

Apex Atlas Investments

Contact: Nirav Shah
Info@TenantManagers.Com
T: 848-482-6472

Property Location:

Intersection of Boca Chica &
International Boulevard
Brownsville, TX 78521
Pad Site: Approximately 0.5280 acres

Offering:

The developer of this 11.5 acre mixed use facility will provide a ground lease or build to suit a stand-alone retail building.

Site Description:

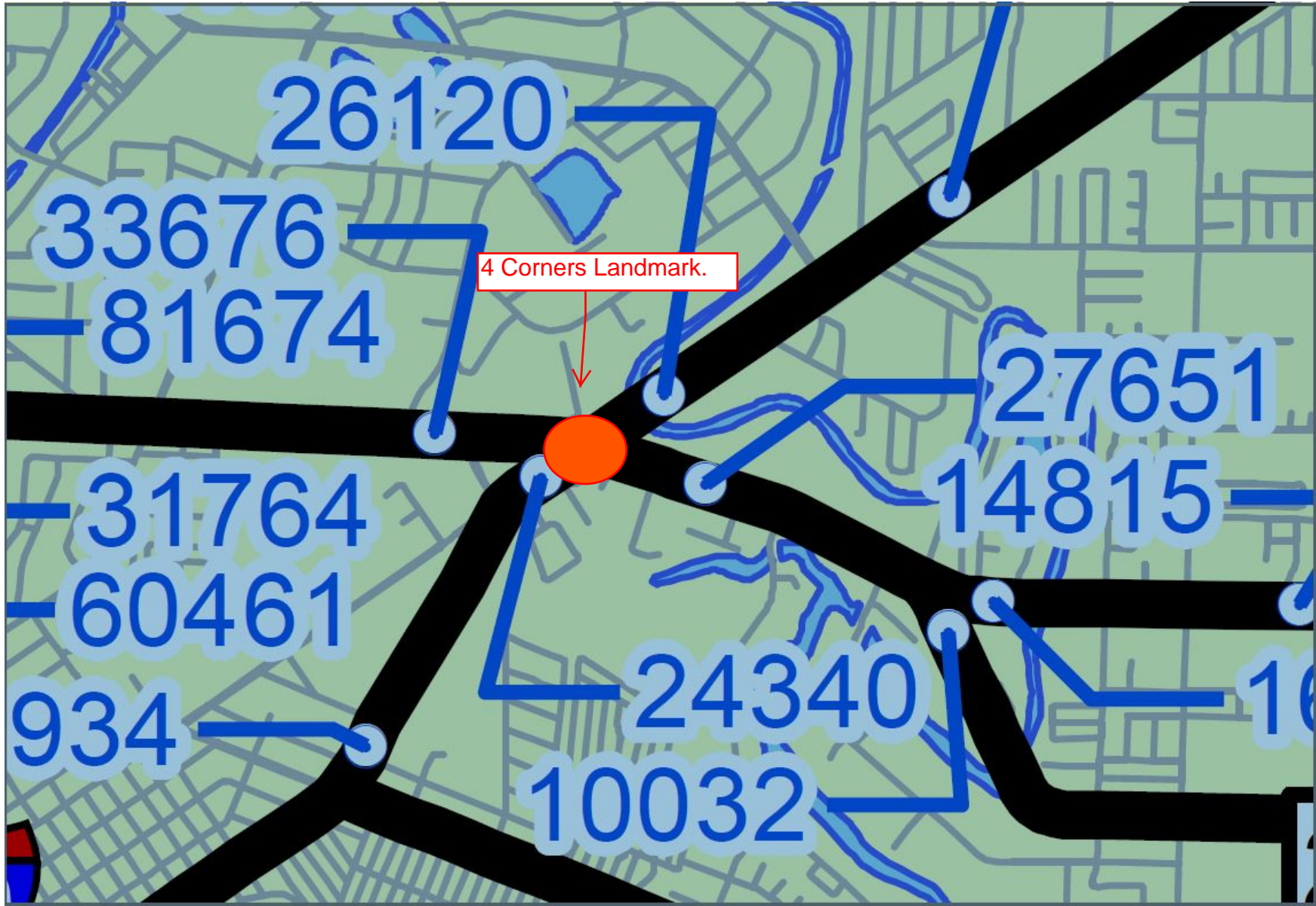
This pad site is at the busiest intersection in Brownsville, also known as Four Corners. This site is adjacent to a new development of 112 unit apartment complex to open in Fall 2017. The pad site neighbors McDonald's and Walgreens. The pad site is also close to: University of Texas Rio Grande Valley, Texas Southmost College, Brownsville International Airport, Port of Brownsville, and several other landmarks.

