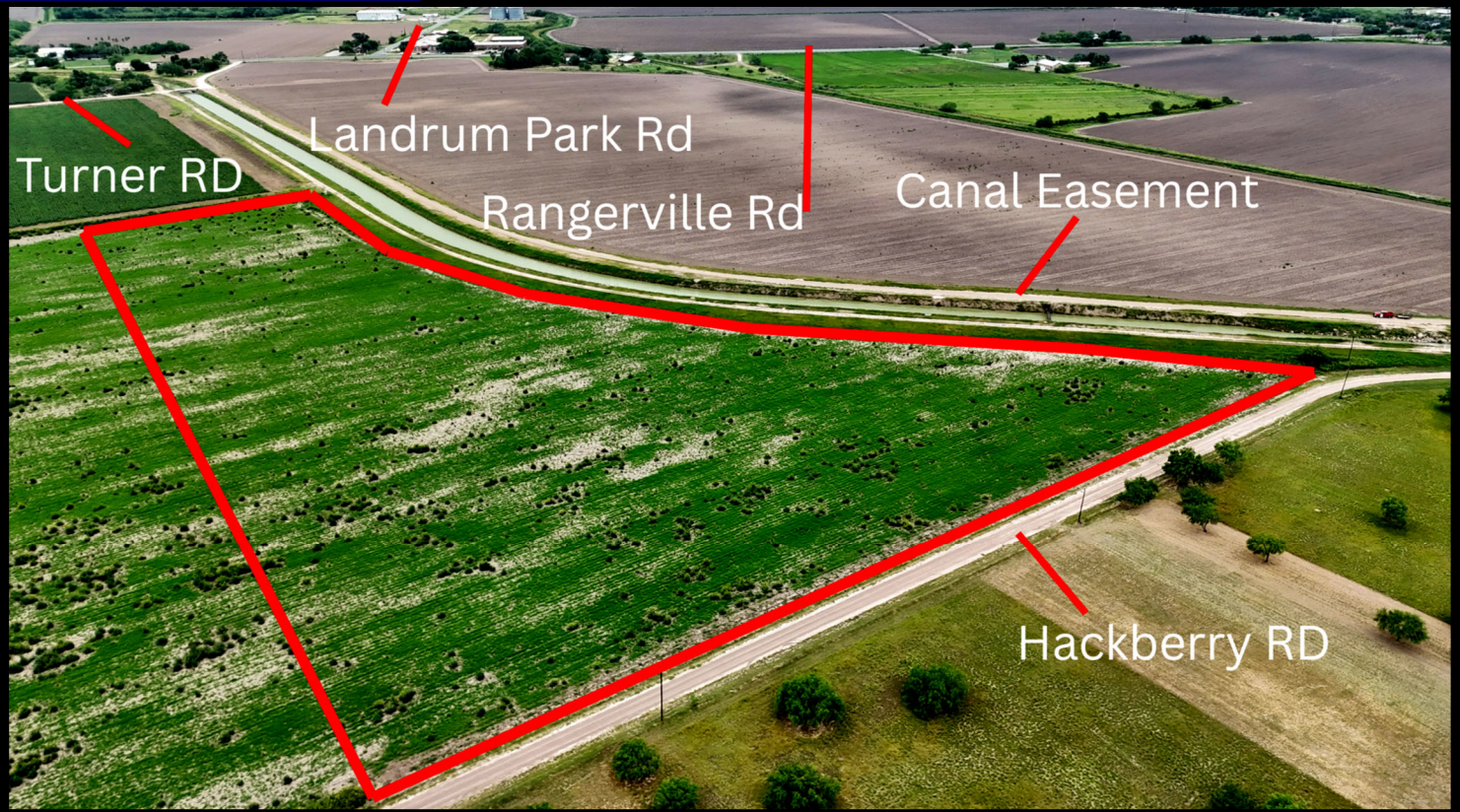




**DEVELOPMENT SITE
INVESTMENT OPPORTUNITY
+/- 24.98 ACRES
RIO GRANDE VALLEY, TEXAS**



**DEVELOPMENT HIGHLIGHTS
\$612,010 (\$24,500/AC)**

**OPPORTUNITY to acquire a “prime” development site
within the Rio Grande Valley, South Texas.**

Site provides 24.98 acres situated South Cameron County within the ETJ of South San Benito, Texas. This development tract provides a blank canvas for your vision of a thriving Ranchettes Community, a ranch operation, or picturesque residential homesite/community.

