

# FM 511 & E OF CAVAZOS RD BROWNSVILLE, TX 78526

±180.72 ACRES OF PRIME LAND FOR DEVELOPMENT



Cavazos Rd

FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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**ERIC CORTEZ**

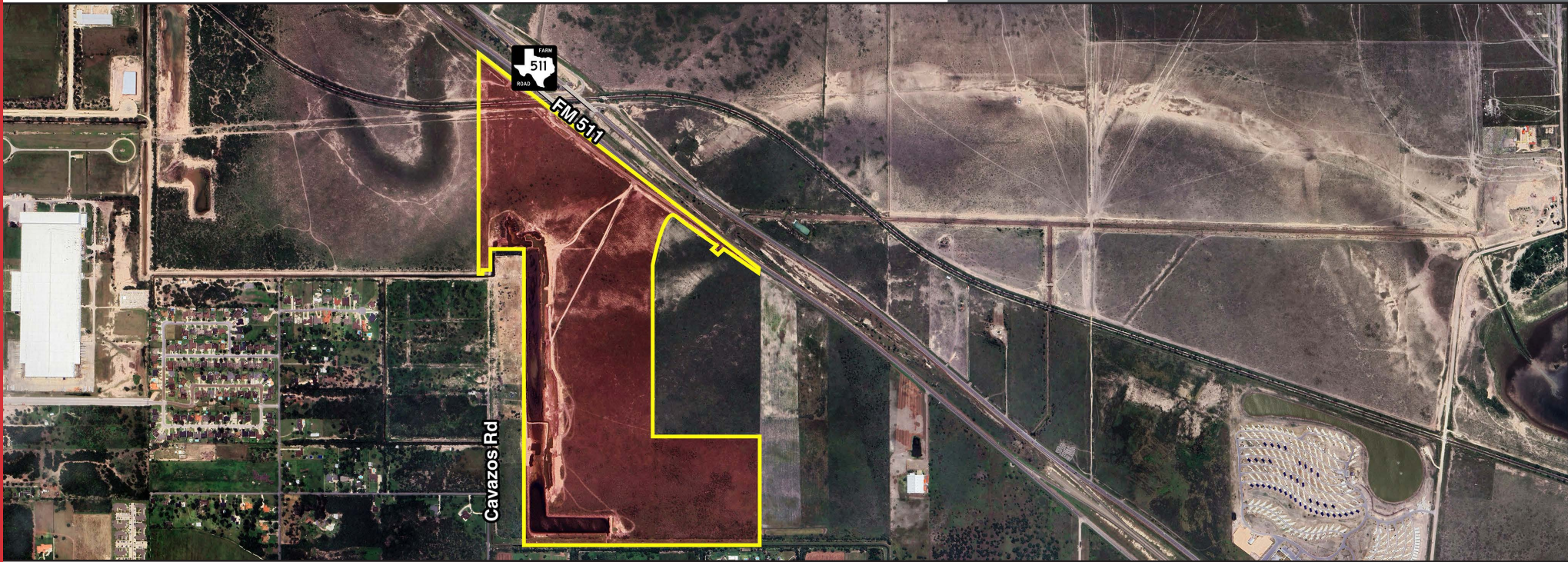
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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# FM 511 & E OF CAVAZOS RD



Introducing a prime investment opportunity in the heart of Brownsville, Texas. This versatile property, zoned R-1 Residential Single Family, is located along FM 511 with prime frontage, making it ideal for residential development. Strategically located near NexGen LNG and the Port of Brownsville, this site offers unparalleled access to key economic drivers in the region. Space X has moved its operations to Starbase at Boca Chica, near this property, which presents a compelling prospect for land and other investors seeking a strategic foothold in this thriving area. Don't miss the chance to capitalize on this exceptional property's potential.

## Offering Summary

- Frontage on FM 511 for prominent visibility
- Proximity to NexGen LNG for strategic partnerships
- Convenient access to the Port of Brownsville for logistical advantages
- Proximity to Space X Starbase site for potential collaboration

## Offering Summary

<b>Sales Price:</b>	<b>\$18,000,000</b>
<b>Taxes:</b>	<b>\$5,171</b>
<b>Lot Size:</b>	<b>±180.72 Acres Gross   ±164.26 Acres Net</b>
<b>Zoning:</b>	<b>Residential Single Family (R1)</b>

**FM 511 & E OF CAVAZOS RD**  
BROWNSVILLE, TX 78526

**AERIAL PHOTO**



LAND FOR SALE

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## AERIAL PHOTO



LAND FOR SALE

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## NEIGHBORING BUSINESSES



LAND FOR SALE

# FM 511 & E OF CAVAZOS RD BROWNSVILLE, TX 78526

## NEIGHBORING BUSINESSES



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.



