

RAW LAND FOR SALE \$1,700,500

Rapid Residential Subdivision Growth



Site Specifications

- **Address:** HWY 100 95 Acres
- **Acres:** 95
- **Price/Acre:** \$17,900
- **Access:** HWY 100/Schemaker Rd/FM 1847
- **School District:** Los Fresnos CISD
- **Water District:** East Rio Hondo Water Supply
- **Topography:** Open Farmland with Brush
- **Suitable Use:** Agricultural Farmland changing to Residential Subdivisions.
- **Directions:** Highway 100 East from Los Fresnos to Schemaker RD. Just 30 minutes from HWY 77/83 Expressway, Brownsville, Matamoros, or South Padre Island

Description

95 Acres bound on the north by FM 2480, on the south by HWY 100, on the West by FM 1847, and on the east by the Tract 43 Road. Primarily vacant agricultural land which is changing to residential subdivisions. Presently there is a subdivision north of the subject on FM 2480, to the southeast is a new 130 acre subdivision in the preliminary development stage. There are several other subdivisions in the preliminary stages of development along FM 1847.

Financing

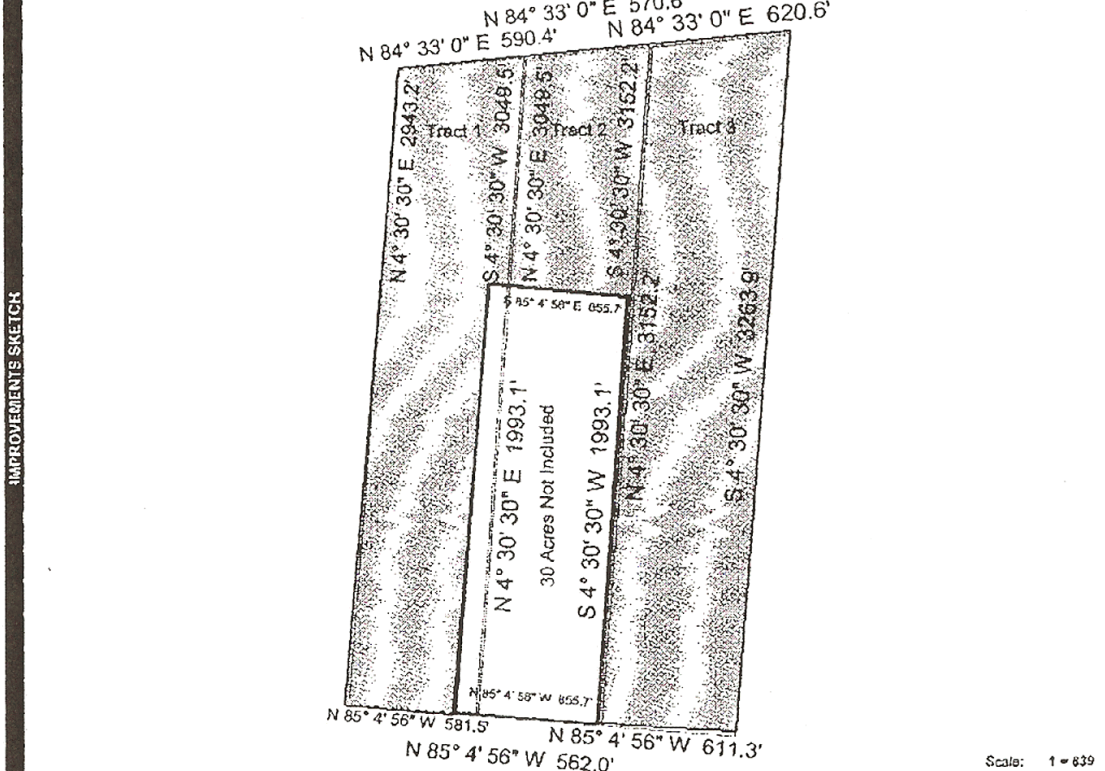
- Cash/Conventional

Survey

SKETCH/AREA TABLE ADDENDUM

File No C05-287

SUBJECT	Property Address		
	City	State	Zip
	Borrower		
	Lender/Client		
	Appraiser Name		



