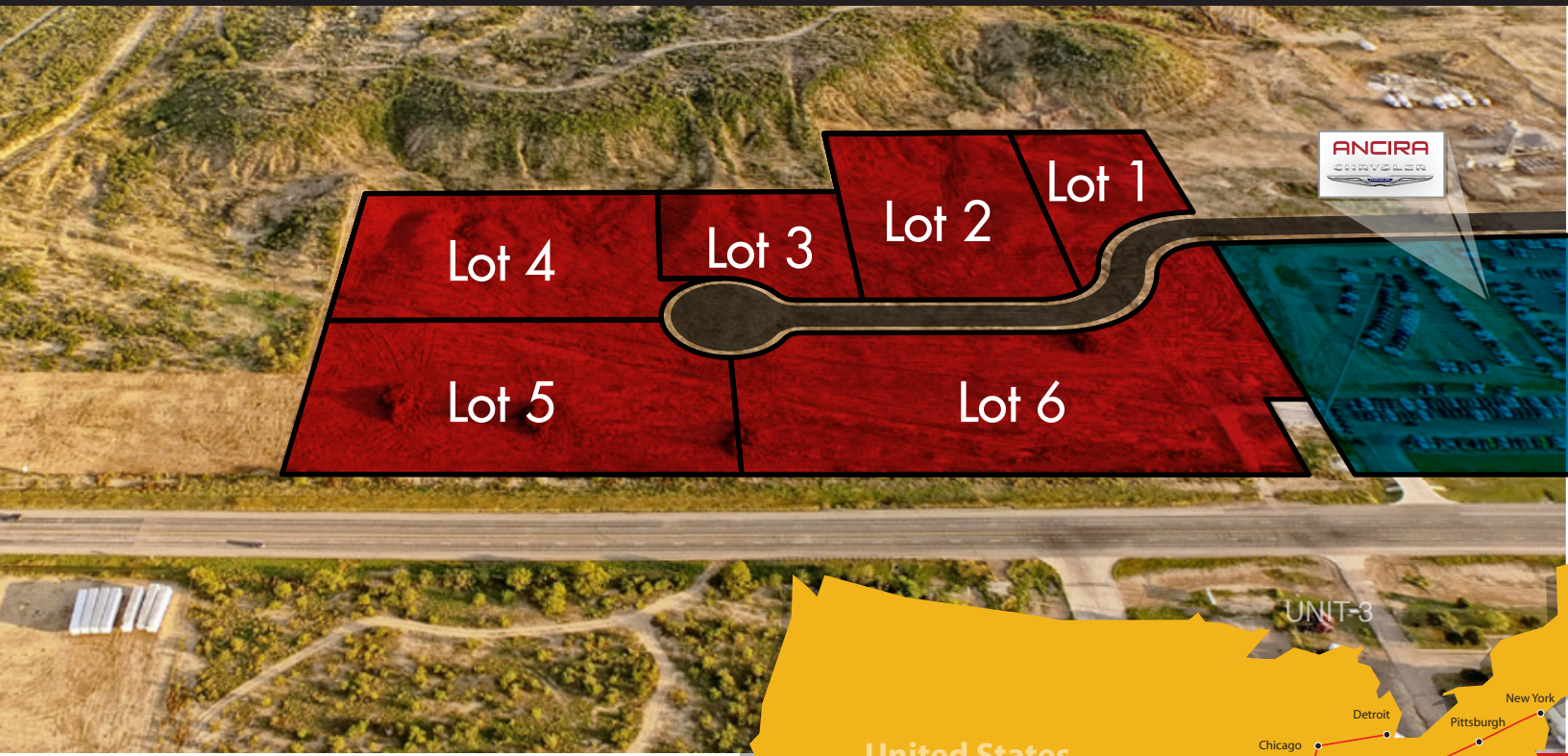




Industrial Park Unit 2

