



**STRATEGIC COMMERCIAL DEVELOPMENT PROPERTY
SWC HWY 77 AT HIDALGO ST.
RAYMONDVILLE, TEXAS**

LOCATION: The property is located at the southwest corner of US 77 and Hidalgo St. in Raymondville, TX (Willacy County). This is the major commercial intersection in Raymondville.

SIZE: 6.371 Acres

FRONTAGE: Approximately 728+/- feet on Hwy 77 and 345+/- feet on Hidalgo Street

UTILITIES: **Electricity:** Available

Sewer: Available

Water: Available

Gas: Available

Prospective buyers should retain an independent engineer to verify the location, accessibility, and capacity of all utilities.

ZONING: The property is currently zoned "Commercial."

Prospective buyers should verify the zoning and permitted uses for this property with the appropriate governing authority.

FLOOD PLAIN: Federal Emergency Management Agency maps do not appear to indicate any 100 year flood plain on the property.

TOPOGRAPHY: Very minimal slope

EASEMENTS: Various utility easements are on the property. Contact Broker.



DEED

RESTRICTIONS: None of record

TRAFFIC COUNT: Most recent (2023) Texas Department of Transportation maps indicate 11,575 vehicles per day on Hwy 77 just north of Hidalgo St. on Hwy 77.

DEMOGRAPHICS:

	3-mile	5-mile	7-mile
Population 2024 Estimate:	11,599	13,360	15,058
5 Year Projection:	11,564	13,308	14,966
Average Household Income:	\$62,393	\$62,612	\$62,832

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2024 and 2029.

AREA

DEVELOPMENT: Immediate area developments include an HEB, CVS Pharmacy, Whataburger, McDonalds, C-Stores and Hotels.

PRICING: Contact Broker

- COMMENTS:**
- Excellent visibility and accessibility
 - Just north of Harlingen, TX
 - Excellent frontage at a major intersection

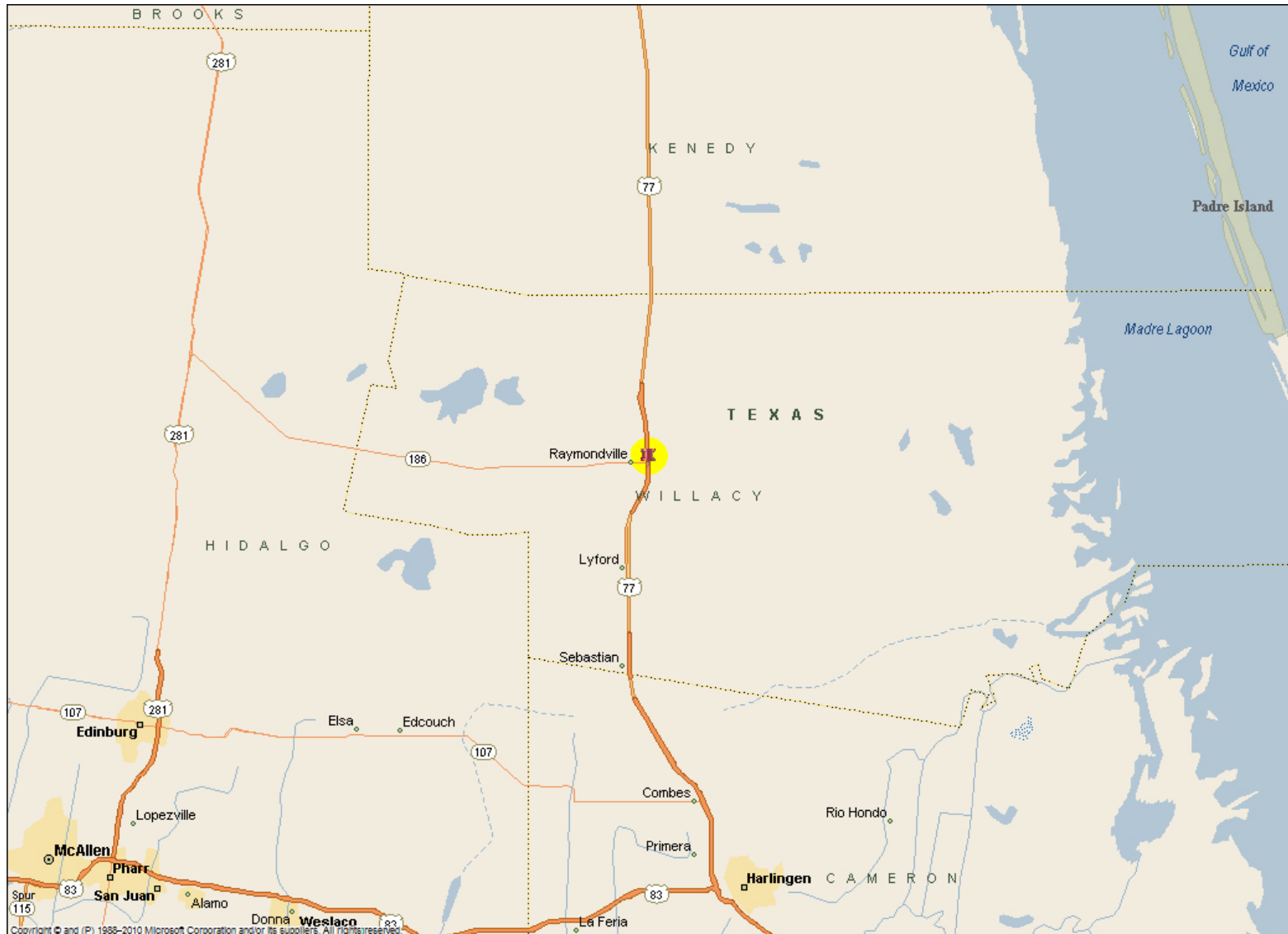
FOR INFORMATION CONTACT: MATT HOWARD or ELDON ROALSON, CCIM