Demographics:

Population: 180,000 +
Of Households: 50,000 +
VPD: 30,000 +



2014 Texas Department of Transportation Study



Note: Boca Chica had 27,651 vehicles per day, and 14th Street had 24,340 vehicles per day.

LINE TABLE		
NO.	LENGTH	BEARING
L1	115.54'	S 71°01'57" E
L2	50.00'	N 18°58'03" E
L3	124.50'	S 71°01'57" E

LOT 2, BLOCK 1
DAVICO SUBDIVISION
CABINET 1, SLOT 1710-B
MAP RECORDS

BOCA CHICA BOULEVARD
VOLUME 756, PAGE 625, DEED RECORDS

14TH STREET (FM 1792)
VOLUME 280, PAGE 159, DEED RECORDS
N 56°15'03" E
131.99'

LOT 1
0.53 ACRE
N 33°44'57" W
230.00'
VOLUME 20269, PAGE 9
DEED RECORDS

Pad Site available.
Depth can be extended to increase acreage.

Buildings to be demolished, and retail plaza to be developed.

- LEGEND**
- ⊗ - SET X-CUT IN CONC.
 - - UNABLE TO SET
 - with W - SET 1/2 INCH IRON ROD W/ A RED CAP STAMPED
 - with "RIO DELTA SURVEYING" - "RIO DELTA SURVEYING"
 - with FD - FD. 1/2 INCH IRON ROD
 - FENCE
 - POWER LINE
 - ⊕ - ELECTRIC TRANSFORMER
 - ⊕ - GREASE TRAP
 - ⊕ - A.C. UNIT
 - ⊕ - GAS FLUSH VALVE
 - ⊕ - TV PEDESTAL
 - ⊕ - POST
 - ⊕ - ELECTRIC CONDUIT PVC
 - ⊕ - CLEAN OUT
 - ⊕ - GRATE INLET
 - ⊕ - CURB INLET
 - ⊕ - MANHOLE
 - ⊕ - CABLE MARKER
 - ⊕ - POWER POLE
 - ⊕ - LIGHT POLE
 - ⊕ - ELECTRIC METER
 - ⊕ - TEL. PEDESTAL
 - ⊕ - SIGN
 - ⊕ - GAS SERVICE
 - ⊕ - WATER METER
 - ⊕ - MAIL BOX
 - ⊕ - WATER VALVE
 - ⊕ - FIRE HYDRANT
 - ⊕ - FIRE HYDRANT ASSEMBLY
 - ⊕ - SIGN
 - BOC - BACK OF CURB
 - M.B.S.L. - MINIMUM BUILDING SETBACK LINE
 - R.O.W. - RIGHT OF WAY

PLAT SHOWING

5.09 ACRES OF LAND OUT OF ALL OF LOT ONE (1) AND LOT SEVEN (7), C.B. CARPENTER SUBDIVISION, CAMERON COUNTY, TEXAS, AS PER MAP RECORDED IN CABINET 1, SLOT 876-A, MAP RECORDS OF CAMERON COUNTY, TEXAS.

0.88 ACRE OF LAND OUT OF ALL OF LOT ONE (1) BLOCK ONE (1), DAVICO SUBDIVISION, CAMERON COUNTY, TEXAS, AS PER MAP RECORDED IN CABINET 1, SLOT 1710-B MAP RECORDS OF CAMERON COUNTY, TEXAS.

