

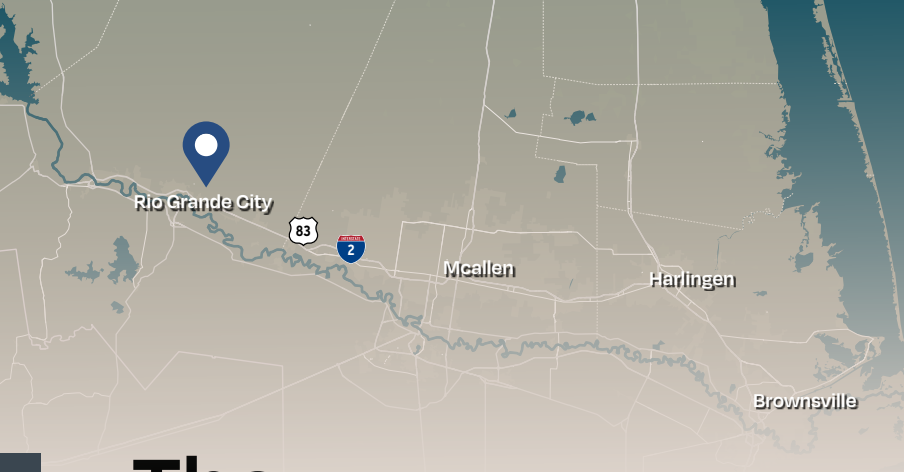
PRIME MULTIFAMILY DEVELOPMENT OPPORTUNITY

West Eisenhower Road

CBRE

Rio Grande City, TX 78582





The Opportunity

Attractive Basis for Development

Offered at \$420,000, providing investors and developers with a cost-effective entry point for a multifamily development in an established residential corridor.

Strong Community Connectivity

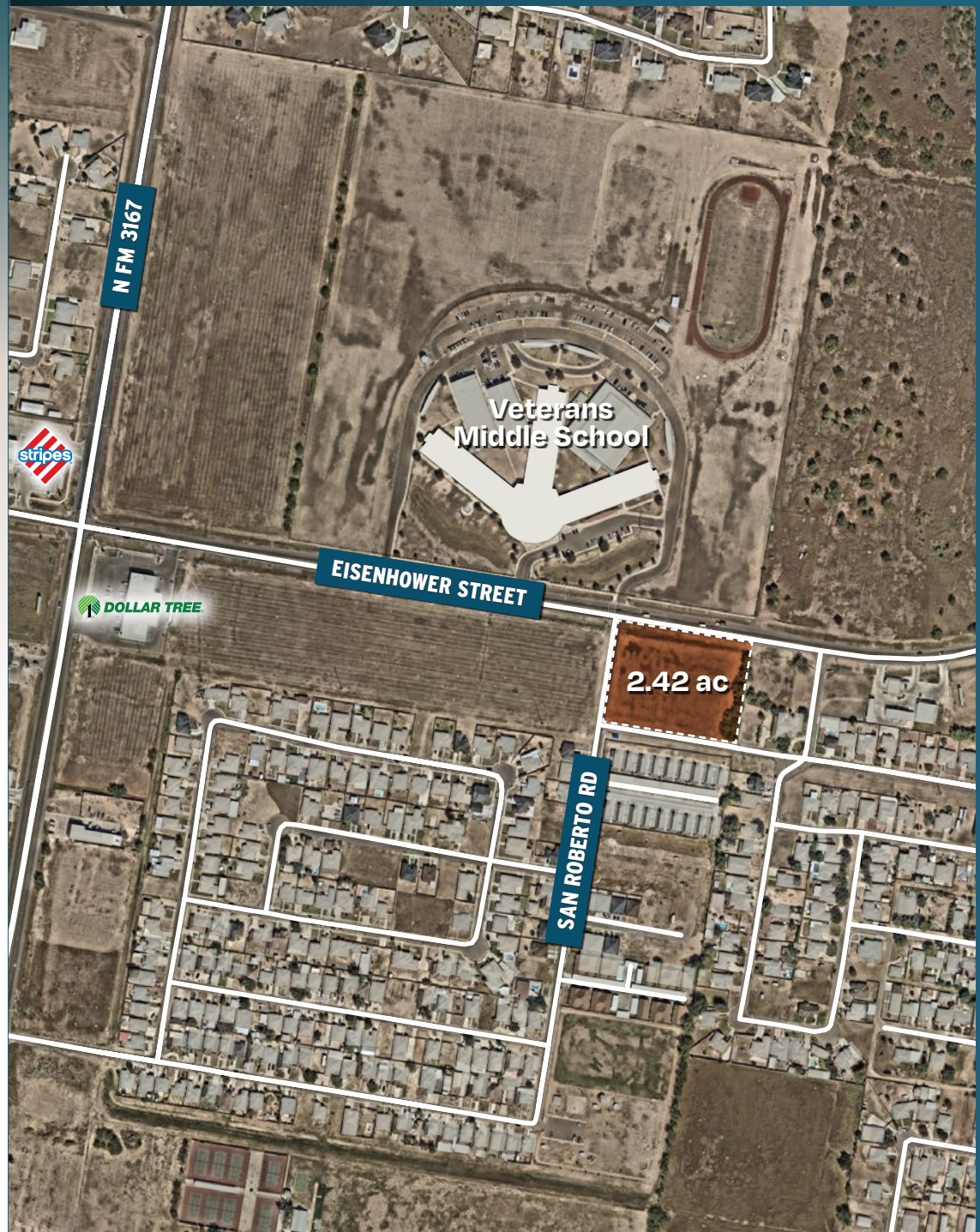
Conveniently located near schools, neighborhoods, retail services, and daily amenities that support resident retention and long-term asset performance.