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.



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 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.



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.

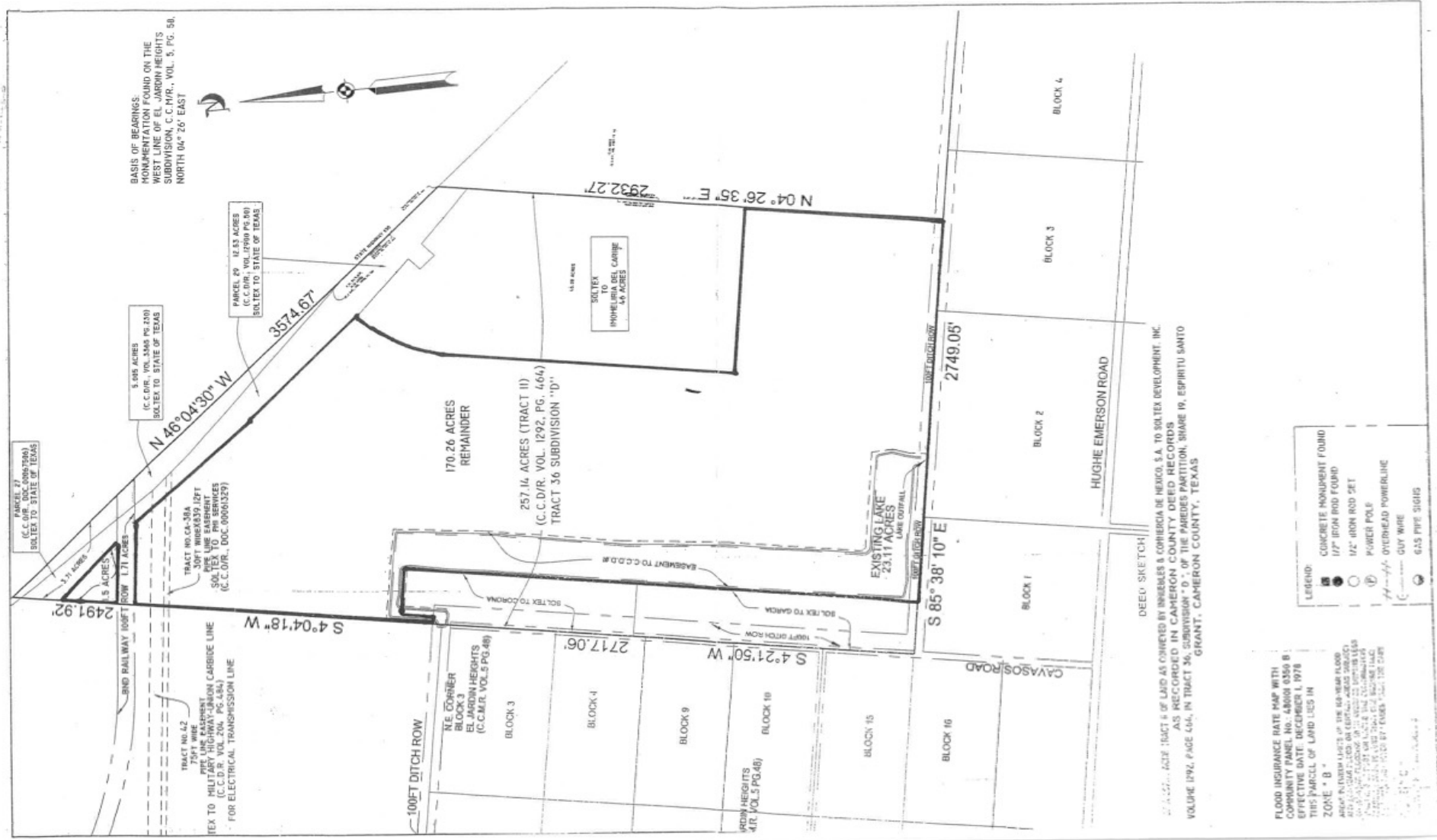


SpaceX, founded in 2002, is a private aerospace company focused on reducing space transportation costs and enabling human space exploration. The company revolutionized the launch industry by developing reusable rockets, lowering the cost of access to space. Beyond its successful crewed missions to the 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.