Phone: (210) 496-5800 • Fax: (210) 496-5809 • Email: mhoward@roalson.com / eldon@roalson.com

www.roalson.com



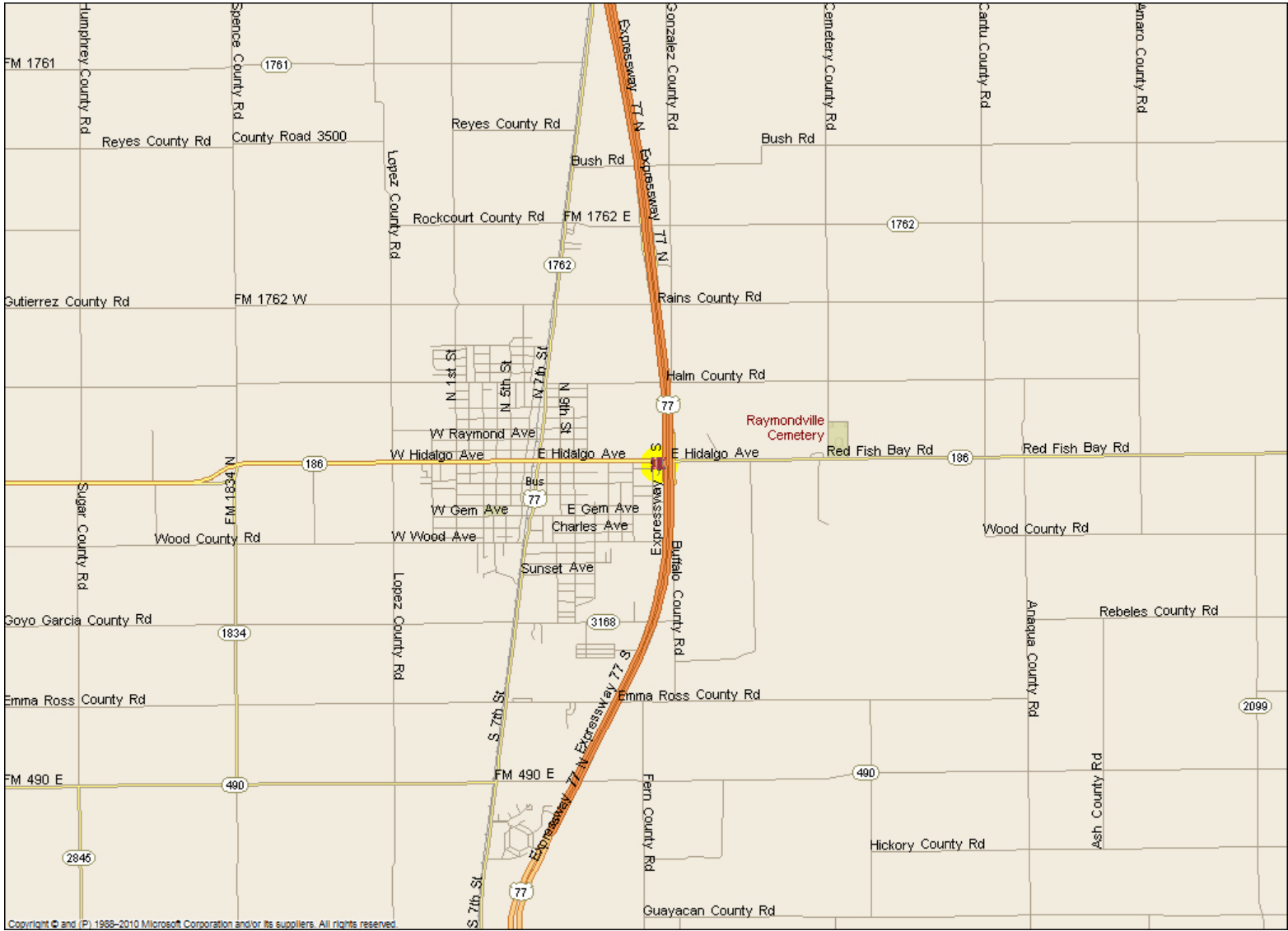
Location Map



This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.