Value Creation Opportunity

Investors can capitalize on the area's continued residential growth by developing a multifamily asset that may benefit from both rental income generation and future appreciation.

Flexible Development Potential

The site's size and configuration provide the opportunity to develop a garden-style apartment community, townhome project, or other medium-density residential product, subject to zoning and municipal approvals.



Location Highlights

Prime Multifamily Development Opportunity

2.42 acres strategically positioned for a multifamily residential project in the growing Rio Grande Valley market.

Infill Development Site

Located within an established community with nearby residential infrastructure already in place, reducing many challenges commonly associated with greenfield development.

Growing Rio Grande Valley Market

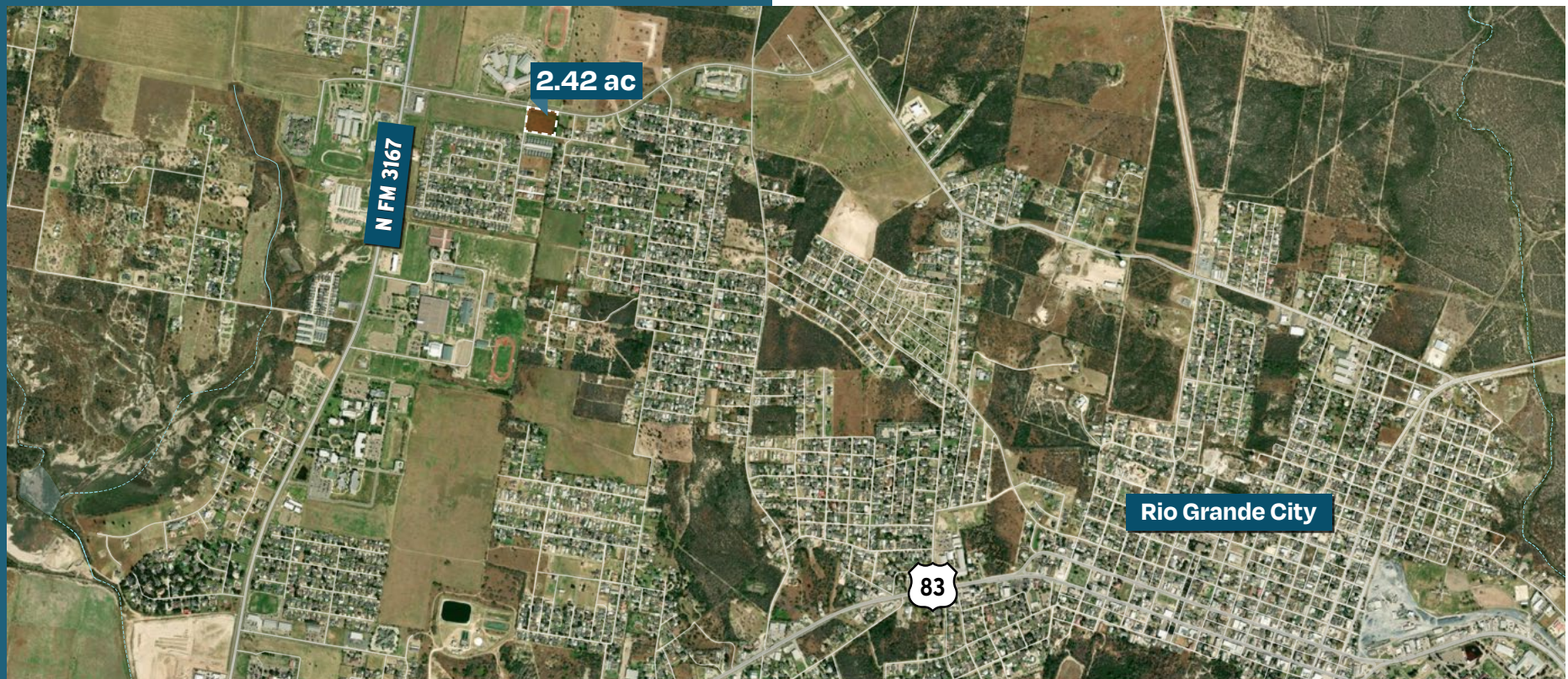
Rio Grande City continues to benefit from population growth and increasing demand for quality housing, creating favorable fundamentals for multifamily investors.