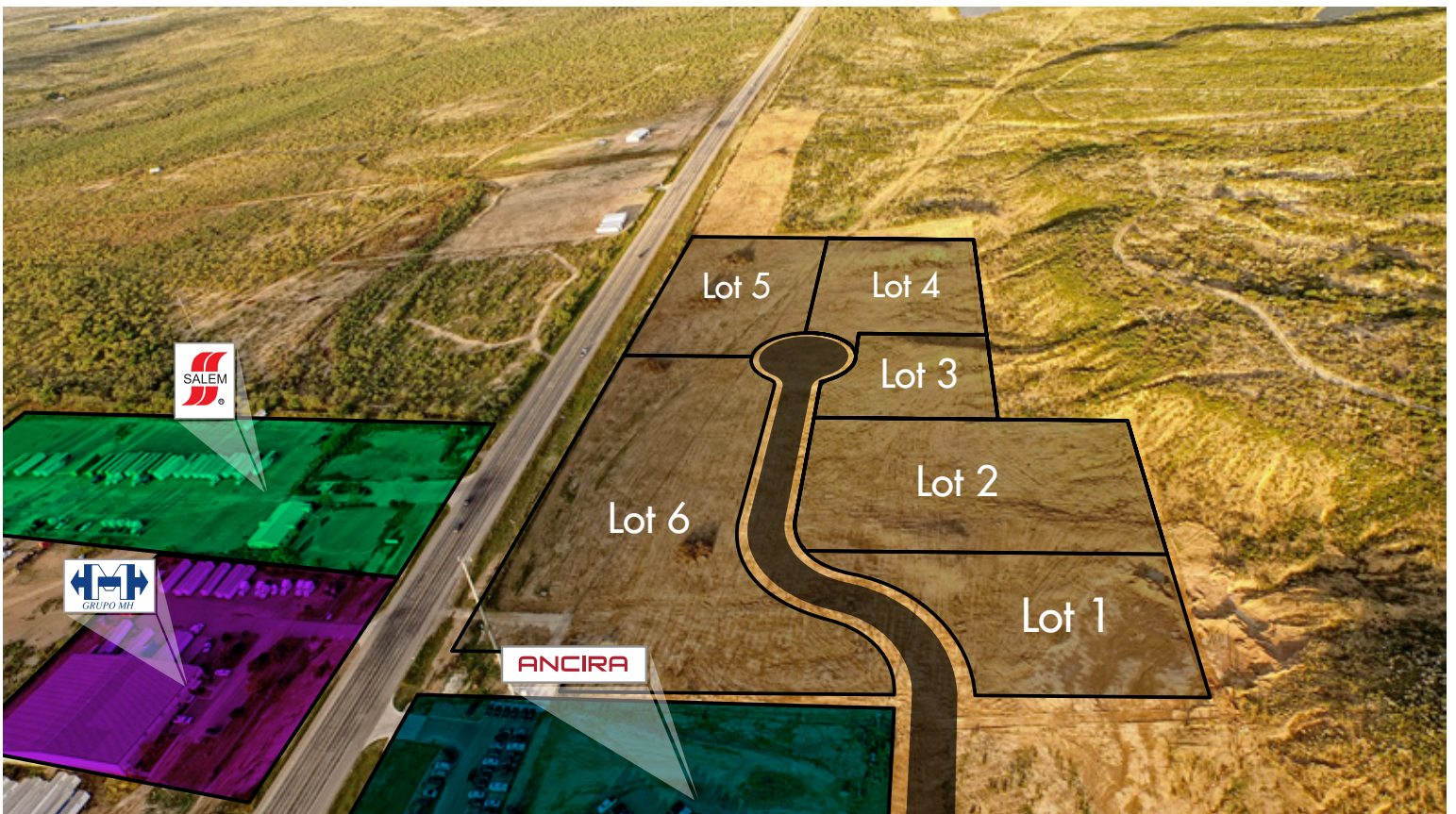
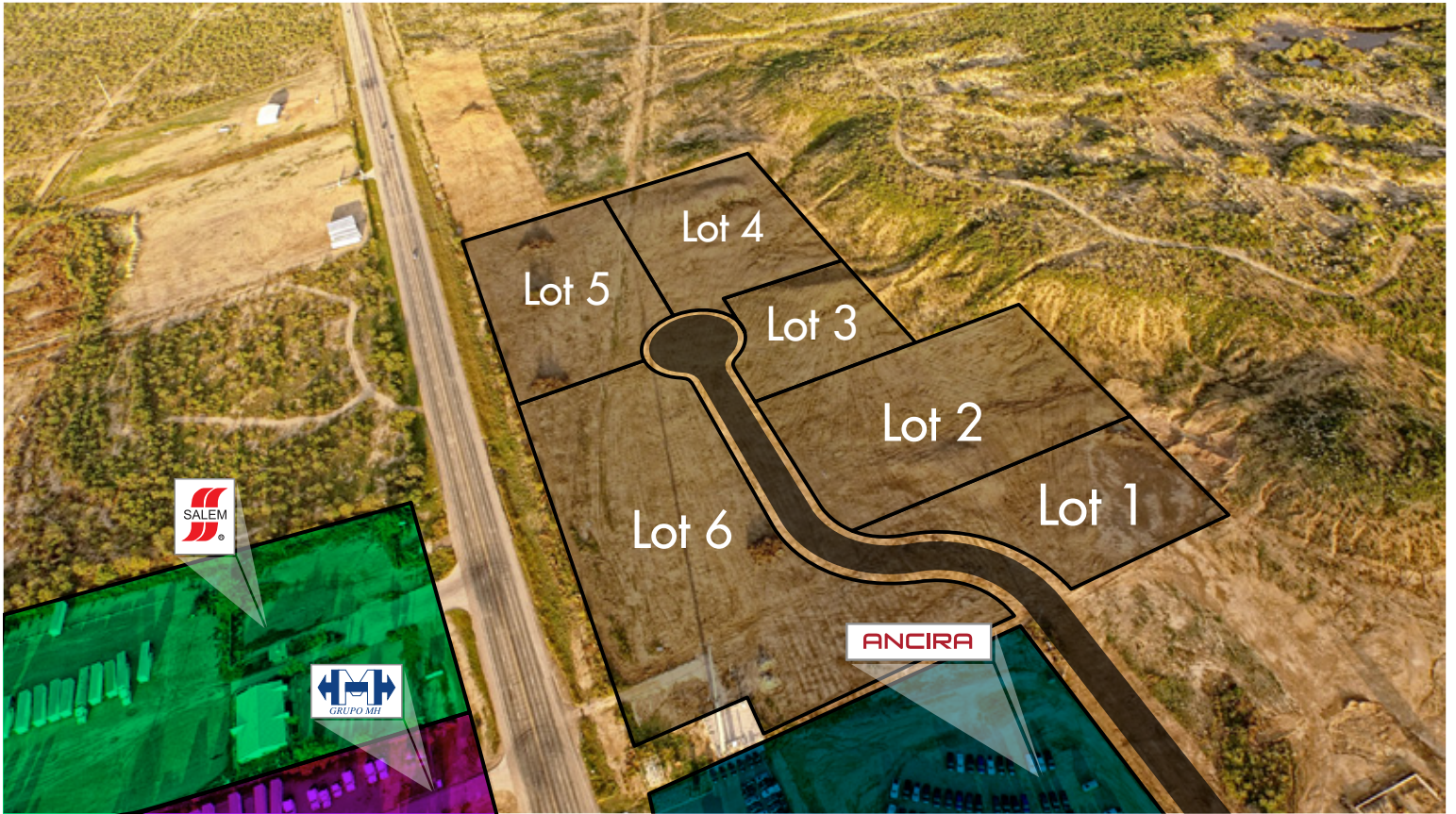


