



# INVESTMENT OPPORTUNITY

- Premium Property – Location Strategic
- 307 W. Expressway 83 - Sullivan City - Texas 78595

# Investment Opportunity

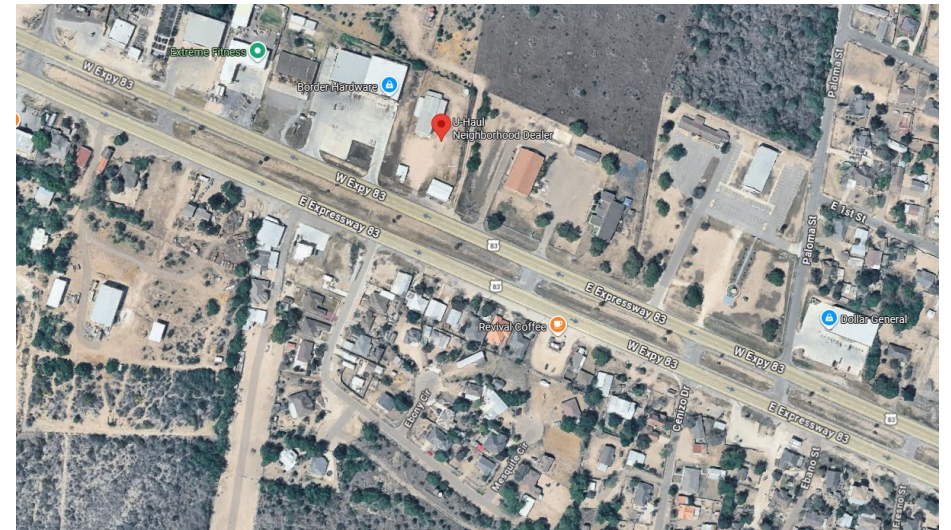
## (Vocation – International Trade)

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Property for sale or rent strategically located in Sullivan City, Texas.

Located on Expressway 83, just 5 kilometers from the Mexican border and 20 minutes from McAllen, in one of the busiest traffic corridors in South Texas.

The land has an approximate area of **1.15 acres** and has **fully functional infrastructure**, allowing operations to begin immediately without the need for additional investment in adaptations.




# Value Proposition

## Urban context and strategic location

### **Location on main road corridor**

The property is located directly across from Expressway 83 (US-83), one of the busiest and most connected axes in the Rio Grande Valley.

 Ideal for commercial uses, gas stations, logistics or services.

### **High visibility and exposure**

The immediate location facing the expressway guarantees:

- ✓ Constant flow of vehicles.
- ✓ Speed limit 45 mph.
- ✓ Excellent visibility for signage, branding or commercial wayfinding.

### **Connectivity and accessibility**

- ✓ Quick and easy access.
- ✓ Efficient connection to McAllen, Mission, Harlingen, Brownsville and Rio Grande City.
- ✓ Easy vehicle entry and exit from both directions of Expressway 83.

# Location Analysis

Premium geographic positioning



Located directly across from Expressway 83 in Sullivan City, Texas.

Land for sale or rent with existing construction represents an exceptional opportunity for investors and companies seeking location, functionality and projected market growth between both countries.



The property boasts a versatile built area, currently divided into an office, meeting room, and warehouse, allowing for immediate operation or adaptation of the spaces to various commercial, administrative, or logistical uses. Its functional design facilitates both storage and operational management of the business.



# Strategic Location

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- **Commercial Property for Sale or Rent in Sullivan City, Texas.**
- Located on **Expressway 83 (US-83)**
- **5 km from the border with Mexico (Rio Grande).**
- **20 minutes from McAllen, TX.**
- Key highway corridor in South Texas
- Adjacent to shopping centers, a hardware store chain and a supermarket.
- 👉 Prime location for binational trade, logistics and services.



# Mixed-use environment

(Great Commercial Advantage)

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**Commercial:** supermarkets, hardware stores, convenience stores ( Dollar General), gyms, cafes, gas stations and service businesses.

**Industrial:** Heavy machinery , vehicle sales and heavy transport, U- Haul , warehouses and industrial buildings.

**Warehouses:** for storage, logistics products for import and export from the USA to Latin America.

👉 This balance benefits local customers + through traffic, including logistics and international trade, ideal for:

- ❖ Retail trade and wholesale trade.
- ❖ Service centers.
- ❖ Operational offices.
- ❖ Storage and distribution.



# Dimension and Terrain

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## Land with High Commercial Potential

- Approximate area: **1.15 acres**.
- Lot 7: 49,455 square feet.
- 178 feet off US83, and 328 feet deep.
- Flat and functional land.
- Excellent visibility from the highway.
- Space available for expansion or new developments.
- 👉 Ideal for investment, conversion or future expansion.