LAND FOR SALE

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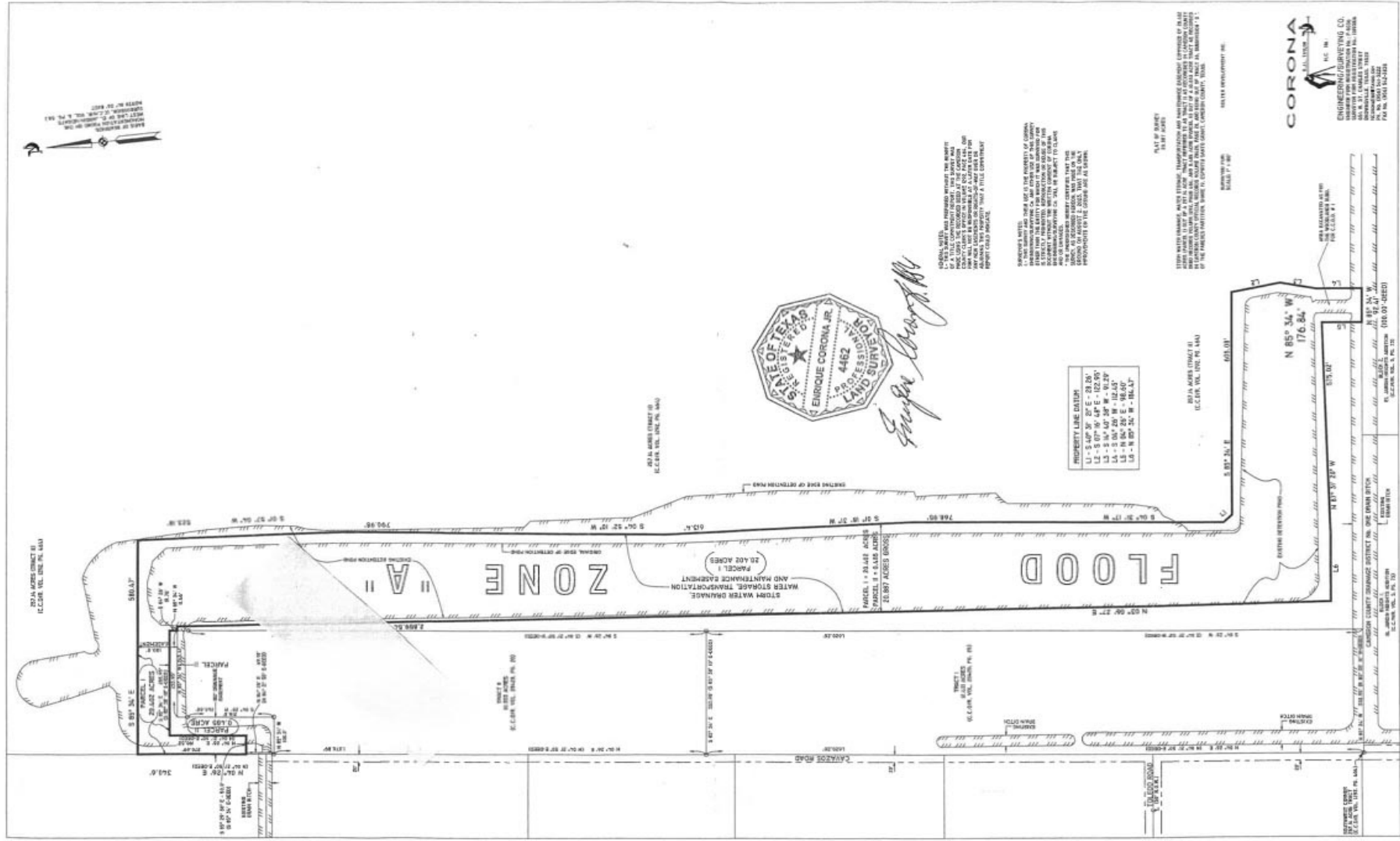
# SURVEY



LAND FOR SALE

# FM 511 & E OF CAVAZOS RD BROWNSVILLE, TX 78526

# SURVEY



LAND FOR SALE

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The information contained herein has been obtained from sources we believe to be reliable; however, NAI Rio Grande Valley has not verified, and will not verify, any of the information contained herein, nor has the aforementioned Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.



# 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.

2-10-2025



## 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date