

CORONADO FARM

725± Acres // Cameron County // Brownsville, TX

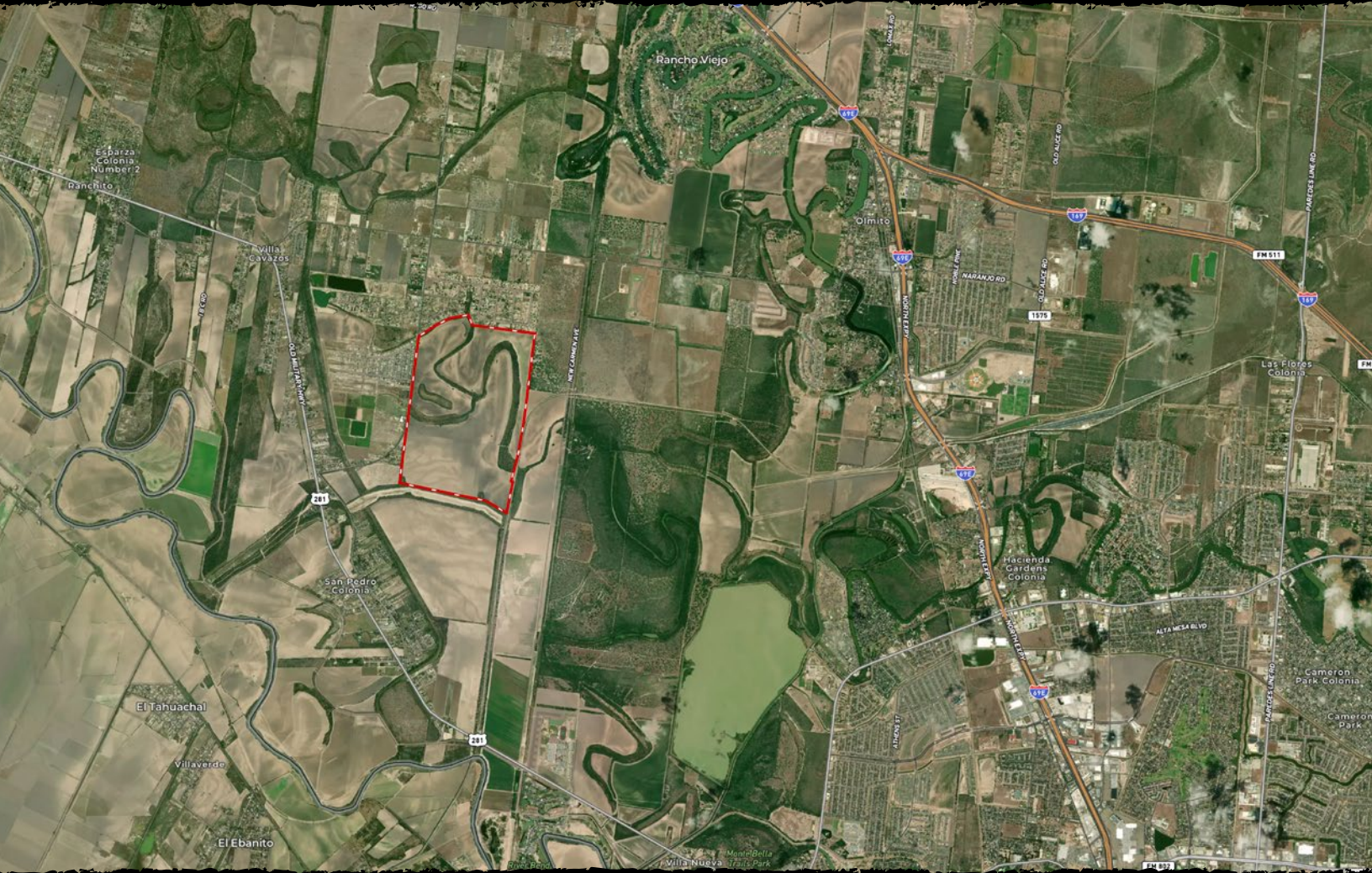


210.254.7700 // stephen@stranskyproperties.com // stranskyproperties.com



STRANSKY PROPERTIES

STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT



210.254.7700 // stephen@stranskyproperties.com // stranskyproperties.com

©2025 Stransky Properties. All rights reserved.



