±155 ACRES OF PRIME LAND FOR DEVELOPMENT

FM 511 & CAVAZOS RD, BROWNSVILLE, TX 78526

FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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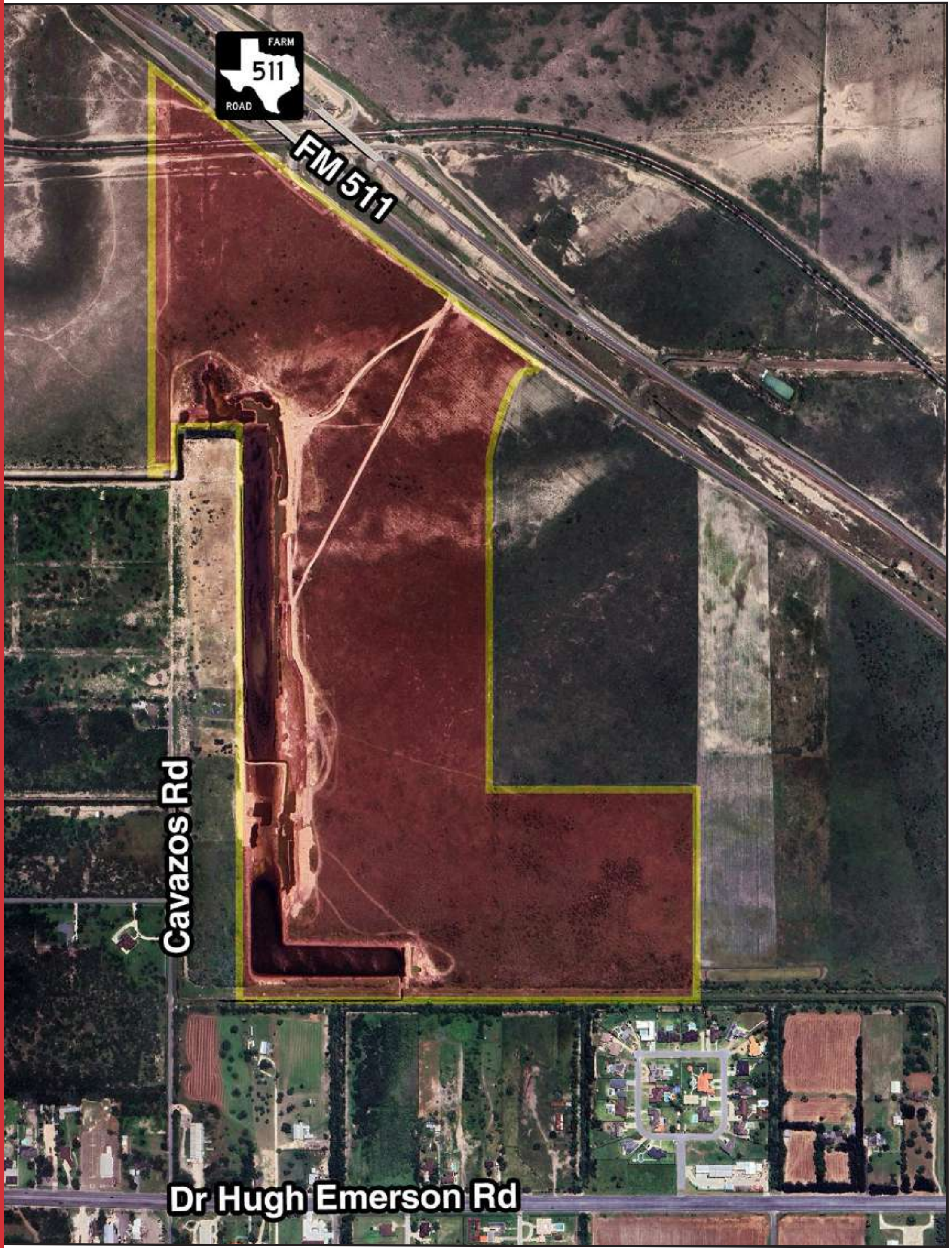
NAI STX
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FM 511 & CAVAZOS RD



This strategically positioned tract along FM 511 in Brownsville, Texas, offers a compelling industrial development opportunity. The property features active rail access running through the site, a significant infrastructure advantage for logistics, manufacturing, and distribution users. Situated in close proximity to the Port of Brownsville and Rio Grande LNG, the site benefits from direct connectivity to two of the region's most active economic anchors. The nearby presence of SpaceX operations at Starbase in Boca Chica further underscores the area's trajectory as a hub for industrial and energy-related activity. With strong regional fundamentals and rare on-site rail infrastructure, this property represents a well positioned opportunity for industrial developers and investors seeking a strategic foothold in the growing South Texas market.

