



1<sup>st</sup> Choice Financial Consultants has been given the opportunity of a life time & we want to give you an opportunity to assist us and share in this opportunity.

**We are offering a referral fee in the amount of "One Million Dollars"; \$1,000,000.00 usd for the referral of an interested principle who completes a final closing purchase price.**

A Commercial Development consisting of 483.02 acres owned free and clear is being offered for sale. The owners have plans to build, own and operate a number of businesses in the project including the following:

**Mega Attractions – Commercial – Residential - Theme Park and amusement center - Commercial lease space - RV Park - Water Park – Restaurants – Condominiums – Regional Shopping Mall - Boutique Shopping centers - One or more High Rise Hotels - Movie Theater - Casinos when legalized later this year - Bowling Alley - Concert Amphitheater - Mini Golf - Multi-Purpose Sports Arena - Game Arcade - 1/4 Mile Drag Strip and NASCAR Race Track - Discretely located Mausoleum**

Sellers are offering the entire 483.02 acres for **\$60,000,000.00**. A portion of the purchase funds will be used to improve the nearly 2 miles of Blvd. which will increase the property value almost 200%.

As an option they will retain ownership of 140.18 acres and sell the remaining 342.84 acres for **\$42,600,000.00**. They will also entertain an arrangement with the buyers for them to continue with their development plans including the land they purchase on a joint venture.

**Please feel free to contact Calvin Butler of 1st Choice Financial Consultants at [fcfinancial@ymail.com](mailto:fcfinancial@ymail.com) to discuss this further...**

**Complete details of the development will only be discussed with interested principles.**

**Interested Principles will be given an opportunity to review the complete project. Once the Principles have reviewed the project; they will be introduced & given complete unrestricted access to the sellers to commence negotiations.**

Thank you for your interest & assistance.

**Contact Calvin Butler (850)570-6479 or (850)297-9242**

**Email: [fcfinancial@ymail.com](mailto:fcfinancial@ymail.com)**

**Commercial Development**  
**Investment Opportunities**

LLC is the owner of the Commercial Development located in , Starr County, Texas. The property consists of Phase 1 76.57 acres and Phase 2 406.45 acres, totaling 483.02 acres through which runs approximately 2 miles of Blvd. Blvd is a 100 foot wide right of way Phase 1 - 9.66 acres and Phase 2 - 11.78 acres which totals 21.44 acres already dedicated to the city. Currently the city has no master zoning laws and any type of use can be built subject to city approval (i.e. a business selling alcohol has to be 1000 feet from a school, etc.).

- El Tanque water district is currently (July-August 2012) is installing a water main the full length of Blvd.
- Tex DOT is underway with the environmental studies for construction of a by-pass of U.S. Highway 83 north of the city and that will create an on-off intersection with F.M. 755 just south of our project entrance.
- In addition Tex DOT is scheduling the start of construction of a reroute of F.M. 755 from the existing U.S. Highway 83 with a route around the city and intersecting with the planned Highway by-pass on-off intersection just south of our entrance.

These two transportation upgrades will direct significant regional traffic to the entrance of our development.

- A new high school is breaking ground 1 mile north of our project on F.M. 755.

A number of projects by outside agencies and companies are underway within Phase 1 on land donated by LLC. These include

- the South Texas Empowerment Women Center;
- the Valley Telephone Cooperative, Inc. (VTCI) Office;
- the Texas Migrate Council (TMC) Early Head Start Program 100 students ages 1-3; and
- the Texas Migrate Council (TMC) Head Start Program School 800 students ages 3-5.

These independent projects will generate traffic within the development shortly.

Attached is an illustrative map showing the property in Phase 1, the planned improvements and our initial projects planned by us in Phase 1. Also attached is a valuation of Phase 1 currently and after the completion of the improvements. The attachments will provide a starting point of information on the development.