With its convenient location, this land is primed for success. Located within 10 miles of either Expressway 83 (I-2) or Expressway 77 (I-69). Situated in close proximity to schools, shopping, and entertainment while being nestled in the peaceful countryside. Great “mid-valley” location between La Feria and Harlingen.

**For Information Contact: PAULINE ZUROVEC—CELL: 956-793-9993
Exclusive Listing Agent
Marcus Phipps Real Estate—1617 E. Tyler Ave.—Harlingen, Texas 78550**

The information presented herein was obtained from sources deemed to be reliable. No representation or warranties are made as to the accuracy of the information. Buyers should conduct and rely upon their own independent investigations.

24.98 ACRE DEVELOPMENT SITE—SAN BENITO/HARLINGEN RIO GRANDE VALLEY, SOUTH TEXAS

HACKBERRY ROAD - SAN BENITO, TEXAS

This impressive real estate opportunity presents a sprawling 24.98 acre parcel of raw land, offering immense potential for ranch, agricultural, or residential purposes. Located in the countryside of South San Benito's ETJ.

This development tract provides a blank canvas for your vision of a thriving Ranchettes Community, a ranch operation, or picturesque residential homesite or community.

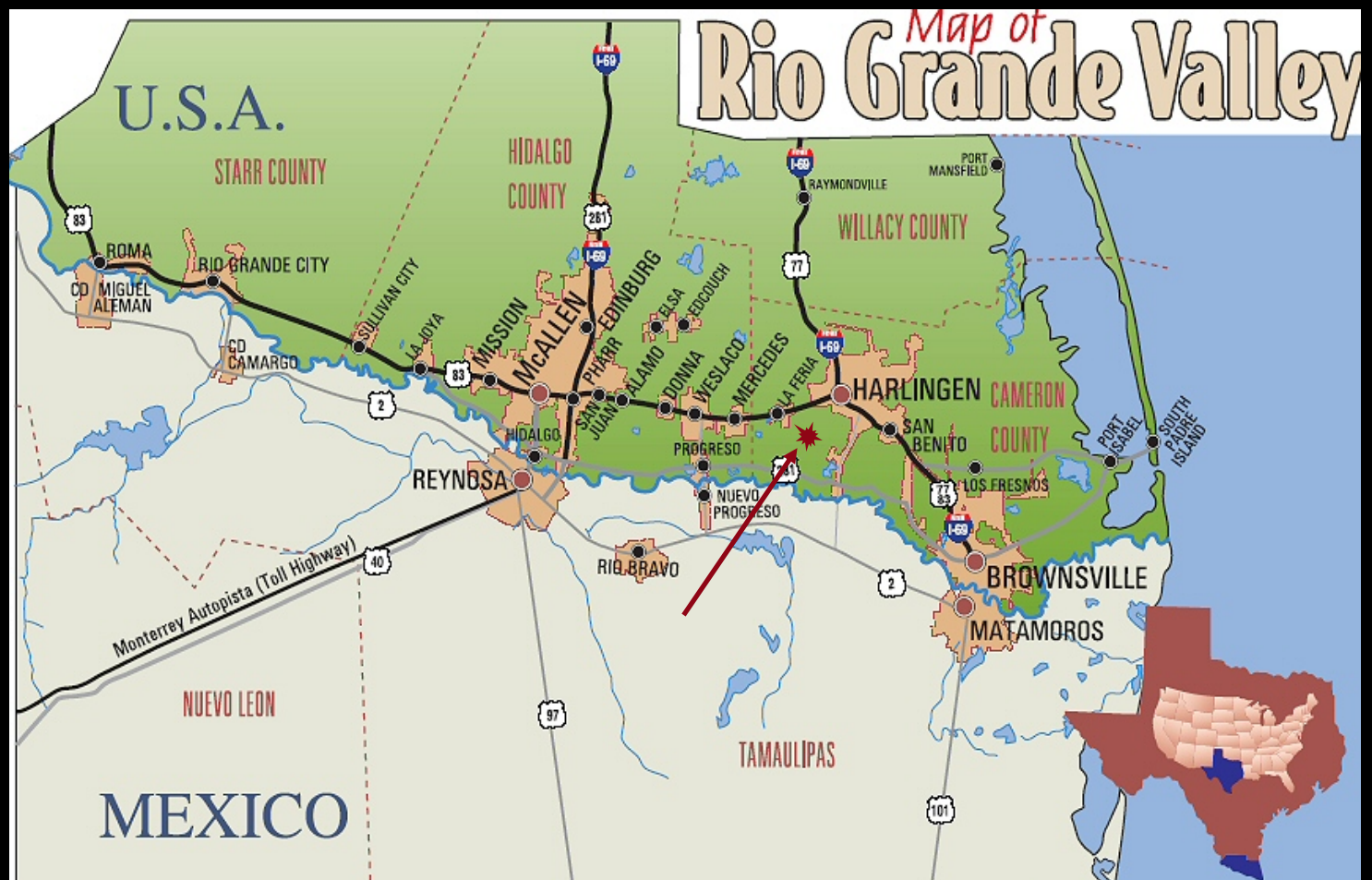
With its convenient location, this land is primed for success. Located within 10 miles of either Expressway 83 (I-2) or Expressway 77 (I-69). Situated in close proximity to schools, shopping, and entertainment while being situated in the peaceful countryside. Great "mid-valley" location between La Feria and Harlingen.