Offering Summary

Price:	$15,500,000
Taxes:	$5,171
Lot Size:	±180.72 Acres Gross | ±155.07 Acres Net
Zoning:	Residential Single Family (R1)

Highlights

- Direct proximity to the Port of Brownsville
- Proximity to Rio Grande LNG & SpaceX Starbase
- Active rail access running through the site
- Prime FM 511 frontage with high visibility

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NEIGHBORING BUSINESSES

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GREATER BROWNSVILLE INCENTIVES CORPORATION

The Greater Brownsville Incentives Corporation is a nonprofit economic development organization serving as the City of Brownsville's Type A economic development entity. GBIC drives industrial growth by attracting investment, fostering workforce development, and providing incentives for job creation. In May 2025, GBIC broke ground on the Greater Brownsville Tech District, a 730-acre industrial park located at FM 511 and SH 550. This development aims to attract advanced manufacturing and technology companies, responding to the growing demand for suppliers by major corporations such as SpaceX and Amazon. The project is expected to create between 2,000 and 4,000 jobs upon full build-out.

SARONIC

Saronic Technologies has selected Brownsville as the site for Port Alpha, a next-generation shipyard backed by a planned investment of more than $3 billion, designed for software-defined shipbuilding and autonomous maritime systems. The project is projected to generate over $160 billion in economic impact for Cameron County and $264.5 billion statewide, creating up to 10,000 direct jobs. Initially sited on 835 acres at the Port of Brownsville (expandable to nearly 4,400 acres), construction is set to begin in 2026, with operations starting in 2028.

PORT OF BROWNSVILLE
the port that works

The Port of Brownsville, the largest land-owning public port authority in the U.S., spans 40,000 acres and is the only deep-water seaport on the U.S.–Mexico border. In 2023, it handled a record 17.8 million tons of cargo, generating over $12 billion in economic activity and supporting 66,000 jobs statewide. Ranked among the nation's top Foreign Trade Zones, the port continues to expand with major projects like deepening the ship channel to 52 feet by 2026 to accommodate larger vessels.

FORZA STEEL

Forza Steel is investing $60 million to build a 650,000 sq. ft. manufacturing plant at the Port of Brownsville, its first U.S. facility. The operation will produce 240,000 tons of steel pipe and tube annually, strengthen supply chains for key industries, and create 150 direct and 450 indirect jobs in the region.

RG LNG
RIO GRANDE LNG

The Rio Grande LNG project in Brownsville, developed by NextDecade, is a nearly $18.4 billion liquefied natural gas export terminal now under construction at the Port of Brownsville. Phase 1 will produce 17.6 million tonnes of LNG annually, with full capacity reaching 27 million tonnes. The project is expected to create about 5,000 construction jobs, hundreds of permanent positions, and deliver billions in economic impact, with first LNG shipments projected for 2027.

SPACEX

SpaceX, founded in 2002, is a private aerospace company focused on reducing space transportation costs and enabling human space exploration. The company revolutionized the launch industry by developing reusable rockets, lowering the cost of access to space. Beyond its successful crewed missions to the International Space Station with the Crew Dragon spacecraft, SpaceX is developing Starship, a fully reusable launch system designed for deep space travel. It also operates Starlink, a rapidly expanding satellite network providing high-speed internet worldwide.

Reliance Industries, a private Indian energy company, is developing the America First Refining Project at the Port of Brownsville, an effort more than 12 years in the making. The project is the first new U.S. Gulf Coast oil refinery in nearly 50 years, with construction expected to break ground in April 2026. Estimated at $3-4 billion, it's projected to create 500 permanent jobs, plus thousands more in construction and support roles, adding to Brownsville's growing energy and industrial base.

Amazon is a global leader in e-commerce, cloud computing, and digital services. As one of the world's largest companies, it operates extensive online marketplaces, delivers products through a vast logistics network, and powers businesses with Amazon Web Services (AWS). In April 2025, Amazon purchased a 13.13-acre parcel on FM 511 in Brownsville, Texas, with plans to develop a 62,000-square-foot delivery station. This facility aims to enhance last-mile delivery services for the Rio Grande Valley, marking Amazon's second operational site in the region and underscoring the company's commitment to expanding its footprint in South Texas.