1944

1945

1946

1947

1948

1949

1950

### Investment Opportunity

██████████ is currently inviting offers to purchase the entire ██████████ Commercial Development including Phase 1 75.84 acres and Phase 2 406.45 acres, totaling 482.29 acres for **a cash offer of \$60,000,000.00.**

Approximate Allocations between the North & South side of ██████████ Blvd. for info only purposes.

██████████ Commercial Development	North Side	South Side	Phase 1 & 2	North Side	South Side	Phase 1 & 2
	Acres +/-			Purchase Price Allocation		
Phase 1	24.74	51.83	76.57	\$5,600,000	\$3,900,000	\$9,500,000
Phase 2	266.27	140.18	406.45	\$33,100,000	\$17,400,000	\$51,000,000
Total	310.92	171.37	483.02	\$38,700,000	\$21,300,000	\$60,000,000
OPTION B: Seller retains 140.18 Acres in Phase 2 South side						
██████████ Commercial Development	North Side	South Side	Phase 1 & 2	North Side	South Side	Phase 1 & 2
	Acres +/-			Purchase Price Allocation		
Phase 1	24.74	51.83	76.57	\$5,600,000	\$3,900,000	\$9,500,000
Phase 2	266.27	n/a	266.27	\$33,100,000	n/a	\$33,100,000
Total	310.92	51.83	342.84	\$38,700,000	\$3,900,000	\$42,600,000

A cash buyer for the full amount will gain the benefits of the following:

1. The water main nearing completion in the entire length of ██████████ Blvd.;
2. Sellers will have a portion of the purchase price paid, held in an escrow account for the payment of the following with any balance remaining to be released to Sellers upon completion of the construction:
  - A. Sellers will have installed sewer infrastructure to service the Phase 1 & 2 – 478.90 Acres more or less;
  - B. Sellers will have installed along the entire length of ██████████ Blvd. dedicated rights of way utility electric, telephone and cable TV service infrastructure to service the Phase 1 & 2 – 478.90 Acres more or less;
  - C. Sellers will have the street improvements including curbing, gutters, pavement and base, street lights; signage, sidewalks and drainage constructed for the section of ██████████ Blvd. from the development entrance and along the entire length of ██████████ Blvd. dedicated rights of way.

**This will increase the value of the land to approximately \$250,000.00 per acre or \$119,725,000 roughly 200% of the purchase price.**

2. All property tax payments will be paid current through escrow.
3. Buyers will provide through escrow a liability insurance policy that includes Sellers as a named insured in the face amount of \$10,000,000.00 to cover the installation period for the improvement work.

184

185

186

187

188

189

190

191

4. Buyer to pay all costs related to the purchase including but not limited to a survey, title search and insurance, document preparation, escrow fees and any and all other costs.

5. No extensions of the 90 day escrow closing date will be granted by Sellers.

6. Any offer to purchase, terms and conditions and escrow instructions are subject to change and final acceptance and authorized execution by Sellers.

- The total asking price includes an associated owner who will include an additional 18 adjacent acres in Phase 1 for a total of 500.29 acres +/-.
- We are willing to pay a total referral fee of One Million Dollars "\$1,000,000,000.00 USD" to anyone who refers an interested party who completes a final closing purchase price
- We are open to negotiating the purchase price.
- These acreages do not include the acres already dedicated to the city for the [REDACTED] Blvd. 100 foot wide right of way Phase 1 - 9.66 acres and Phase 2 - 11.78 acres which totals 21.44 acres.
- All acreage amounts are subject to a final survey.
- All offers are subject to the buyer paying all cost of their independent due diligence for which a period of 45 days is allowed for approval or cancellation and pay one half of all closing costs.
- All offers must include a 2% "off-market" earnest cash deposit into an escrow account which becomes non-refundable at the end of 45 days due diligence period and will be unconditionally released to Sellers at the end of the 45 days due diligence period.
- An additional cash earnest deposit equaling the balance of 5% at 45 days after the opening of escrow.
- On or before the end of the closing period, not to exceed 90 days, the buyer will deposit the balance of the full purchase price and any additional buyer's costs.
- We will not sign any exclusive listing agreements and any offers presented are subject to non-obligation rejection solely at the discretion of sellers and prior receipt of other acceptable offers.

