

RIO GRANDE INDUSTRIAL PARK

Rio Grande City, Texas

NEC of Redwood St & HWY-83



Description:

Rio Grande City, Starr County, Texas is an emerging market located in the Rio Grande Valley. Rio Grande City's location between two vibrant MSA's, McAllen and Laredo, make it a major area for commerce in south Texas and northern Mexico. The area is home to the two closest international bridges to Monterrey Mexico, which has positioned us as an important international trade area. Thousands of vehicles utilize the crossings at the Starr Rio Grande/Camargo and Starr Roma/Miguel Aleman bridges that provide convenient direct access to IH 2 (US Hwy 83) and US Hwy 281.

Available:

44+ Acres of Available Land

- Direct Bridge Access in Rio Grande City to US Hwy 755, connecting to IH 69 and US Hwy 281
- Lot Sizes: As Required
- Sale or Build to Suit

Traffic Counts:

- Redwood St/Rattler Dr: 6,716 VPD
- US Hwy-83: 35,509 VPD (TXDOT 2021)

BRIDGE REALTY PARTNERS, LLC

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**RIO GRANDE VILLAGE
INDUSTRIAL PARK**
BUILDINGS SHOWN ARE
FOR REFERENCE ONLY
SITE SIZE AVAILABLE AS REQUIRED
FOR SALE OR BUILD TO SUIT

Walmart

DEVELOPED BY: ST. IVES REALTY

FOR MARKETING PURPOSES ONLY



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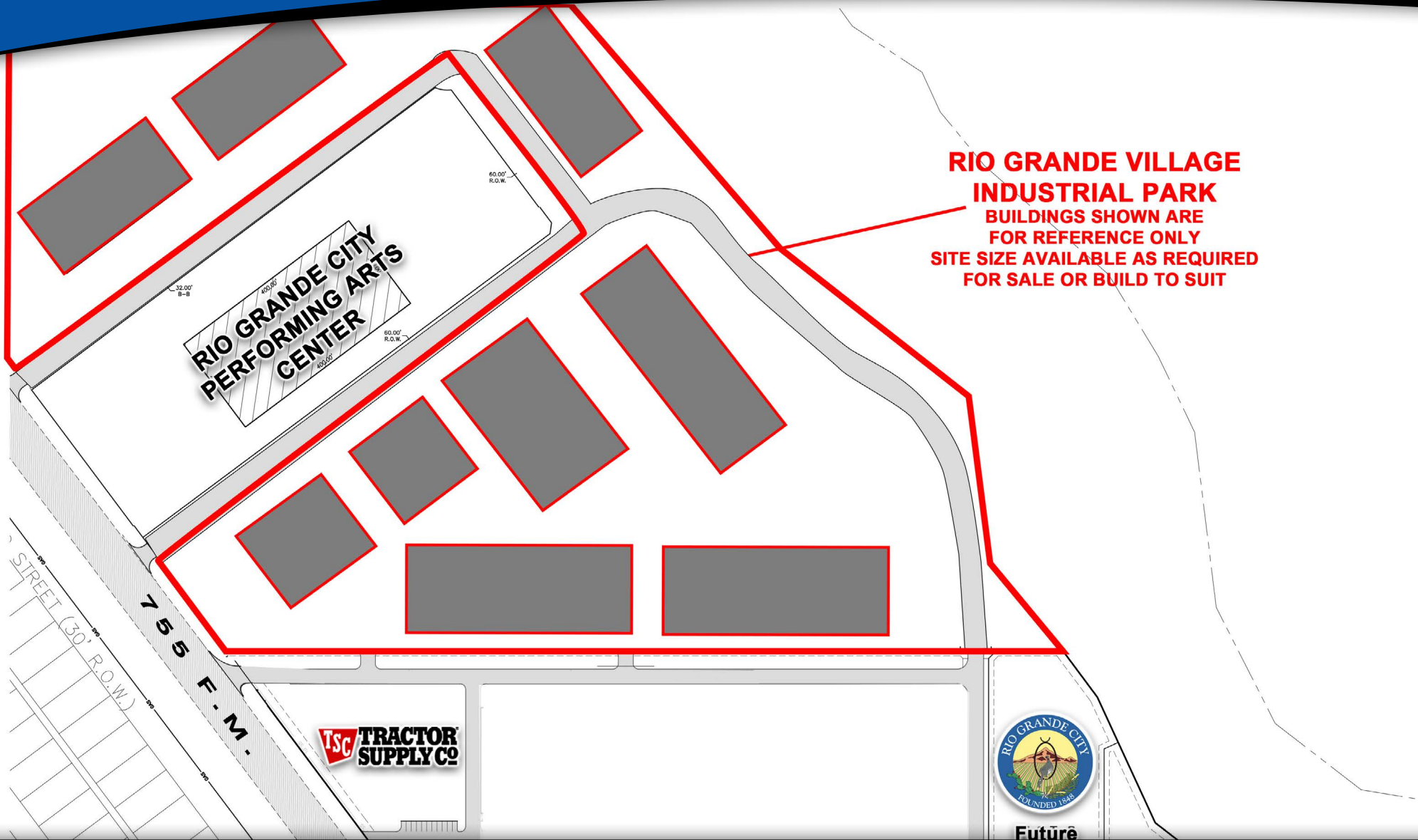
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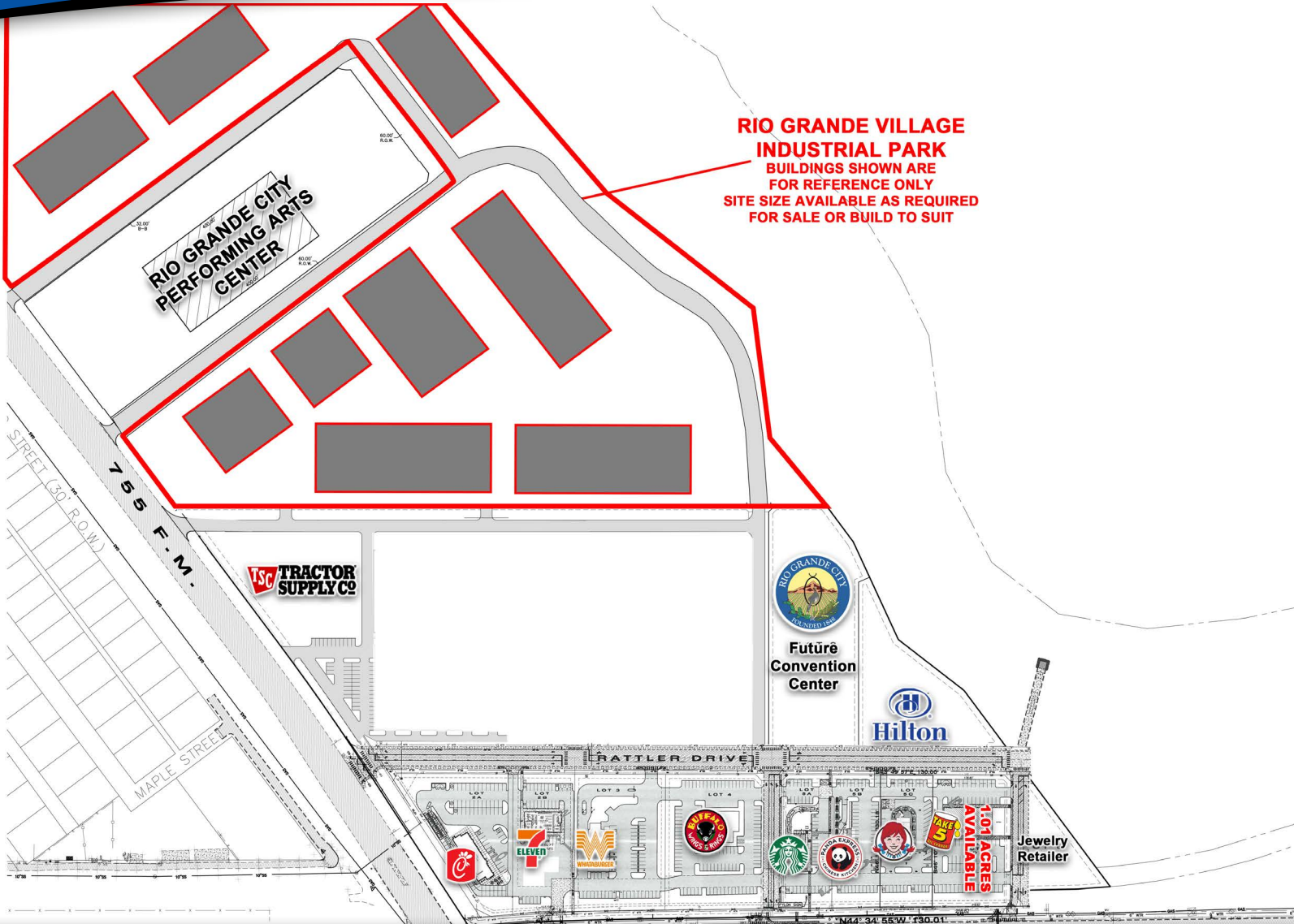
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Starr County Trade Area Population