3.00 ACRES OF LAND, OUT OF LOT TWO (2) BLOCK (B), THE JARDIN TERRACE SUBDIVISION, TRACT 25, SHARE 19, OF THE ESPIRITU SANTO GRANT, CAMERON COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 5, PAGE 38, MAP RECORDS OF CAMERON COUNTY, TEXAS. (SEE METES AND BOUNDS)

2.72 ACRE TRACT OF LAND OUT OF LOT TWO (2) BLOCK (B), THE JARDIN TERRACE SUBDIVISION, TRACT 25, SHARE 19, OF THE ESPIRITU SANTO GRANT, CAMERON COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 5, PAGE 38, MAP RECORDS OF CAMERON COUNTY, TEXAS. (SEE METES AND BOUNDS)

GF#: 2016040792

ADDRESS: 3454 BOCA CHICA BOULEVARD
3480 BOCA CHICA BOULEVARD
BROWNSVILLE, TEXAS

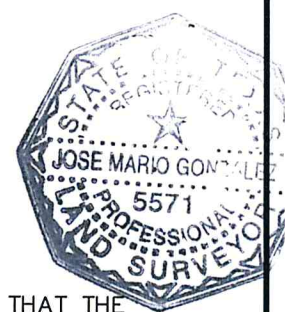
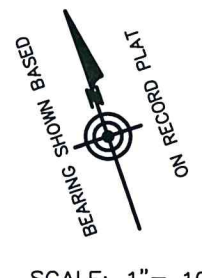
SURVEYED: SEPTEMBER 1, 2016

REQUESTED BY: UNITED STATES GOVERNMENT

FLOOD ZONE DESIGNATION: ZONE "C"
COMMUNITY-PANEL NUMBER: 480103 0010 B
MAP REVISED: DECEMBER 1, 1978

SCHEDULE B ITEMS:

- G.F. No. 2016040792
10a. Rights of parties in possession. (All tracts)
- 10f. Any and all zoning laws, regulations and ordinances of municipal and/or governmental authorities affecting subject property, including those by the City of Brownsville, Texas. (All tracts)
- 10h. Any and all easement and/or right of way rights granted to Southwestern Bell Telephone Company, together with all rights incident thereto. (All tracts)
- 10k. Property is located within the Brownsville Irrigation and Drainage District, together with all rights incident thereto. (All tracts)
- 10m. Subject to all visible and apparent easements a current survey will reveal. (All tracts)
- 10n. Easements, or claims of easements, which are not recorded in the public records. (All tracts)
- G.F. No. 2016040799
10e. Easement and/or right of way as set out in instrument dated October 16, 1962, executed by Juanita B. Fragoso to Public Utilities Board of the City of Brownsville, Texas, recorded in Volume 735, Page 159 of the Deed Records of Cameron County, Texas, together with all rights incident thereto. (Blanket)
- 10g. Right of way easement dated December 11, 1923 granted to Cameron County Water Improvement District No. 5, recorded in Volume 123, Pages 1-6 of the Deed Records of Cameron County, Texas, together with all rights incident thereto. (Blanket)
- 10k. Property is located within the Cameron County Water Control and Improvement District No. 5, together with all rights incident thereto.
- 10m. Any property which lies within the bounds of a public roadway, whether such roadway is dedicated or not. (All tracts)
- G.F. No. 2016040794
10f. Rights of the owner of Lot 7 as set out and defined on Plat, recorded in Cabinet 1, Slot 876-A of the Map Records of Cameron County, Texas.
- 10g. Easement and easements rights described in deed dated October 15, 1974, executed by Aurora C. Davila to John H. Davila, filed for record on October 15, 1974, recorded in Volume 1005, Page 74 of the Deed Records of Cameron County, Texas, together with all rights incident thereto. (Blanket)
- 10z. Property is located within the Cameron County Water Control and Improvement District No. 5.
- 10cc. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an accurate and complete land survey of the land.
- 10dd. Easements, or claims of easements, which are not recorded in the public records.



I, JOSE MARIO GONZALEZ, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571



RIO DELTA SURVEYING

24593 FM 88, MONTE ALTO, TX 78538
(TEL) 956-380-5154 (FAX) 956-380-5156
EMAIL: MARIO@RIODELTASURVEYING.COM
T.B.P.L.S. FIRM # 10013900

JOB NUMBER
RIO 16 255

© COPYRIGHT 2016 RIO DELTA SURVEYING THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMES HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.