Please feel free to contact Mr. Butler to discuss this further. Complete details of the development will only be discussed with interested principles'.

Interested Principles will be given an opportunity to review the complete project.

Once the principles have reviewed the project; they will be introduced & given complete unrestricted access to the sellers to commence negotiations.

Thank you for your interest & assistance.

Contact Calvin Butler (850)570-6479 or (850) 297-9242

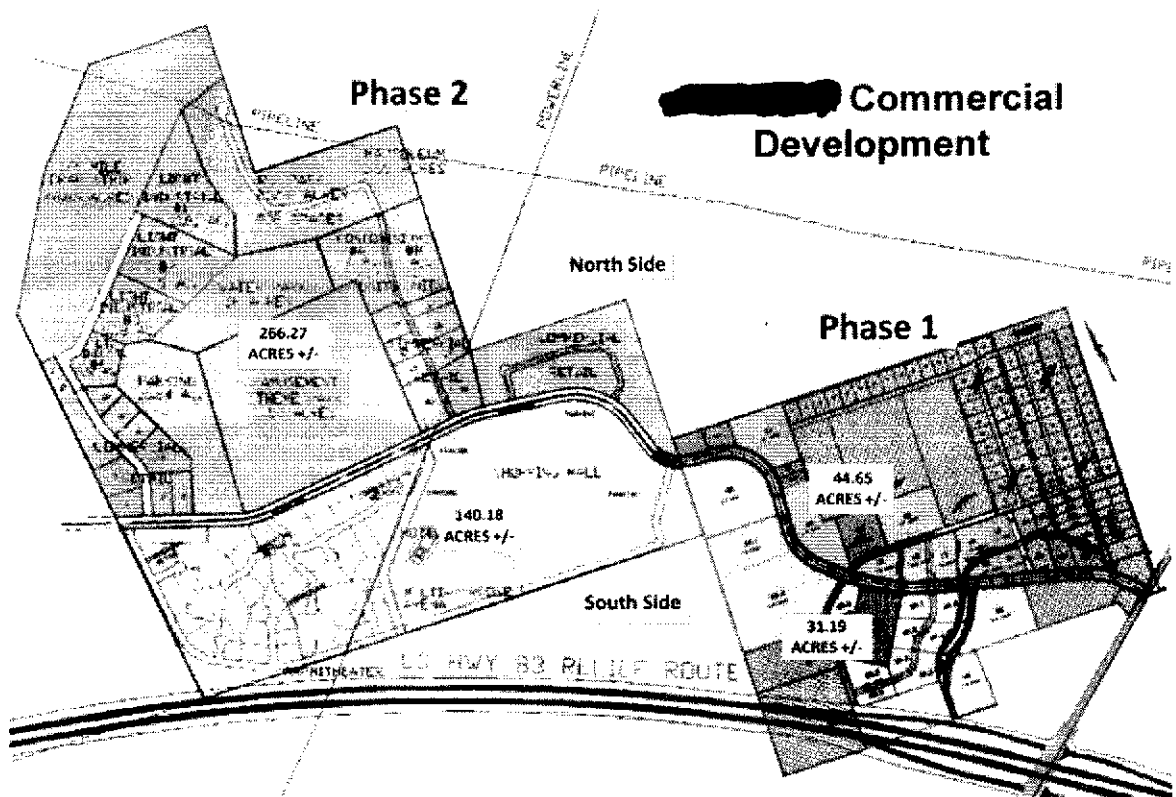
Email: [fcfinancial@ymail.com](mailto:fcfinancial@ymail.com)