City Utilities Ready – Water available Military Highway Water Supply Co. Septic system required.

Ideal for Residential Development – Perfect for single-family lot development, capitalizing on the demand from surrounding growth.

Strategic Location – Within a 20 minute drive to the medical centers, universities, technical schools, etc., in Harlingen all of which drives significant employment and housing demand. Centrally located this site provides easy access to the north, south, east, and west.

Expanding Market – Within one hour to the new "Star Base City", the new South Texas home to Elon Musk's SPACE X rocket company driving major growth throughout the Rio Grande Valley.



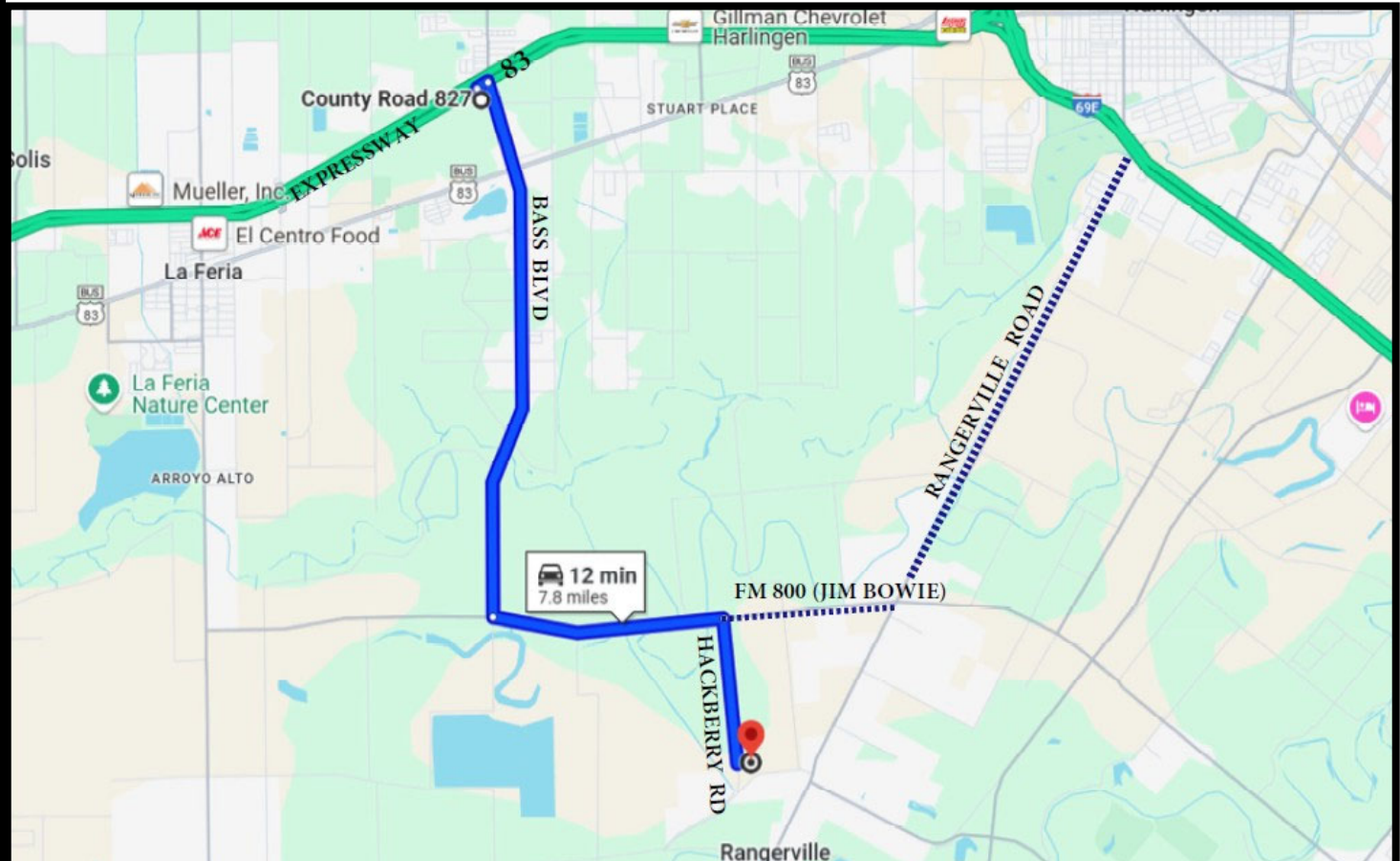


CONTACT: Pauline Zurovec
Exclusive Listing Agent
Cell: 956-793-9993
E-Mail: pauline@przcommercial.com

OFFERING SUMMARY

24.98 ACRE DEVELOPMENT SITE (\$612,010)

- 24.98 Acres—Hackberry Road—San Benito, TX
Minutes From Hospitals, Medical Plazas, Universities, VA Clinic
Peaceful Development Site - End Of Hackberry Road
Dimensions: Survey On File
1,280' (Hackberry Rd) X 1,270' (N/S) X 1,460' (Canal Side)
Utilities: Military Hwy. Water Supply (Septic Required)
Zoning: No Zoning (Situated In County)
Taxes: (Est: \$4,456 2025) (\$202.04 (2024 "AG"))
Irrigation: HIDCC #1