Starr County Market Area - Mexico

City	Population
Camargo, Tamaulipas	14,933
Guerrero, Tamaulipas	4,477
G. Diaz Ordaz, Tamaulipas	15,775
Cd. Mier, Tamaulipas	4,762
Cd. Miguel Aleman, Tamaulipas	27,015
Valadeces, Tamaulipas	1,500
San Nicolas, Tamaulipas	1,031
Los Aldmas, Nuevo Leon	1,374
Cd Cerral, Nuevo Leon	7,855
China, Nuevo Leon	10,864
Dr. Coss, Nuevo Leon	1,716
General Bravo, Nuevo Leon	5,527
General Trevino, Nuevo Leon	1,277
Los Ramones, Nuevo Leon	5,539
Monterrey, Nuevo Leon	1,135,550
San Nicroals De Los Garzas, NL	443,273
Total	1,682,468

*Starr County Market Area Population - US

City	Population	*These are only identified areas and does not include unincorporated/spread out areas.
Rio Grande City	25,000	
Roma	17,000	
La Gloria	450	
Escobares	4,000	
La Grulla	3,500	
La Casita/Garciasville	2,800	
Las Lomas	3,600	
La Victoria	3,000	
La Rosita	3,200	
San Isidro	750	
Falcon Heights	450	
Salineno	430	
Los Villarreals	2,000	
Fronton	1,000	
El Sauz	450	
Garcano	2,800	
Los Alvarez	3,000	
La Puerta	3,300	
Alto Bonito	3,600	
Zapata	16,000	
Penitas	6,500	
Sullivan	8,000	
La Joya	6,200	
Los Ebanos	500	
Total	117,530	

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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.

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.

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.

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date