57 Industrial Park is the newest industrial park in Eagle Pass is now available for sale. Located strategically at the entrance of Eagle Pass and in close proximity to Second Street as well as the new outer loop. These lots offer great investment or use potential. We can structure seller financing option to suit your needs. We can also built to suit a warehouse or office space.



Industrial Park Unit 2

Aerial Photos





Industrial Park Unit 2

Subdivision Plat



HWY 57

ADAMS CIR.

Lot 6
4.761 ac
Approx.

Unit 2

Lot 5
3.417 ac
Approx.
Unit 2

Lot 4
3.062 ac
Approx.
Unit 2

Lot 3
1.462 ac
Approx.
Unit 2

Unit 2
Lot 2
2.815 ac
Approx.

Unit 2
Lot 1
1.273 ac
Approx.

Lot 1A
4.270 ac
Approx.
Unit 3

Lot 2A
2.755 ac
Approx.
Unit 3

Lot 3B
1.377 ac
Approx.
Unit 3

Lot 3B
2.135 ac
Approx.
Unit 3

Lot 3A
2.755 ac
Approx.
Unit 3

Lot 3B
1.377 ac
Approx.
Unit 3



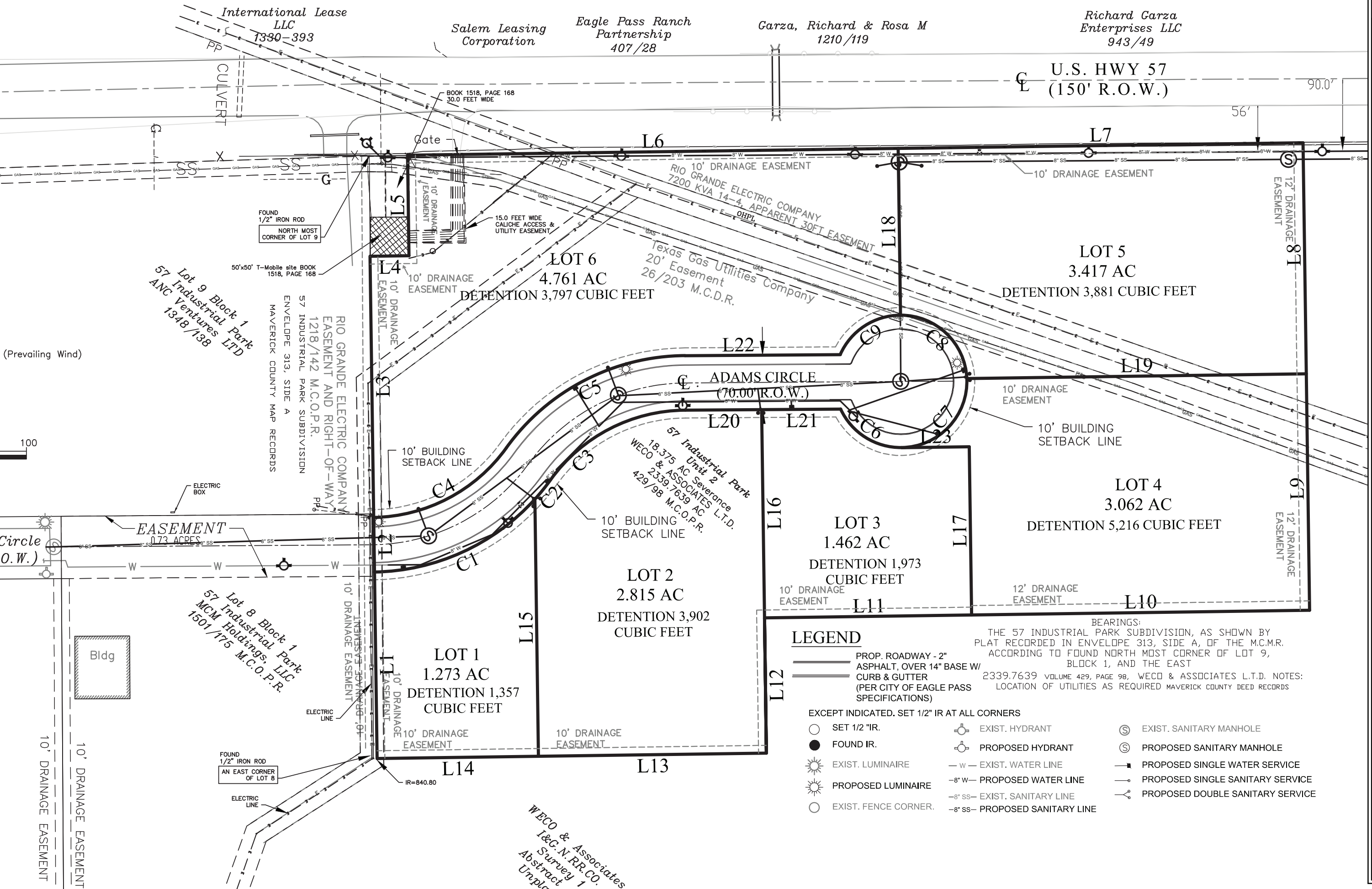


Industrial Park Unit 2

Prices

Lot	Acres	Total SF	Price/Foot	Price/Acre	Price
1	1.273	55,451.88	4.5	196,020.00	UNDER CONTRACT
2	2.815	122,621.40	3.9	169,884.00	478,223.46
3	1.462	63,684.72	4.5	196,020.00	286,581.24