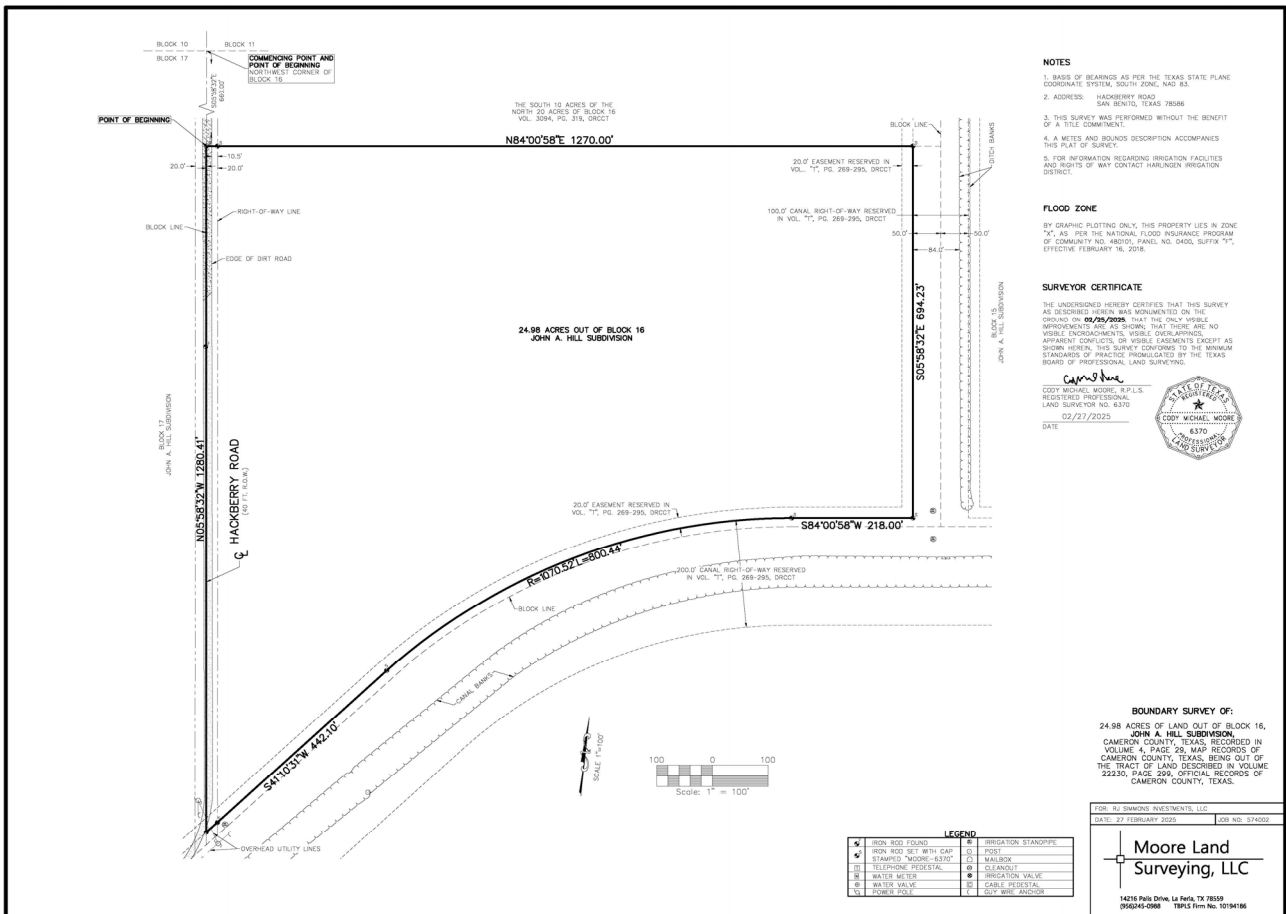