STRANSKY PROPERTIES

STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT



Welcome to the Coronado Company Farm an exceptional ± 725 -acre income-producing, agriculture-exempt property located within the city limits of Brownsville, Texas in Cameron County Zoned "D" (Dwelling). This rare large-scale tract offers a unique investment opportunity for future residential or commercial development.

Large, developable parcels of this scale within city limits are increasingly scarce nationwide. A preliminary master land plan has already been completed, outlining the potential for over 2,200 residential lots making this property primed for visionary developers or long-term investors.

Located in the Rio Grande Valley just 8 minutes to the west of downtown Brownsville, TX with about $\frac{3}{4}$ of a mile of frontage on FM 1421 and only one tract removed from Resaca De La Palma state park world birding center to the east. It is also only about 2 miles from the renowned Rancho Viejo country club and golf resort and 1.5 miles to the U.S.–Mexico border.

Brownsville, once primarily known as a major trade hub, is rapidly evolving. The nearby SpaceX Starbase facility at

Boca Chica is fueling a surge in the aerospace and energy sectors, bringing high-tech jobs, infrastructure investment, and growth to the region.

A distinctive natural feature of the property is its approximately 3 miles of "resacas" which are former channels of the Rio Grande River. These resacas provide natural water retention, rich biodiversity, and aesthetic value while offering minimal floodplain impact creating an exceptional amenity for future development.

Another unique feature of this property is that it has about $\frac{3}{4}$ of a mile of frontage on the Union Pacific rail line that goes straight into Mexico just 1.5 miles from the U.S.–Mexico border allowing for a potential future spur connecting the United States and Mexico for future trade routes.

This is a one-of-a-kind opportunity to acquire a vast, strategically located property with strong development potential and unique natural assets. Contact us today to explore the future possibilities of this extraordinary Brownsville property.

210.254.7700 // stephen@stranskyproperties.com // stranskyproperties.com

©2025 Stransky Properties. All rights reserved.



STRANSKY
PROPERTIES

STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT



210.254.7700 // stephen@stranskyproperties.com // stranskyproperties.com

©2025 Stransky Properties. All rights reserved.



STRANSKY
PROPERTIES

STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT



210.254.7700 // stephen@stranskyproperties.com // stranskyproperties.com

©2025 Stransky Properties. All rights reserved.



