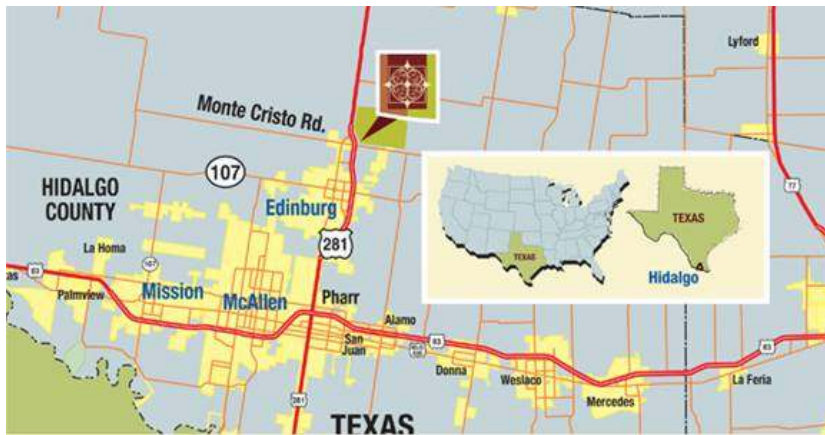




**FOR SALE**  
**Retail / Industrial / Residential / Multi-Family Land**  
 U.S. Hwy 281 and E Monte Cristo Rd. - Edinburg, TX - Rio Grande Valley



**Consumer Base of 10 Million within a 150 Mile Radius!**

- **ZONING:** Commercial-General
- Up To \$70 Million of Future Reimbursements from the City & County TIRZ District with \$11 million already in place. (Tax Increment Reinvestment Zone)

**Highlights**

- Premier 726 acre master-planned community with Approvals
- Approx. 480 acres remaining to develop
- **Approx. 3 Miles of State & U.S. Highway Frontage**
- Entire development down-to pad sites available FOR SALE
- Strong Developers with possible owner financing
- Close proximity to Edinburg Airport , McAllen International Airport, Edinburg Industrial Park, 2 International Bridges, National Retailers, and the Proposed Hidalgo County Loop & Future I-69
- Loopnet ID #15655058



Commercial Real Estate services, Worldwide

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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**Already Developed:**

**Residential 1:**



**Residential 2:**



**Residential 3:**



**LOCATION**

- East side of US Hwy 281 & North of Monte Cristo Rd., Edinburg, TX, Rio South Texas
- 5 minutes north of The Shoppes at Rio Grande Valley, a new retail development: 130 acres (1,100,000 +/- SF) anchored by JC Penny's, Academy, Ross & other major retailers. Phase 2 is under construction with more retail space and approx. 12 new restaurants.
- U.S. Hwy 281 & Monte Cristo Rd. is planned to connect the Upper and Lower Valley MSA's, via the new Hidalgo County Loop, placing La Sienna in the heart of the entire Rio Grande Valley!

**DEMOGRAPHICS**

5 Year Population Projection (10 Min. Drive Time)	176,796
Traffic Count	50,000 VPD
Estimated Average Annual Household Income	\$52,000

**PROPERTY DESCRIPTION**

- One of the last, large undeveloped areas remaining in one of the fastest growing MSA's in the U.S.
- Deep Infrastructure & Water Features in place
- Drainage Engineered to Latest Standards
- Lush landscaping, brick paved streets, wide boulevards, parks, green spaces, future elementary school, and a proposed private Catholic high school



## Residential 1: The Coves

# LA SIENNA

A Burns Brothers Development

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# Coves

at La Sienna  
[www.lasienna.com](http://www.lasienna.com)

Large Executive Lots starting at just **\$57,000**

Your home is the nest, your refuge, a sanctuary.  
The quality of your life depends on **CHOICES**  
Are the views tranquil?  
Is nature celebrated in color and form?  
Is your home in a gated area?  
Can you buy with confidence - secure in future value?

Move up to **The Coves** at La Sienna  
Executive home sites that offer superior building possibilities.  
Walking trails, landscaped common areas,  
private recreation center, and cool water features.  
~1/3 acre lots in a carefully restricted Subdivision  
starting at just \$57,000.

**close window**

## Residential 2: Valencia – Sitterle Homes

# LA SIENNA

A Burns Brothers Development

› Home › About Us › Community › Builders › Edinburg A

Open  
Months of Interest

# VALENCIA

at La Sienna

Have you ever dreamed of the ultimate in family living?  
This weekend, find time to indulge!  
Sitterle Homes unveils Valencia a gated community within master-planned La Sienna  
Quietly, carefully, THE community of choice is NOW ready for your inspection.

### Right Place

- bright future

Community at

Prepare to be impressed...  
This community and these homes are truly exquisite.  
Nestled amongst brick paved streets, fountains and streams  
New homes from \$160's to \$280's... 3/2 to 5/3-5

Sitterle Homes at Valencia  
Monte Cristo Rd. and 281 in North Edinburg...

Sales Office

1810 Algonoy • Edinburg

# Residential 3: Valencia – D R Horton Homes

**LA SIENNA**  
A Burns Brothers Development

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Open Months of June

## VALENCIA

at La Sienna

Have you ever dreamed of the ultimate in family living?  
This weekend, find time to indulge!  
DR Horton Homes unveils Valencia a gated community within master-planned La Sienna  
Quietly, carefully, THE community of choice is NOW ready for your inspection.