4	3.062	133,380.72	3.9	169,884.00	520,184.81
5	3.417	148,844.52	3.9	169,884.00	580,493.63
6	4.761	207,389.16	4.5	196,020.00	933,251.22

Subdivision Plat



(Prevailing Wind)

100

Circle (O.W.)

10' DRAINAGE EASEMENT
 10' DRAINAGE EASEMENT

Lot 9 Block 1
 57 Industrial Park
 ANC Ventures LTD
 1348/138

50'x50' T-Mobile site BOOK 1518, PAGE 168
 FOUND 1/2" IRON ROD NORTH MOST CORNER OF LOT 9
 RIO GRANDE ELECTRIC COMPANY EASEMENT AND RIGHT-OF-WAY 1218/142 M.C.O.P.R.
 57 INDUSTRIAL PARK SUBDIVISION ENVELOPE 313, SIDE A
 MAVERICK COUNTY MAP RECORDS

Lot 8 Block 1
 57 Industrial Park
 MCM Holdings, LLC
 1501/175 M.C.O.P.R.

WECD & Associates
 I&C.N.R.R.CO.
 Survey 1
 Abstract 426
 Unplatted

International Lease LLC 1330-393

Salem Leasing Corporation

Eagle Pass Ranch Partnership 407/28

Garza, Richard & Rosa M 1210/119

Richard Garza Enterprises LLC 943/49

10' DRAINAGE EASEMENT
 RIO GRANDE ELECTRIC COMPANY 7200 KVA 14-4, APPARENT 30FT EASEMENT
 Texas Gas Utilities Company 20' Easement 26/203 M.C.D.R.

ELECTRIC BOX

FOUND 1/2" IRON ROD AN EAST CORNER OF LOT 8

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