**Commercial Development**

**Phase 1 & 2**

**North Side & South Side of [REDACTED] Blvd.**

**South Side highlighted in green**



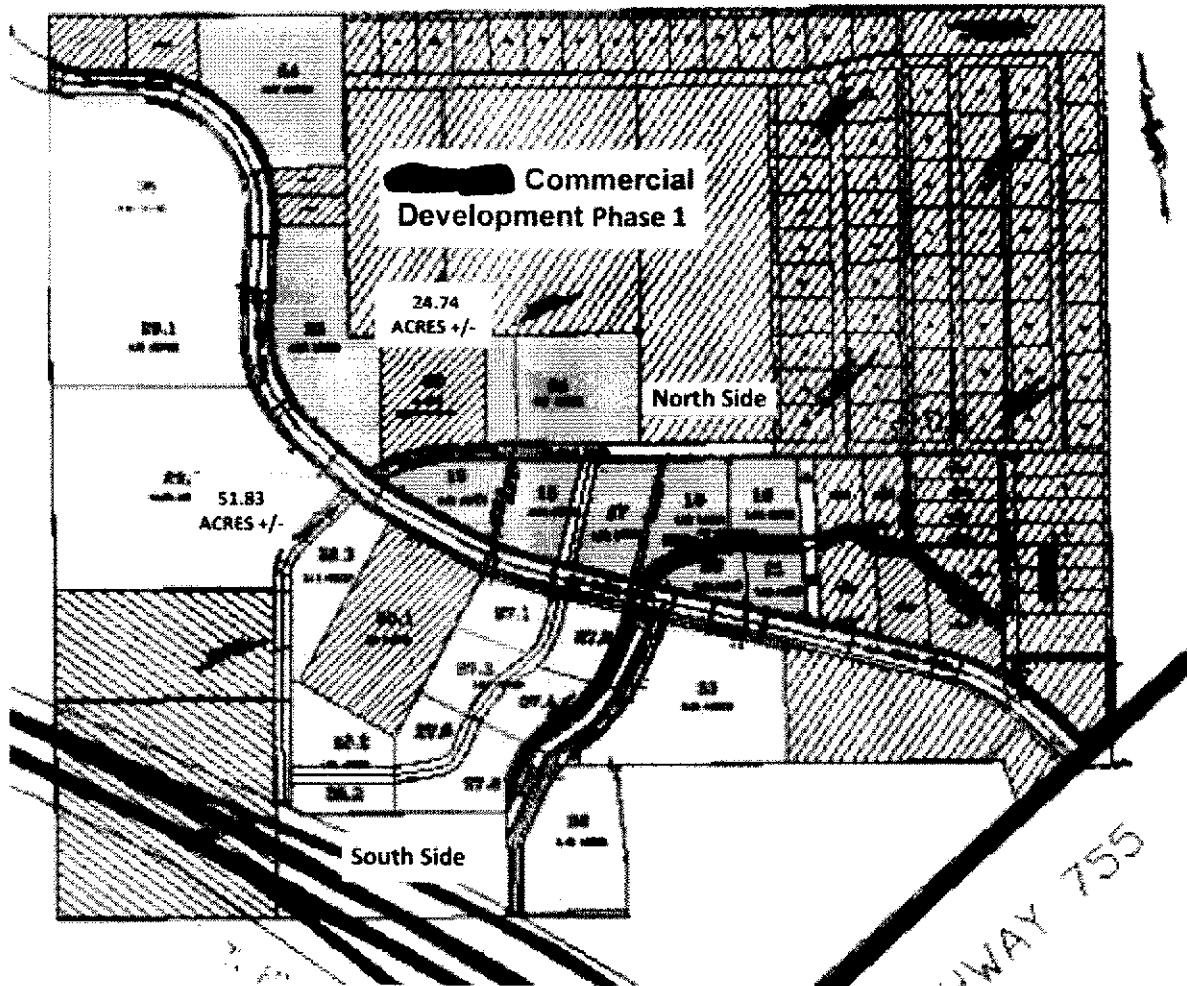
1944

1945

1946



**Commercial Development  
Phase 1**  
**Southside Highlighted In Green**



**Commercial Development  
Phase 2**

**Southside Highlighted In Green**