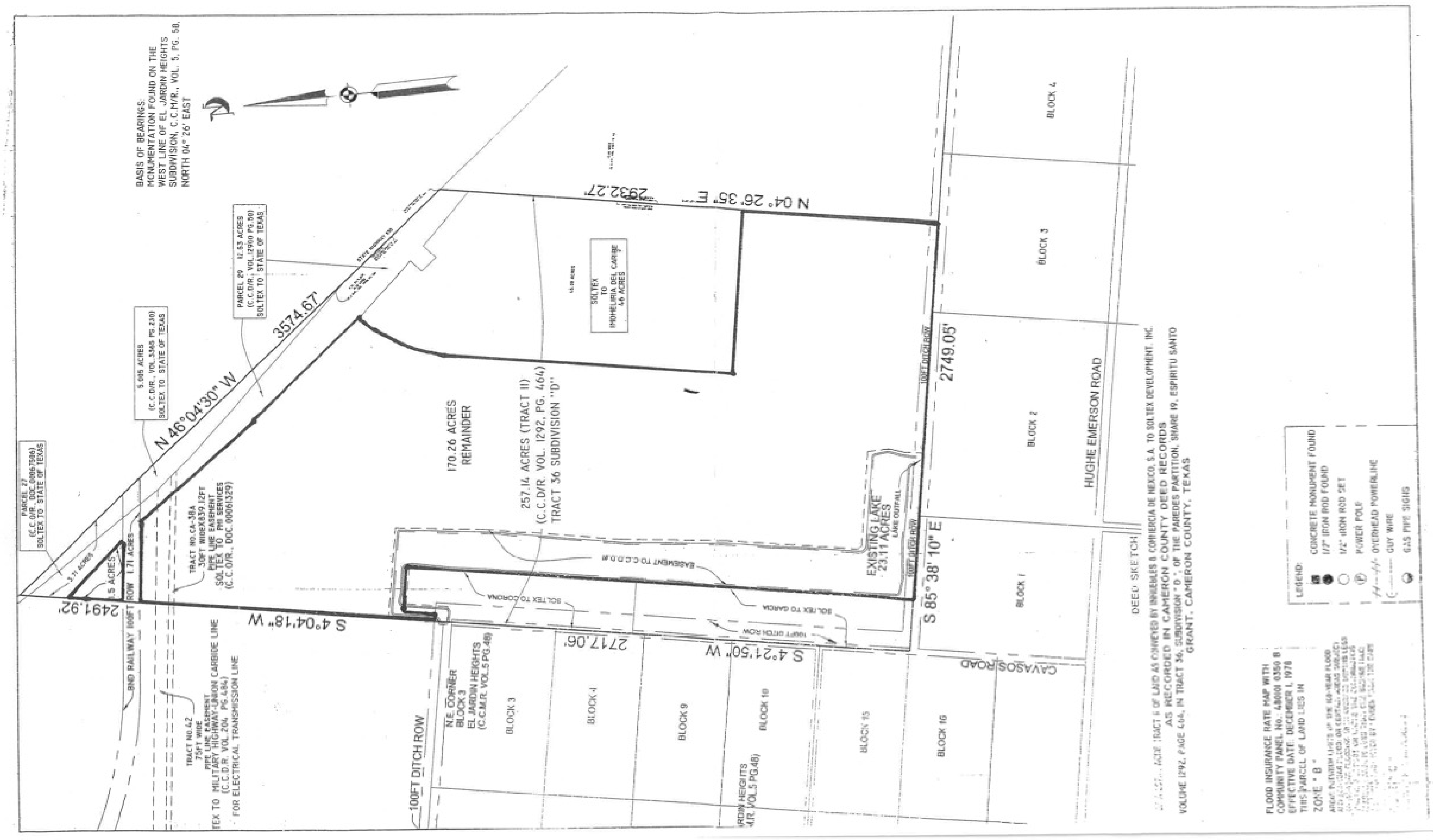
Brownsville's 2026 population stands at 194,415, up from 186,582 in the 2020 census, with three people moving into the city for every one who leaves, driving strong demand for housing and new development. Home prices have surged nearly 75% since 2018, reaching an average of $196,920 in 2026, fueled by thousands of new jobs from SpaceX expansion and major infrastructure investment across the region. This growth trajectory positions Brownsville as one of Texas's fastest-appreciating markets.

