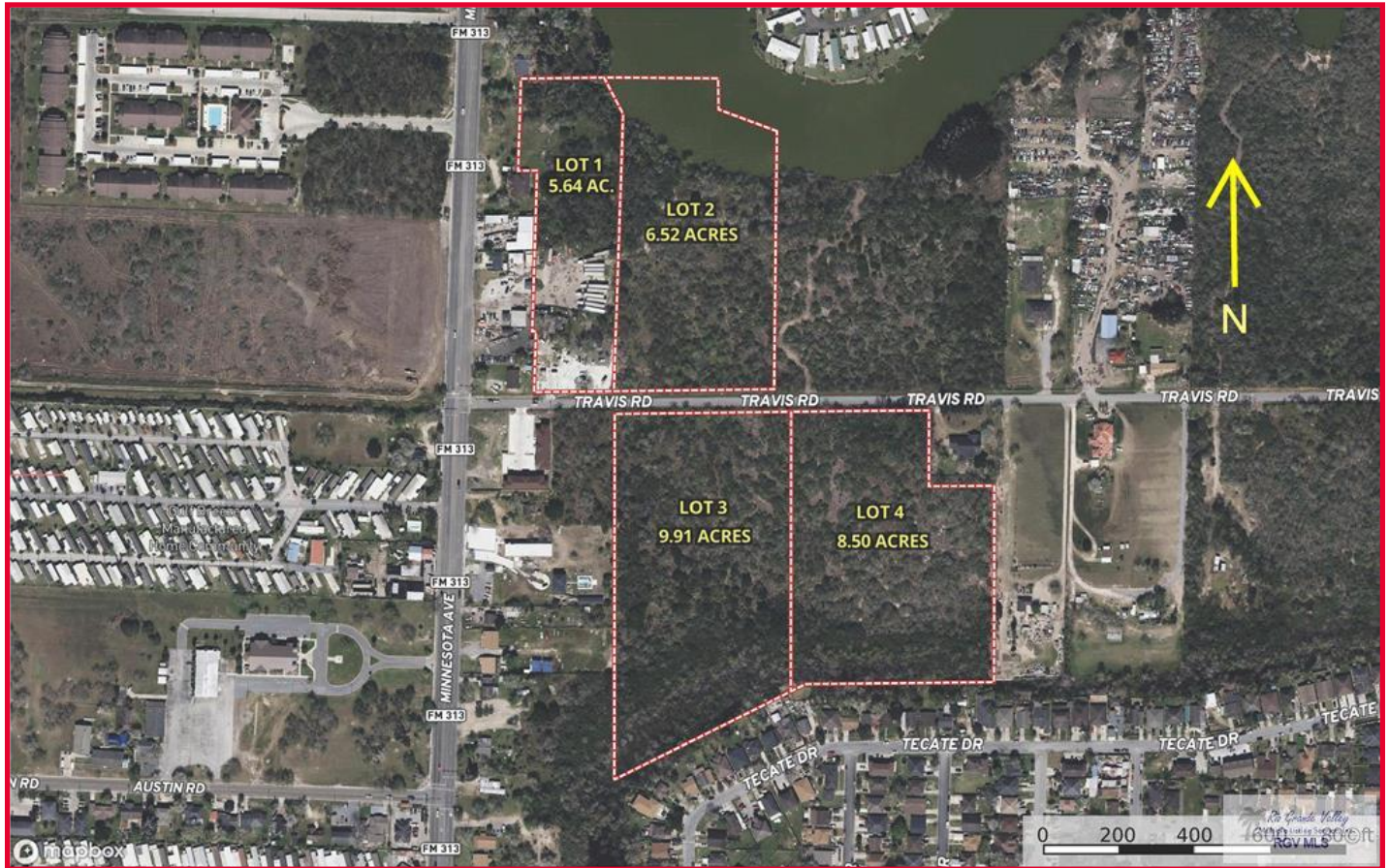


5625 Travis Rd.

Brownsville, Texas 78521

\$2,023,690

One of the last affordable blank-slate tracts in the middle of Brownsville's booming development corridor.



Aerial view — see page 2 for individual lot pricing.

PROPERTY HIGHLIGHTS

- +/- 1 mile to the Port of Brownsville & LNG developments
- +/- 0.5 mile to Brownsville South Padre Island Int'l Airport
- Minutes from SpaceX & Starbase
- Resaca (waterfront) frontage on Lots 1 & 2
- Located in Flood Zone X
- Public water & sewer available (Brownsville PUB)
- Paved city street access — Travis Rd. at FM 313
- Uses: commercial, multi-family, residential, or subdevelopment
- Owner may sell Lot 1 & 2 together or Lot 3 & 4 together

LOT BREAKDOWN & PRICING

5625 Travis Rd. • Brownsville, TX



Lots 1 & 2 — north of Travis Rd. (resaca frontage)



Lots 3 & 4 — south of Travis Rd.

OFFERING	ACRES	CCAD PROPERTY IDs	PRICE / ACRE	PRICE
Lots 1 & 2 — sold together	12.16	128625 • 128621	\$74,051	\$900,472
Lots 3 & 4 — sold together	18.41	128570 • 128572	\$61,011	\$1,123,219
ENTIRE PROPERTY	±30.57	All four parcels		\$2,023,690

PROPERTY DETAILS

COUNTY / SUBDIV.	Cameron County / El Jardin	2024 TAXES	\$7,527.62 (no exemptions)
TYPE	Native brush, unimproved	SCHOOLS	Brownsville I.S.D.
UTILITIES	Public water & sewer available	FINANCING	Cash or conventional
ACCESS	Paved city street (Travis Rd.)	POSSESSION	Closing & funding



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Information herein deemed reliable but not guaranteed. Buyer to verify all information including boundaries, acreage, utilities, and permitted uses.

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