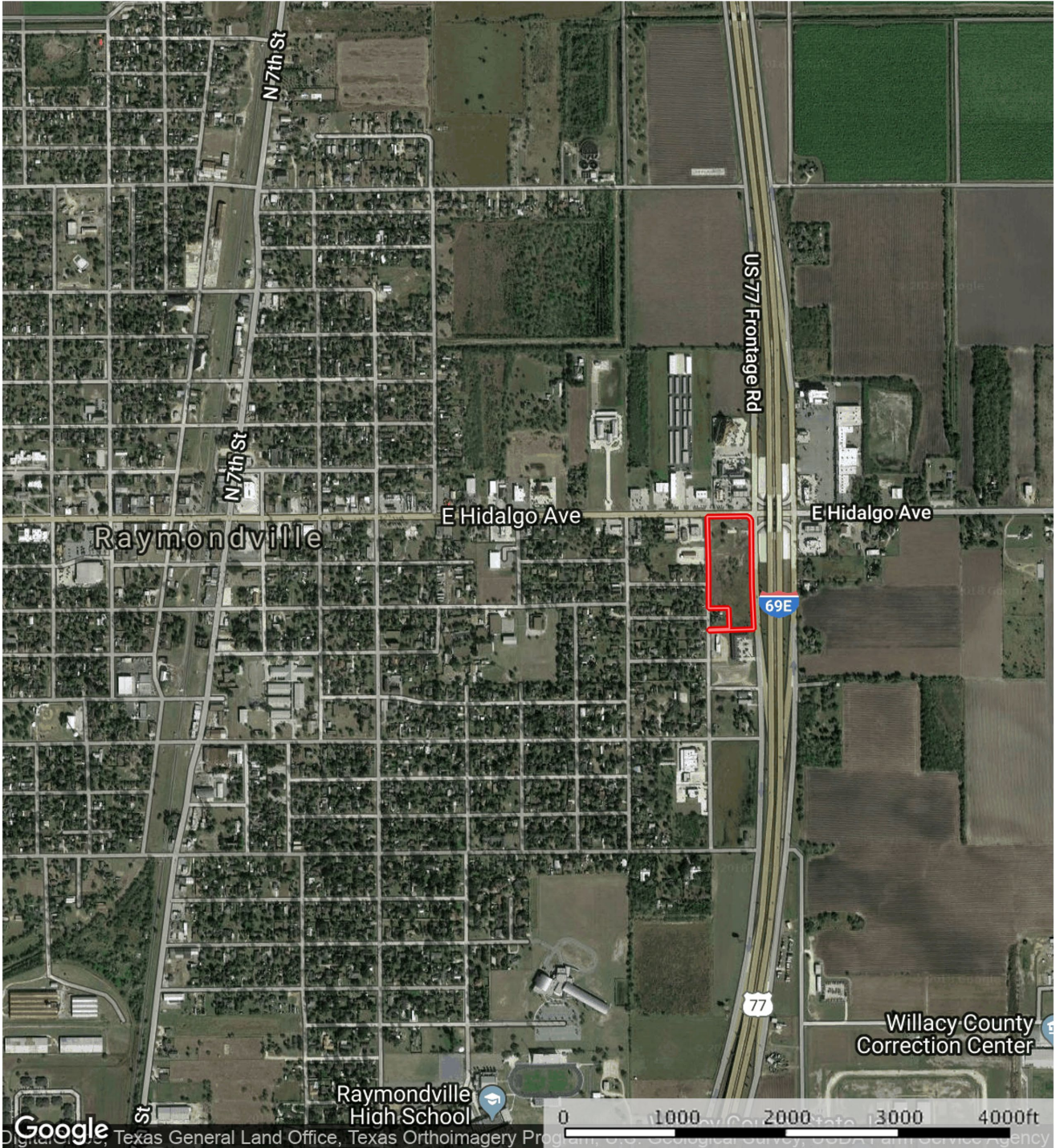
Area Map



This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.



Raymondville 6.371 Acres
Willacy County, Texas, 6.371 AC +/-



Boundary

Matt Howard
mhoward@roalson.com



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.