**Right Place**  
- bright future

**Love Where You Live**

DR Horton at Valencia  
Monte Cristo Rd. and 281 in North Edinburg

**D-R-HORTON** 1944  
ESTABLISHED  
1952  
*America's Builder*

1709 N Jackson Rd  
McAllen, TX 78501-5740

## 86.4 Acres Retail/Commercial Tracts

U.S. Hwy 281 and Monte Cristo Rd. - Edinburg, TX

■ **Commercial 1** - *Approx. 30 Acres – Located along the north side of Monte Cristo*

- 12" water
- 15" sanitary sewer tie-ins along La Sienna Blvd
- No additional on-site detention is required for this lot
- MONTE CRISTO BEING EXPANDED ALL THE WAY TO HWY 77!**

■ **Commercial 4** – *Approx. 36.4 Acres – Located along frontage U.S. Hwy 281, north of Monte Cristo*

- 16" water
- 24" sanitary sewer along U.S. Hwy 281
- Storm water sewer is planned to tie in to the Master Planned storm water system at its E property line
- No additional on site detention is required for this lot

■ **Commercial 6** – *Approx. 20 Acres - Located along frontage U.S. Hwy 281, north of Commercial 4*

- 16" water
- 24" sanitary sewer along U.S. Hwy 281
- SUPERIOR VISIBILITY FROM U.S. HWY 281!**

# Site Plans/Renderings



Recreation Center



Town Center-Concept 2



Town Center-Concept 1



# Property Photos





# Location Map

## City of Edinburg

### La Sienna to:

- 1,100,000 +/- SF New Retail Development, The Shoppes at Rio Grande Valley – **5 Miles**
- Edinburg Hospital - **6 Miles**
- University of Texas Pan American (UTPA) - **4 Miles**
- International Airport – **10 Miles**
- 2 International Bridges – **20 Miles**



## ***Growing Economic Strength***

- **McAllen-Edinburg-Mission MSA ranked #1 in job growth and #2 in Income Growth in a survey of Best Cities for Jobs in 2008** (*Forbes Magazine*)
- **McAllen-Edinburg-Mission MSA ranked #1 among the fastest growing real estate markets in the nation in 2008** (*Money Magazine*)
- **McAllen-Edinburg-Mission MSA ranked #7 in the Top Performing Cities in the nation for job growth, wages and salary growth, and high-tech job growth** (*Milken Institute 2008*)
- An additional 50,000 travelers and visitors are estimated to be in the MSA everyday.
- **Mexican visitors expend \$1.4 billion annually in the McAllen-Edinburg-Mercedes MSA.**
- Simon Property Group Inc., opened their 2<sup>nd</sup> phase of their 2<sup>nd</sup> retail development, Palms Crossings. Their first, La Plaza Mall, is one of their top sales producing malls in the county.
- Since opening in October 2006, the Rio Grande Valley Premium Outlets shopping center has contributed tax receipts that have increased by \$2 million and property values have jumped by \$100 million. Construction is underway for the shopping center's Third Phase.
- **The location, area growth and abundant work force continue to be the keys to attracting national companies seeking growth opportunities.**



# Tourism



The Rio Grande Valley has many exciting and affordable opportunities for visitors to enjoy.

Miller international Airport located in McAllen just 10 minutes away from La Sienna hosts daily flights from American, Continental and Allegiant airlines.

Quinta Mazatlan the McAllen wing of the world's birding center features 15 acres of natural habitat and quite trails that wind through our urban oasis and a visitors center to serve all nature tourists. The Rio Grande Valley is a birder's paradise, with six wildlife refuges less than an hour's drive from the city. McAllen is home each April to the Texas Tropics Nature Festival, while nearby Santa Ana National Wildlife Refuge is recognized as one of the top ten birding sites in the nation -boasting a record count of bird species.

We enjoy nice weather year-round and have a number of exciting activities in south Texas. Our new \$62.2 million dollar Convention Center has made our area a destination spot.

The Gulf of Mexico and South Padre Island are just over an hour away and is rated as one of the top 10 beaches in the U.S.

If you are looking to travel the world then look no further than 7 miles south of McAllen in Reynosa, MX. Home of rich culture and fabulous shopping, Reynosa is a great destination for a taste of Mexican flavor close to the border.



## Developer Background



### **Valley Farmers, Valley Developers.**

The La Sienna Community of Edinburg, Texas is now underway. Burns Brothers Development, La Sienna's parent company, is creating an inspirational community with landscaping and water features, wide boulevards, parks and green spaces, commercial and office space, and a private high school. This master planned community offers a superior "complete" lifestyle for its residents. Access to and from La Sienna is unsurpassed. The Edinburg Hospital is 5-6 minutes and La Plaza Mall is only 10 minutes away. Commute time is now considered one of the top factors for busy families.

Personal pride and effort are evident in La Sienna. Burns Brothers Development is dedicated to re-investing in the same community that has supported their south Texas farming operations for three generations. Burns Brothers Development donated 40 acres to the Diocese of Brownsville for the Catholic High School as part of La Sienna. The three Burns Brothers, Sandy, Kent and Chris have learned a great deal about land development from their father, Bill Burns. Bill developed upscale Orangewood, Orangewood South and Orangewood East in neighboring McAllen. The Burns brothers have also contracted with exceptional land-planners, engineers and marketing professionals. This executive "team" is committed to delivering the region's finest planned community.

La Sienna will be a tangible project which demonstrates The Burns Brothers' desire to establish a beautiful setting for raising valley families.

Plaza Valencia is the first of four planned phases of residential development encompassing 95 homes. Explore and invest in La Sienna: A Superior Quality of life awaits you!