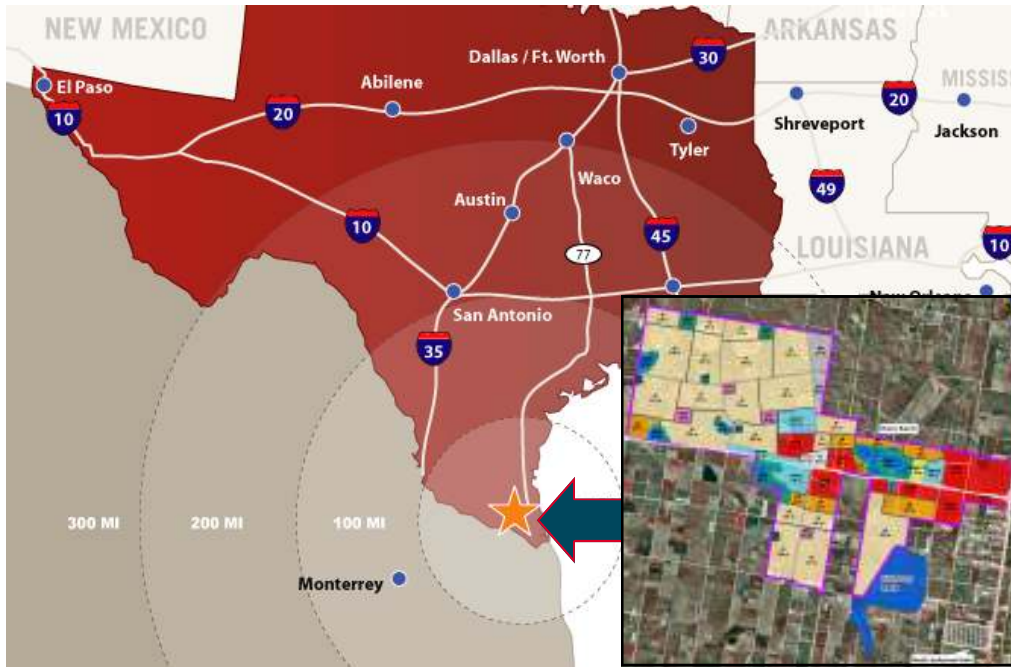


THE RIO GRANDE VALLEY, SOUTH TX
WHERE DEALS ARE BEING DONE!

9,000 Acres FOR SALE

Edinburg, TX — Hidalgo County
Opportunity for smart capital in a pocket of growth.



- Proposed Hwy Loop
- Water/ Mineral Rights
- Last, Large Site in a **MAJOR GROWTH** Corridor

On-Site Photos



FORESIGHT costs less than HINDSIGHT

In hard times, smart capital looks for “pockets of opportunity.” When recession sweeps across the land, it misses certain places. Smart Investors look for pockets of opportunity, places that are thriving while other places suffer. ***In this hurricane of financial uncertainty, there is one place that has missed the storm, one place where all the metrics are thriving...the Rio Grande Valley in South Texas.***

This part of South Texas is a pocket of growth, an oasis of opportunity. McAllen, Mission and ***Edinburg are growing steadily north.*** It is clear that the heart of the Valley will be in and around Edinburg.

There is ***owner financing available*** for qualified buyers.



Commercial Real Estate services, Worldwide
 1400 N McColl, Suite 205 | McAllen, TX 78501 | office 956 994 8900 | fax 956 994 8902 | www.nairgv.com

Charles D. Mueller
 direct 970 209 3452
 office 956 682 3181
 email cmueller@synergisllc.com

The information contained herein has been provided by sources deemed reliable, with no reason to doubt its accuracy, but is not guaranteed. All information should be verified prior to purchase or lease.

Executive Summary

NAI Rio Grande Valley is pleased to present approximately 9,000 acres in Hidalgo County.

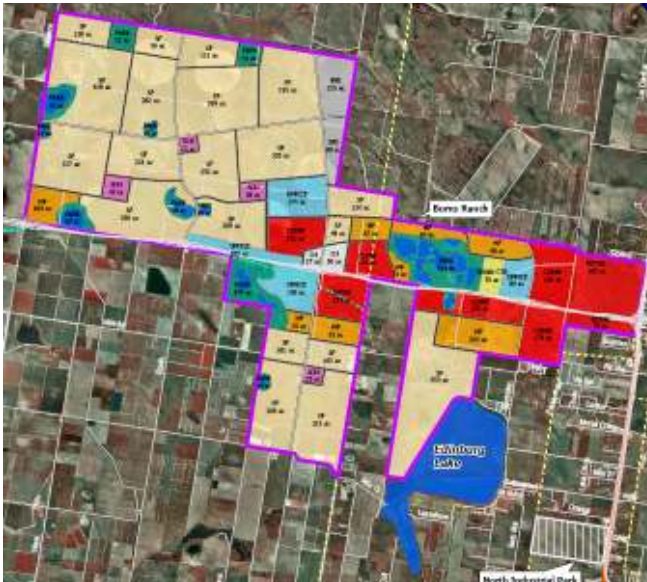
The site is adjacent to a major growth corridor on the north side of McAllen, Mission and Edinburg, three of the fastest growing towns in the Country.