Raymondville 6.371 Acres
Willacy County, Texas, 6.371 AC +/-



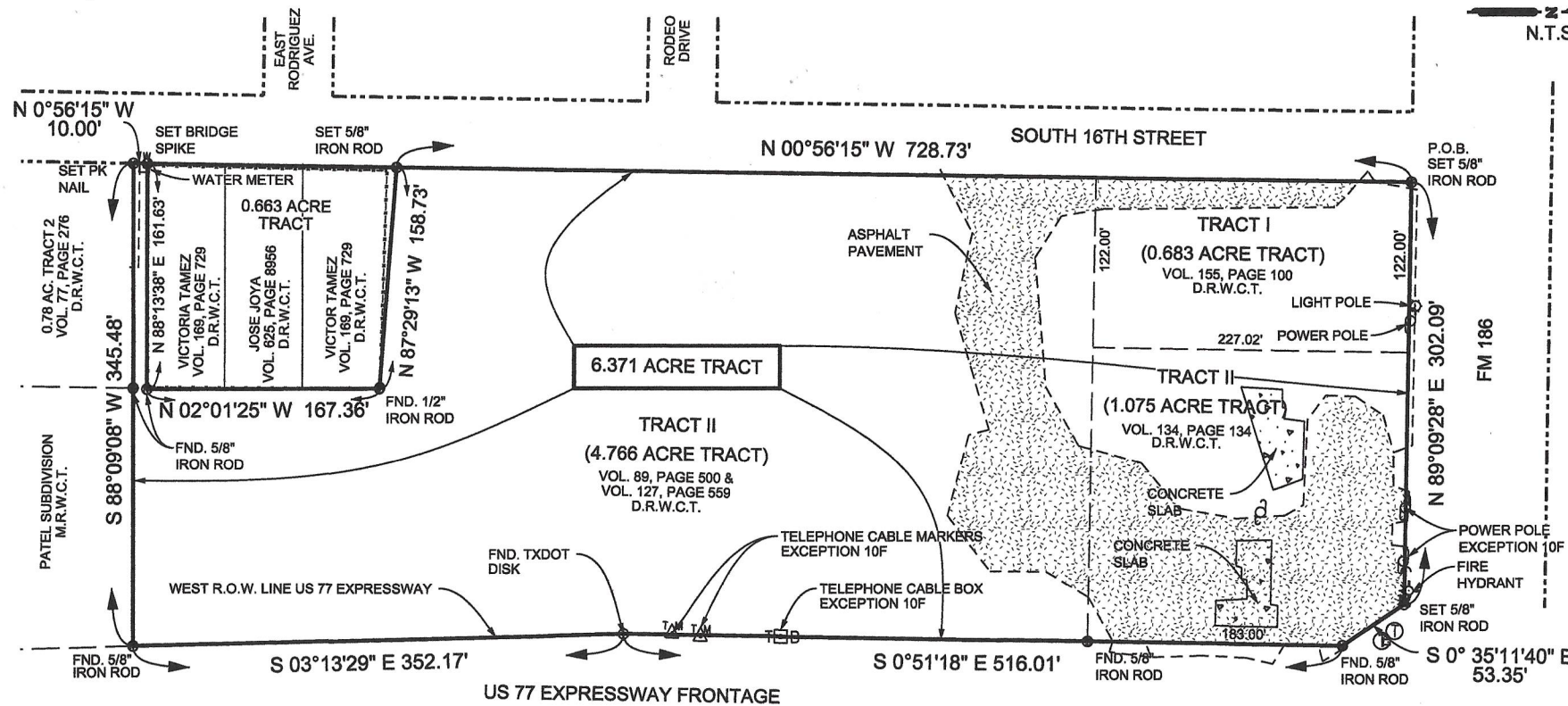
Boundary

Matt Howard
mhoward@roalson.com

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.

SURVEY OF A
6.371 ACRE TRACT OUT OF
EAST HALF LOT 1, SECTION 1
RAYMOND TOWN AND IMPROVEMENT
COMPANY SUBDIVISION
RECORDED IN VOL. 1, PAGE 575,
TRANSCRIBED RECORDS OF
CAMERON COUNTY TO
WILLACY COUNTY, TEXAS



**METES AND BOUNDS DESCRIPTION
OF A 6.371 ACRE TRACT**

Being 6.371 acres of land, more or less, out of the East Half of Lot 1, Section 1, Raymond Town and Improvement Company Subdivision recorded in Volume 1, Page 575, Transcribed Records of Cameron County to Willacy County, Texas and being all of the 4.766 acre tract recorded in Volume 89, Page 500 and Volume 127, Page 559, Deed Records of Willacy County, Texas and 0.683 acre tract recorded in Volume 155, Page 100, Deed Records of Willacy County, Texas and 1.075 acre tract recorded in Volume 134, Page 134, Deed Records of Willacy County, Texas, save and except a Nine (9') foot street dedication for South 16th Street along the west boundary of this tract and this 6.371 acre tract being more particularly described by metes and bounds as follow:

Beginning at a set 5/8-inch iron rod for the northwest corner of this tract, said corner being at the intersection of the south right-of-way line of F.M. 186, same being the north boundary of said Lot 1, Section 1, with the east right-of-way line of South 16th Street and said point bearing N 89°09'28" E, 9.00 feet, from the northwest corner of the East Half of Lot 1, Section 1, Raymond Town and Improvement Company Subdivision and said 0.683 acre tract;