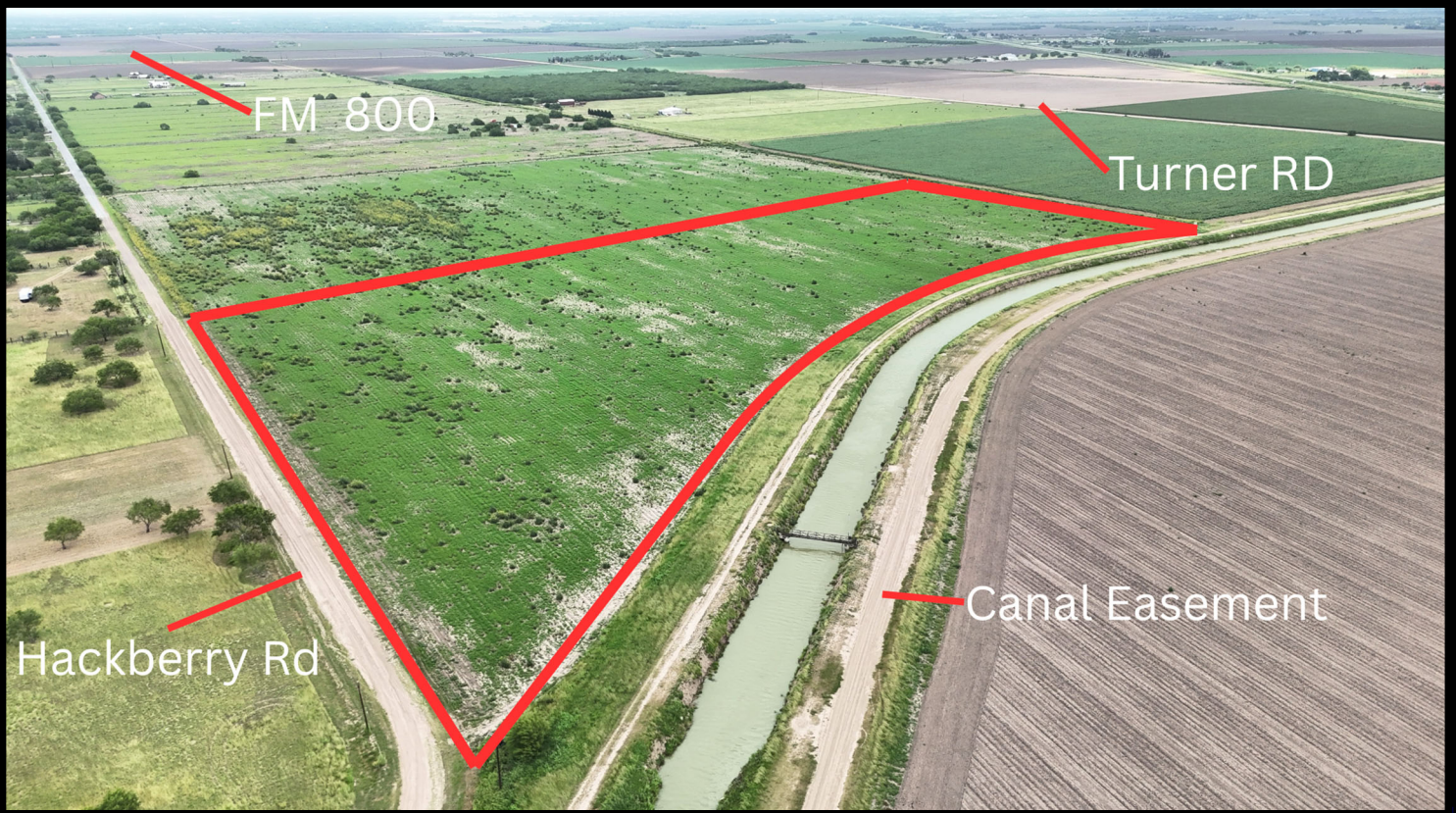