STRANSKY
PROPERTIES

STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT



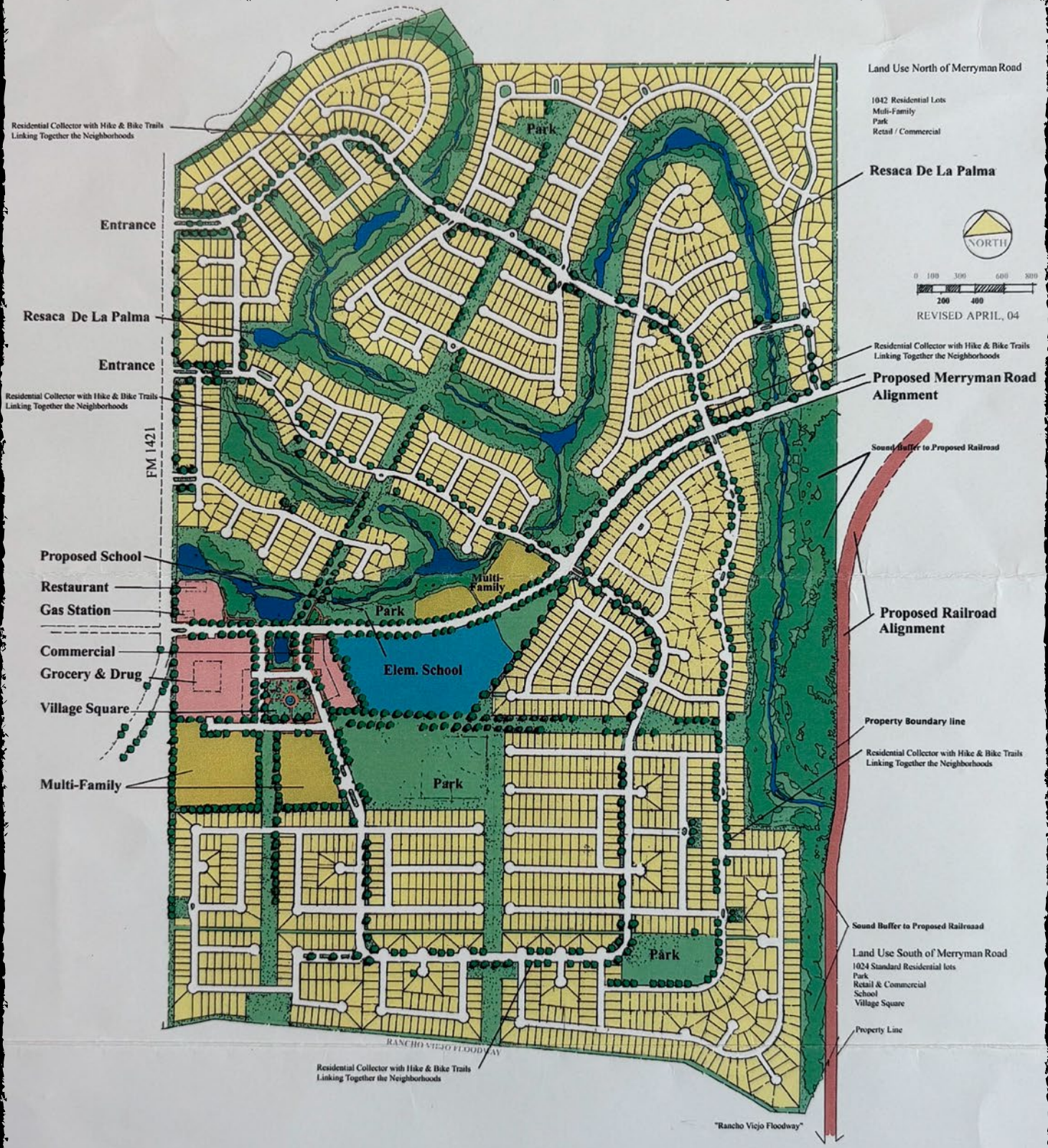
210.254.7700 // stephen@stranskyproperties.com // stranskyproperties.com

©2025 Stransky Properties. All rights reserved.



STRANSKY PROPERTIES

STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT



210.254.7700 // stephen@stranskyproperties.com // stranskyproperties.com

©2025 Stransky Properties. All rights reserved.



The map displays the Rio Grande Valley region, with the Rio Grande forming the border with Mexico. Major highways shown include I-69, I-281, I-37, and various state routes. Cities labeled include McAllen, Harlingen, Brownsville, and Matamoros. A red dot indicates the location of Coronado Farm, situated near the border and south of Harlingen. The map also shows smaller towns like Edinburg, San Juan, and Reynosa, as well as geographical features like the Rio Grande and Laguna Madre.



LIMITATION OF AGENT'S LIABILITY: *Seller and Buyer agree to hold the Agents harmless from any damages, claims, costs and expenses resulting from or related to any party furnishing to the Agents or Buyer any false, incorrect or inaccurate information with respect to the Property or Seller's concealing any material information with respect to the condition of the Property. In addition, Seller and Buyer agree to defend and hold the Agents participating in this transaction harmless from and against any and all liabilities, claims, debts, damages, costs, and expenses including, but not limited to, reasonable attorneys fees and court costs, related to or arising out of or in any way connected to representations about the Property or matters that should be analyzed by experts.*