Strong Residential Demand Drivers

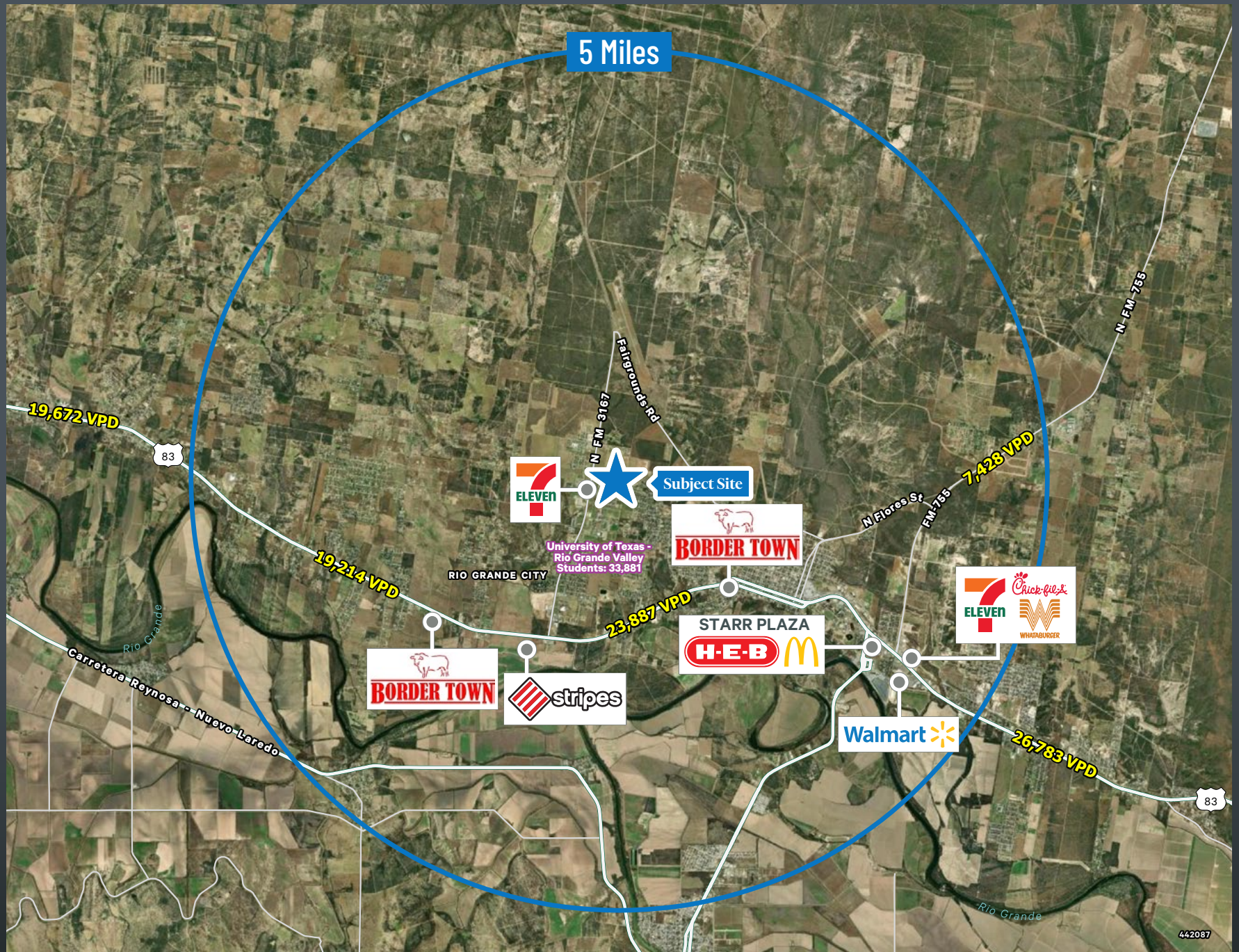
The property is surrounded by existing single-family neighborhoods, creating a natural extension for additional housing and supporting long-term occupancy potential.

School-Oriented Location

Situated directly across from a middle school, offering convenient access for families and enhancing the appeal of future multifamily residences.



5-Mile Aerial



2-Mile Aerial



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Exclusive Advisor

Ernest Garza

Senior Associate

+1 956 342 3636

ernest.garza@cbre.com

Carlos Telles

Vice President

+1 956 618 3201

carlos.telles@cbre.com

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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. **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.

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.

CBRE, Inc.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

299995

License No.

texaslicensing@cbre.com

Email

+1 210 225 1000

Phone

Jeremy McGown

Designated Broker of Firm

620535

License No.

jeremy.mcgown@cbre.com

Email

+1 214 979 6100

Phone

John Moake

Licensed Supervisor of Sales Agent/Associate

540146

License No.

john.moake@cbre.com

Email

+1 210 225 1000

Phone

Ernest Garza

Sales Agent/Associate's Name

623887

License No.

ernest.garza@cbre.com

Email

+1 210 225 1000

Phone

Buyer/Tenant/Seller/Landlord Initials

Date