HEADING EAST ON EXP 83 (I-2) JUST EAST OF LA FERIA, EXIT BASS BLVD. TURN SOUTH ON BASS BLVD. CONTINUE UNTIL BASS BLVD. ENDS AT FM 800 (JIM BOWIE). TURN LEFT AND CONTINUE ABOUT 7 MILES UNTIL YOU COME TO HACKBERRY ROAD.
TURN RIGHT ON HACKBERRY, GO TO THE END OF HACKBERRY ROAD. SUBJECT 24.96 ACRES WILL BE ON THE LEFT AND ABUTS UP TO IRRIGATION CANAL AT THE END OF ROAD.

The information presented herein was obtained from sources deemed to be reliable. However, no representation or warranties are made as to the accuracy of the information. Buyers should conduct and rely upon their own independent investigations.



24.98 ACRE DEVELOPMENT SITE - SAN BENITO, TX HACKBERRY ROAD—RIO GRANDE VALLEY, TX





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:
 - 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.

<u>MARCUS PHIPPS REAL ESTATE LLC</u>	<u>568880</u>	<u>marcus@harlingenhomes.com</u>	<u>(956)423-5300</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>MARCUS PHIPPS</u>	<u>450735</u>	<u>marcus@harlingenhomes.com</u>	<u>(956)793-2355</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Pauline Zurovec</u>	<u>249384</u>	<u>pauline@przcommercial.com</u>	<u>(956)793-9993</u>
Sales Agent/Associate's Name	License No.	Email	Phone

 Buyer/Tenant/Seller/Landlord Initials

 Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1
TXR 2501