Location

Centrally located within one of the largest trade corridors in the world, the Rio Grande Valley is the gateway to the U. S. Highway 281 (interstate 69 or the NAFTA Highway). With a population of more than 8.2 million within an 150 radius, this South Texas-Mexico border region has the highest concentration of people between the ages of 18 and 24 in North America.

Offering Highlights:

- \$100,000,000.00 (**\$11,111/Acre**)
- More than **20,000** acre feet/year in water
- **1/8 of the mineral rights** owned by Seller will convey to the buyer
- **TIRZ** Agreement in place
- Proposed Hidalgo County Loop through Site with **3-4** intersections
- **Owner Financing** Available



Land & Topography

- 9,000 acres of farm and ranch land
- 3,000 acres currently farmed and irrigated
- Crops include: onions, grapefruit, navel oranges, and potatoes
- Over 200 acres of ponds and lakes offering an abundant water supply and natural landscaping



NAI Rio Grande Valley

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9,000 Acres FOR SALE

Edinburg, TX — Hidalgo County

Opportunity for smart capital in a pocket of growth.



Trade Area Map

Population

Rio South Texas: 4,225,414

(Includes Hidalgo, Cameron, Starr & Willacy Counties and the State of Tamaulipas Mexico) (Rio South Texas Economic Council June 2009)

**2 Countries, 1 Region
Many Choices**

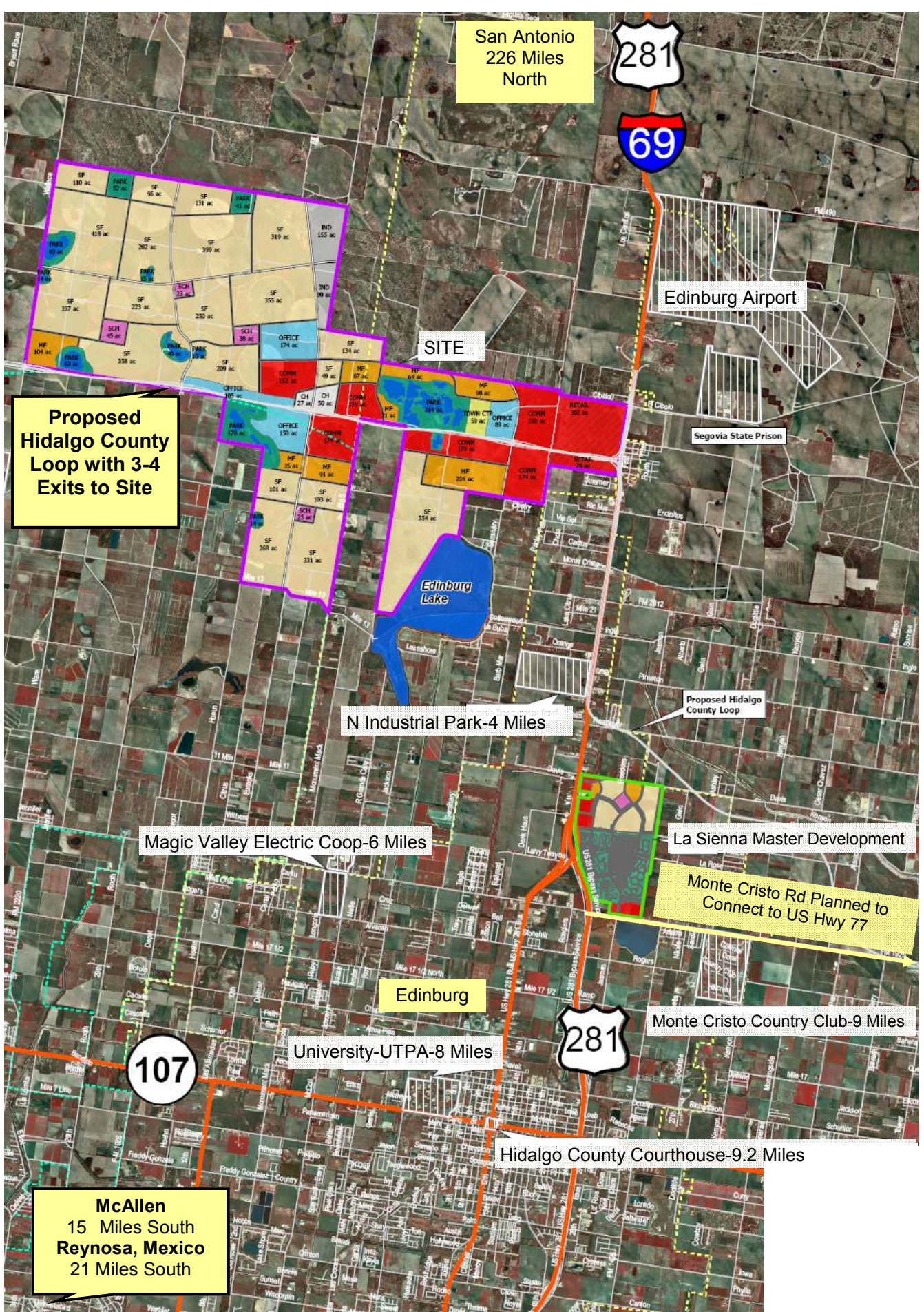
- Consumer base of 10 million within a 150-mile radius
- 11 ports of entry
- 5 international airports
- 7 million visitors a year
- Mexican visitors expend \$1.4 billion annually in the McAllen-Edinburg-Mercedes MSA
- 45% of Mexican visitors visit the area several times per year, while 35% visit several times per month (Mercedes Economic Development Corporation)
- The newest international bridge, Anzalduas International Bridge, is scheduled to open by the end of 2009

