

485.66 Acre Mixed Development For Sale - **New Reduced Price**

Property Size: 485.66 Acres total. 50.5 AC are commercial acres, 386.84 AC are residential. There is also 48.32 acres of dedicated parkland for the Subdivision. Property Appraised for **\$16,000,000** on July, 2009

Price: All properties can be purchased for **\$8,000,000 or \$16,500./Acre**
Owner Financing available, please call for details.



Amenities: • Water • Sewer • Natural Gas • Telephone • Fiber Optic

- 3/4 Mile Boulevard with sidewalks • Salvador Garcia Middle School on Property
- Regional Sewer Treatment Plant on property with ability to service 2000 acres
- Preliminary Approval for Phase I consisting of approximately 291 residential lots.

Property Location: Property is located on the west side of South Hwy 83, inside the Laredo City limits in Webb County, Texas. The Property is: • 1.5 Miles from the proposed 5th International Bridge • 4 Miles from the Laredo Community College South Campus • 5.4 miles from the new Super Wal-Mart on Hwy 83 • 8 miles south of Loop 20 (Bob Bullock Freeway) • 12 miles from downtown Laredo

Demographic	Total Population	% Change of Pop. By 2010	Total Households	Average HH Income	Labor Force in pop.
Laredo City	203,085	12.3%	54,011	\$41,224	71,815
78040	48,232	9.4%	13,329	\$28,873	14,982



Traffic Count on Hwy 83 10,000 cars/day.

Master Plan already developed with Preliminary approval from the City of Laredo.



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Individual Member

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