FM 511 & CAVAZOS RD
BROWNSVILLE, TX 78526

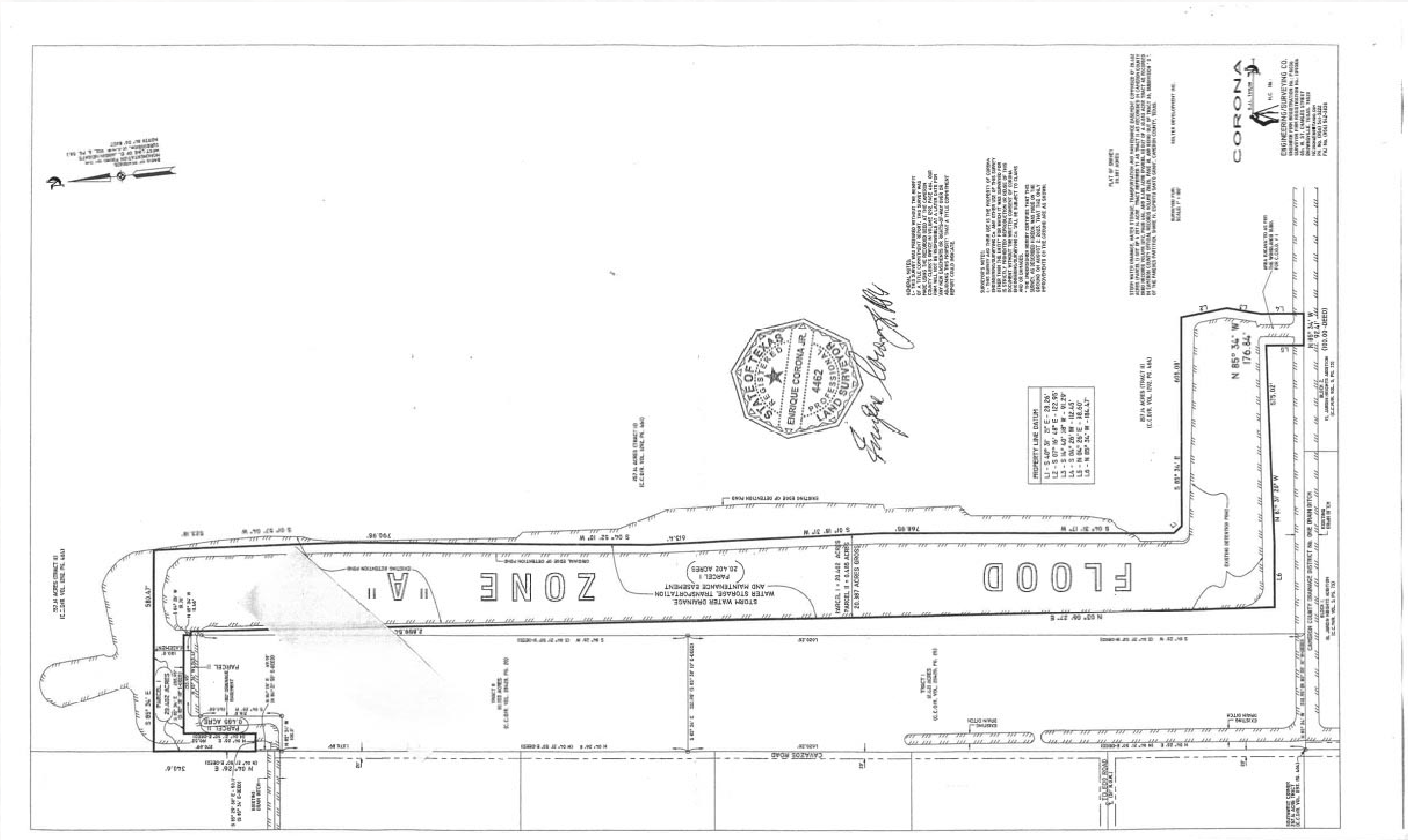
AERIAL PHOTO


Dr Hugh Emerson Rd
Cavazos Rd
FARM
511
ROAD

SURVEY


BASIS OF BEARINGS: MONUMENTATION FOUND ON THE WEST LINE OF EL JARDIN HEIGHTS SUBDIVISION, C.C.M/R., VOL. 5, PG. 58, NORTH 04° 26' EAST
N 04° 26' 35" E
2932.27'
N 46°04'30" W
3574.67'
2749.05'
S 85° 38' 10" E
S 4°04'18" W
2491.92'
2717.06'
S 4°21'50" W
170.26 ACRES REMAINDER
257.14 ACRES (TRACT II) (C.C.D/R. VOL. 1292, PG. 464) TRACT 36 SUBDIVISION "D"
EXISTING LAKE 23.11 ACRES
HUGHE EMERSON ROAD
CAVAZOS ROAD
100FT DITCH ROW
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 9
BLOCK 10
BLOCK 15
BLOCK 16
DEED SKETCH
LEGEND:
CONCRETE MONUMENT FOUND
1/2" IRON ROD FOUND
1/2" IRON ROD SET
POWER POLE
OVERHEAD POWERLINE
GUY WIRE
GAS PIPE SIGNS

SURVEY


FLOOD ZONE "A"
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ENRIQUE CORONA JR.
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PROFESSIONAL LAND SURVEYOR
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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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 dudes 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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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Laura Liza Paz, SIOR	437175	lauralizap@stx-cre.com	(956)994-8900
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials　　　Date