■ **Our proximity to Mexico provides the region a second economy on which growth is driven**

Key Factors

- Largest metro area on the U.S. – Mexico border
- Third largest metro area in Texas, behind only Dallas-Fort Worth and Houston
- National retailers that have opened in the McAllen-Edinburg MSA in 2009: **Best Buy, Olive Garden, Tony Roma's, Super Wal-Mart, JC Penny's, Burlington Coat Factory, and Academy**
- The McAllen MSA was ranked among the top 25 metro areas for fastest small business growth (CNN Money Report October 2009)
- #1 – McAllen MSA in the Best Mid-Sized Cities list for Job Seekers (Forbes.com September 2009)
- University of Texas Pan American ranked as One of the Best Public Colleges in the Country (Forbes September 2009)
- McAllen's MSA was in the top five cities in the nation that gained jobs in

Location Map



Proposed Hidalgo County Loop with 3-4 Exits to Site

Location Map
(Distances calculated from center of site)



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EXECUTIVE SUMMERY

9,000 Acres Edinburg, TX—Hidalgo County

PRICE: \$100,000,000.00 (\$11,111.00/Acre)

TERMS: Owner Financing Available

LOCATION:

9,000 acres along a major growth corridor on the north side of McAllen, Mission and Edinburg, Texas in Hidalgo County. These three towns are among the fastest growing in the Country. The local economy remains robust thanks to strong job growth, an incredible retail sector, and new manufacturing facilities. More Fortune 500 companies are locating here to take advantage of our cost of labor and maquildora plants in Mexico. The area is also becoming a logistics hub for North and South America because of our port, rail and warehousing capabilities.



↑ *Total construction activity in Edinburg in July 2008 was more than \$7.8 million, slightly more than the same month last year, and bringing to year-to-date total to more than \$62 million.*

↑ *\$10 Million in local sales taxes generated during the first 7 months of 2008 in Edinburg alone...a 3.17% increase compared to the previous year.*

↑ *More than 8.2 million people reside within a 150 mile radius of the McAllen-Edinburg-Mission MSA. Edinburg has led the Rio Grande Valley in construction with 175% growth over the last five years.*

OPPORTUNITY: This is one of the largest tracts within the MSA. It offers multiple options as the county road row's have been abandoned throughout the tract. The proposed Hidalgo County Loop is planned to go through the site with 3-4 intersections.

TIRZ: \$138 Million of TIRZ (Tax Increment Reinvestment Zone) in place. Ultimate 30 year payout up to \$980 million. Tax Increment Reinvestment Zones are special districts created by the County to attract new investment to an area.

LAND & TOPOGRAPHY:

- 9,000 acres of farm and ranch land, 3,000 acres are currently farmed and irrigated
- Current crops include: onions, grapefruit, navel oranges, and potatoes
- Over 200 acres of ponds and lakes offering an abundant water supply and natural landscape

UTILITIES:

- Electric, public water, telephone and sewer
- Irrigation District: HCWID #15

DRAINAGE:

- New Hidalgo County drain ditch proposed thru property

Water/Mineral Rights:

- More than 20,000 acre feet/year in water
- 1/8 of the mineral rights owned by Seller will convey