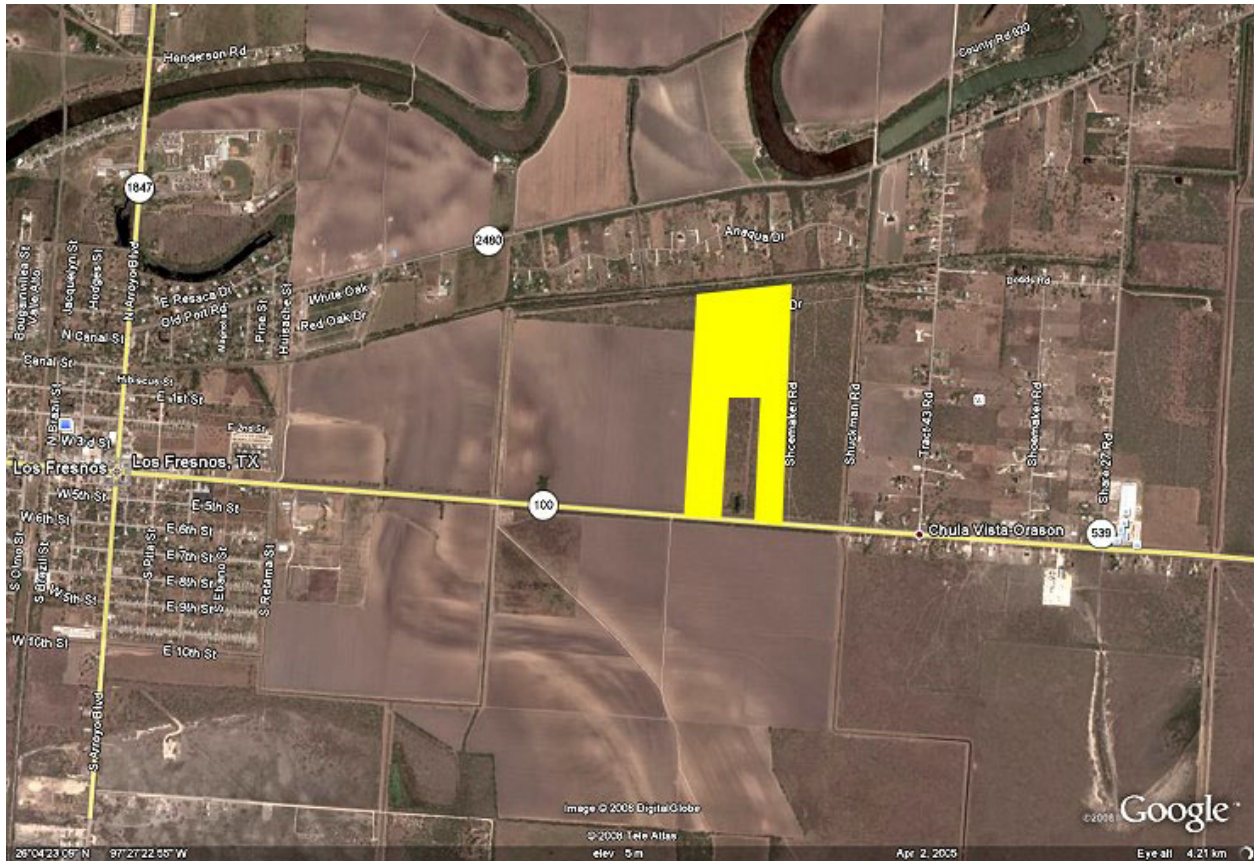
SURVEY DESCRIPTION

Tract 1
 Beginning at a point of the Tract described by Metes and Bounds as follows:
 THENCE North 85° 4' 56" West, a distance of 581.5 Feet;
 THENCE North 4° 30' 30" East, a distance of 2943.2 Feet;
 THENCE North 84° 33' 0" East, a distance of 590.4 Feet;
 THENCE South 4° 30' 30" West, a distance of 3049.5 Feet to point of beginning;
 Said tract containing 40.0 acres (1742396.3 sqft.) of land, more or less.
 Perimeter = 7164.6 Feet
 No significant error of closure.

Tract 2
 Beginning at a point of the Tract described by Metes and Bounds as follows:
 THENCE North 85° 4' 56" West, a distance of 562.0 Feet;
 THENCE North 4° 30' 30" East, a distance of 3049.5 Feet;
 THENCE North 84° 33' 0" East, a distance of 570.6 Feet;
 THENCE South 4° 30' 30" West, a distance of 3152.2 Feet to point of beginning;
 Said tract containing 40.0 acres (1742615.2 sqft.) of land, more or less.
 Perimeter = 7334.2 Feet
 No significant error of closure.

Tract 3
 Beginning at a point of the Tract described by Metes and Bounds as follows:
 THENCE North 85° 4' 56" West, a distance of 611.3 Feet;
 THENCE North 4° 30' 30" East, a distance of 3152.2 Feet;
 THENCE North 84° 33' 0" East, a distance of 620.6 Feet;
 THENCE South 4° 30' 30" West, a distance of 3263.9 Feet to point of beginning;
 Description truncated...

Satellite Image



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Area Satellite Image



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