Thence N 89°09'28" E with the north boundary of this tract, said 0.683 acre tract and said Lot 1, Section 1, the same being the south right-of-way line of F.M. 186, at 122.00 feet pass the northeast corner of the aforementioned 0.683 acre tract, the same being the northwest corner of the aforementioned 1.075 acre tract, in all 302.09 feet, to a set 5/8-inch iron rod for a corner of this tract and said 1.075 acre tract, said corner being at the intersection of F.M. 186 with the west right-of-way line of U.S. Highway 77 ByPass;

Thence S 35°11'40" E, with the west right-of-way line of U.S. Highway 77 Bypass and the northeast boundary of this tract and said 1.075 acre tract, 53.35 feet, to a found 5/8-inch iron rod for a corner of this tract and said 1.075 acre tract and said U.S. Highway 77 right-of-way;

Thence S 00°51'18" E with the east boundary of this tract and said 1.075 acre tract, the same being the west right-of-way of said U.S. Highway 77 ByPass, at 183.00 feet pass a found 5/8-inch iron rod being the southeast corner of said 1.075 acre tract and the northeast corner of the aforementioned 4.766 acre tract, in all 516.01 feet to a found TxDot brass disk in concrete for a corner of this tract and said 4.766 acre tract;

Thence S 03°13'29" E with the east boundary of this tract and said 4.766 acre tract, the same being the west right-of-way line of U.S. Highway 77 ByPass, 352.17 feet, to a found 5/8-inch iron rod for the southeast corner of this tract and said 4.766 acre tract, the same being the northeast corner of Lot 1, Patel Subdivision recorded in the Map Records of Willacy County, Texas;

Thence S 88°09'08" W with the south boundary of this tract and said 4.766 acre tract, the same being the north boundary of said Lot 1, Patel Subdivision, at 184.52 feet pass a found 5/8-inch iron rod being the northwest corner of said Lot 1, Patel Subdivision, the same being the northeast corner of a 0.78 acre Tract 2 recorded in Volume 77, Page 276, Deed Records of Willacy County, Texas, in all 345.48 feet to a set PK nail in asphalt pavement for the southwest corner of this tract being on the east right-of-way line of South 16th Street and bearing N 88-09-08 E, 9.00 feet, from the west boundary of said Lot 1, Section 1 and the northwest corner of said 0.78 acre tract;

Thence N 00°56'15" W with the west boundary of this tract, the same being the east right-of-way line of South 16th Street, 10.00 feet, to a set Bridge Spike for a northwest corner of this tract, said corner being on the south boundary of the save and except 0.663 acre tract recorded in Volume 127, Page 559 and Volume 89, Page 100, Deed Records of Willacy County, Texas;

Thence N 88°13'38" E with a north boundary of this tract, the same being the south boundary of said 0.663 acre tract, 161.63 feet, to a found 5/8-inch iron rod for an interior corner of this tract and said 4.766 acre tract and the southeast corner of said 0.663 acre tract;

Thence N 02°01'25" W with a west boundary of this tract and said 4.766 acre tract, the same being the east boundary of said 0.663 acre tract, 167.36 feet, to a found 1/2-inch iron rod for an interior corner of this tract and said 4.766 acre tract, the same being the northeast corner of said 0.663 acre tract;

Thence N 87°29'13" W with a south boundary of this tract and said 4.766 acre tract, the same being the north boundary of said 0.663 acre tract, 158.73 feet, to a set 5/8-inch iron rod for a southwest corner of this tract, said corner being on the east right-of-way line of South 16th Street;

Thence N 00°56'15" W with the west boundary of this tract, the same being the east right-of-way line of South 16th Street and running 9.00 feet east of and parallel to the west boundary of said 4.766 acre tract and said Lot 1, Section 1, Raymond Town and Improvement Company Subdivision, at 501.73 feet pass the north boundary or said 4.766 acre tract, the same being the south boundary of said 0.683 acre tract, in all 728.73 feet to the point of beginning and containing 6.371 acres or land, more or less.

Notes.