# Potential for Commercial Development and Expansion

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## Transition zone

- ❖ Gradual commercial growth driven by the main road.
- ❖ Ideal for investors seeking short-term capital gains.
- ❖ Opportunity for growth, expansion or conversion of the property.
- ❖ Its strategic location offers multiple business opportunities.



# Potential for International Development and Expansion

## Characteristics of the physical environment

- ✓ Completely flat topography.
- ✓ Reduces construction and adaptation costs.
- ✓ It provides ample parking and internal circulation.
- ✓ Semi-urban environment.
- ✓ Located in the city center.
- ✓ Greater operational and logistical flexibility.



# Existing Infrastructure

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## Functional and Operational Construction

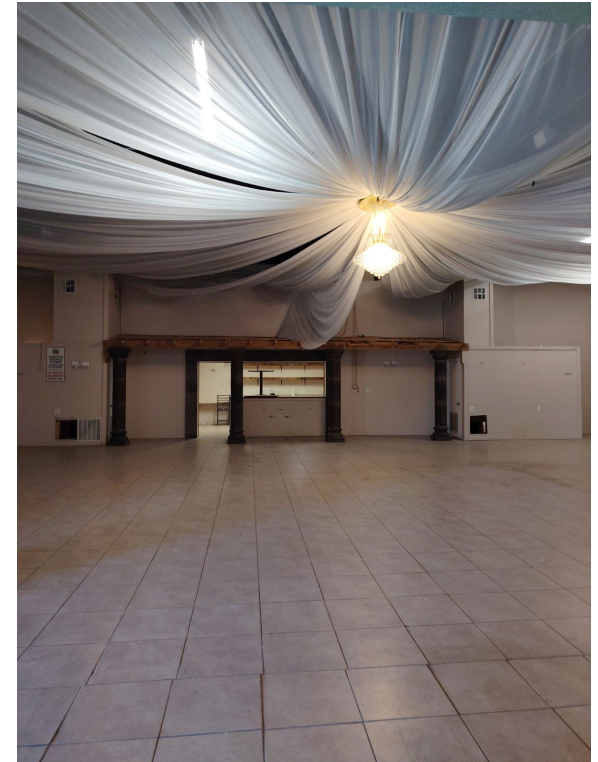
- **Complete administrative office**
- **Large warehouse, with:**
  - ✓ Capacity for 3 vehicles
  - ✓ Shelving and mezzanine
  - ✓ Sliding metal gate/curtain
- 👉 Infrastructure ready to start operations immediately.



# Event Hall

## Space with Proven Income

- Ideal for large-attendance events .
- Fully air-conditioned.
- Area for stage, podium or orchestra.
- Internal kitchen and kitchen for food delivery.
- Restrooms for ladies and gentlemen.
- 🙌 Ideal for events, conferences, product launches, team meetings building , dinners and galas, training or corporate activities, religious congregations and more.



# Profitability Potential

## Multiple Business Models:

- Event rental:  
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- Simultaneous mixed use:
  - Offices + events
  - Warehouse + commercial operation
- **Options: sale, rent, option to purchase and/or partnership.**
- 👉 Flexible property, adaptable to different investment schemes.



# Commercial Environment and Flow

2 million vehicles per month - potential customers  
High commercial exposure and vehicular traffic

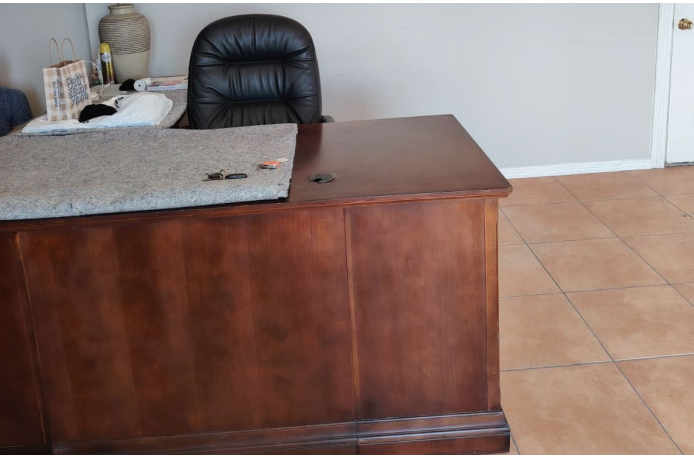
- Estimated traffic: **70,000 vehicles per day (both directions).**
  - **High percentage of :**
    - Trucks
    - Pick-ups
    - Family vehicles
  - **Adjacent to :**
    - Supermarket
    - Hardware store and its franchise
    - High daily traffic (see video)
- 👉 Appropriate visibility for any type of business.





# Office Area

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# Event



# Warehouse area

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# Exteriors



# Investor Contacts

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