

Raw Land

For Sale: \$956,578

Brownsville, TX



Site Specifications:

- **Address:** Sam Perl Blvd.
- **Acres:** 4.88
- **Price/Sq Ft:** \$4.50
- **Frontage:** 882 feet on Sam Perl Blvd.
- **Access:** City Street and Easement Access
- **School District:** Brownsville ISD
- **Water District:** Brownsville PUB
- **Zoning:** Regional Center (RC)
- **Inside Brownsville City Limits**
- **Topography:** Open
- **Directions:** From Brownsville, South on E. 12th St. to property located south of Hope Park between the Gateway International Bridge and the B & M Bridge.

**For Additional
Information**

Please Contact:

Waters Realty, Inc.

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Remarks:

Exceptional Rio Grande River views! Property is currently zoned Regional Center (RC) and features 882 feet of frontage on Sam Perl Blvd. Utilities are in the area but not connected. Property is in the Brownsville City Limits, Brownsville ISD and lies in Flood Zones X and A. Cameron County TIRZ#1— Rio Grande Riverfront Boardwalk.

Financing:

- Cash/Conventional

Information Herein Deemed Reliable but Not Guaranteed

Waters Realty, Inc.