- 1.) Bearings are State Plane Grid, NAD'83, Texas South Zone.
- 2.) This property lies in Flood Zone AO (1') as per FEMA FIRM maps
- 3.) Per First American Title Insurance Company Commitment No. 2018-2440 issued October 4, 2018 with an effective date of September 21, 2018, our opinion on Schedule B 10 exceptions are as follows:
 - a. No opinion.
 - b. Right of Way Easement to State of Texas in Volume 70, Page 630, D.R.W.C.T. and corrected in Volume 71, Page 540, D.R.W.C.T. does not affect the surveyed property.
 - c. Not aware of easements or claims of easements not part of public record.
 - d. No document provided for dedication of west 9 feet of property for eastward widening of South 16th Street.
 - e. No opinion.
 - f. No easement information provided for power poles along north boundary of property and telephone markers along east boundary of property.



I, RAFAEL RUBALCABA JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY STATE THAT THIS DRAWING REPRESENTS AN ON THE GROUND SURVEY CONDUCTED UNDER MY DIRECTION AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

Rafael Rubalcaba Jr. 10/12/18
 RAFAEL RUBALCABA JR. DATE:
 R.P.L.S. #6211 ENGINEERING FIRM LIC.# F-5008
 SURVEYING FIRM LIC.# 101573-00

Rubalcaba
 ENGINEERING & SURVEYING
 P.O. BOX 1083, RAYMONDVILLE, TX. 78580
 PHONE: (956) 689-1655
 SURVEYING FIRM # 10157300



DEMOGRAPHIC OVERVIEW

January 22, 2025

HIGHWAY 77 AT HIDALGO STREET, RAYMONDVILLE, TX

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2020 Census	11,678	13,457	15,151
2024 Estimate	11,599	13,360	15,058
5 Year Projection	11,564	13,308	14,966
Households			
2020 Census	2,975	3,495	4,037
2024 Estimate	2,998	3,532	4,063
5 Year Projection	3,045	3,584	4,114
2024 Population by Race			
White	40.8%	40.7%	40.5%
Black	4.0%	3.8%	3.6%
Asian or Pacific Islander	1.3%	1.2%	1.1%
American Indian	0.7%	0.7%	0.7%
2024 Population by Ethnicity			
Hispanic Origin	86.3%	86.8%	87.4%
2024 Total Housing Units			
Owner-Occupied	2,062	2,486	2,932
Renter-Occupied	936	1,046	1,131
Average Household Size	3.04	3.05	3.07
2024 Household Income			
Income \$ 0 - \$15,000	16.5%	16.6%	17.3%
Income \$ 15,000 - \$24,999	10.6%	10.4%	10.2%
Income \$ 25,000 - \$34,999	10.2%	9.7%	9.5%
Income \$ 35,000 - \$49,999	16.1%	16.1%	15.3%
Income \$ 50,000 - \$74,999	16.2%	16.5%	16.3%
Income \$ 75,000 - \$99,999	13.8%	13.7%	14.0%
Income \$ 100,000 - \$149,999	9.2%	10.1%	10.9%
Income \$ 150,000 - \$199,999	6.1%	5.5%	5.0%
Income \$200,000 +	1.3%	1.4%	1.5%
Average Household Income	\$62,393	\$62,612	\$62,832
Median Household Income	\$45,972	\$46,563	\$47,126
Per Capita Income	\$19,359	\$19,411	\$19,481

Source: U.S. Bureau of the Census. 2020 Census of Population and Housing. ESRI forecasts for 2024 and 2029.

This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.

PROPERTY DISCLOSURE STATEMENT

As to the subject property, Roalson Interests, Inc. ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property's compliance with any applicable laws rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

**BROKER: ROALSON INTERESTS, INC.
BUILDING 2, SUITE 206
2338 NORTH LOOP 1604 W.
SAN ANTONIO, TEXAS 78248**



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.

Roalson Interests, Inc.	0338503		(210)496-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Eldon Roalson	214067	eldon@roalson.com	(210)445-5858
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Howard	603462	mhoward@roalson.com	(210)865-4411
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date