

# CAMERON COUNTY DEVELOPMENT LAND

For sale

Ramsey Road San Benito, TX 78586



**ASKING PRICE**

\$70,000 Per Acre

Daniel Galvan, SIOR, CCIM  
(956) 451-2983  
dgalvan@cbcriograndevalley.com

Parmida Khajeh  
(956) 617-5837  
parmida@cbcriograndevalley.com

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COMMERCIAL**  
Rio Grande Valley

# PROPERTY OVERVIEW

Ramsey Road  
San Benito, TX 78586

|                  |                   |
|------------------|-------------------|
| Property Type    | Land              |
| Property Subtype | Other             |
| Asking Price     | \$70,000 Per Acre |
| Lot Size         | 34.33 Acres       |
| Zoning           | A-R               |
| Market           | Rio Grande Valley |
| Submarket        | San Benito        |

Approximately 34.33 acres of land located along Ramsey Road in San Benito, Texas, offering a substantial tract with excellent potential for future development or investment. The property provides ample land area for a variety of potential uses, subject to applicable zoning, permitting, and development approvals. Its location in the growing San Benito area offers convenient access to surrounding residential, commercial, and major transportation corridors. An attractive opportunity for investors, developers, or buyers seeking a larger tract of land with long-term potential in the Rio Grande Valley.



- Convenient Access to Major Roadways
- Strong Visibility and Traffic Exposure
- Near Local Schools and Residential Communities
- Large, Versatile Tract of Land
- Ideal for Investment or Future Development
- Located Within the Growing San Benito Market

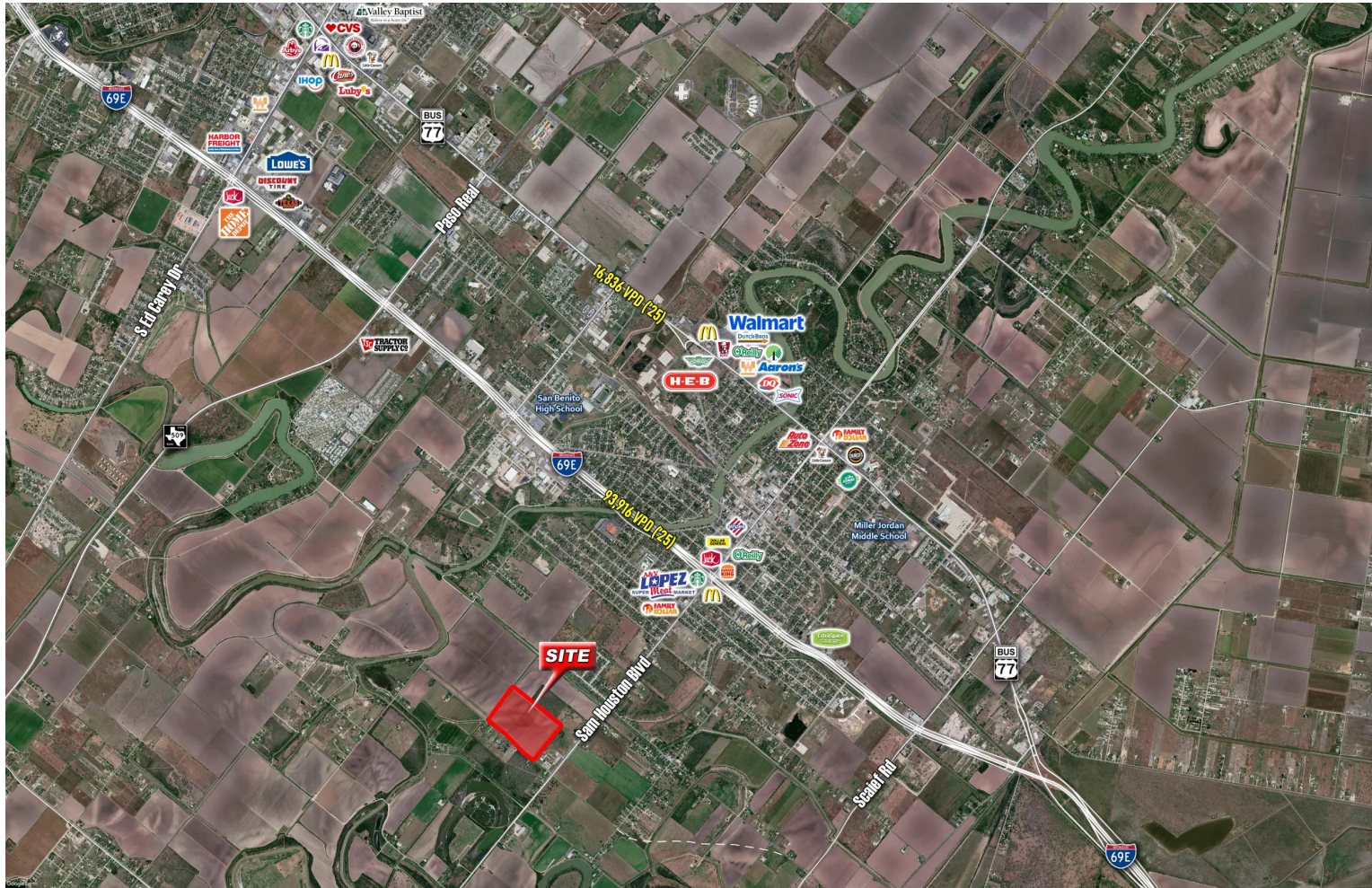
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# AERIAL MAP

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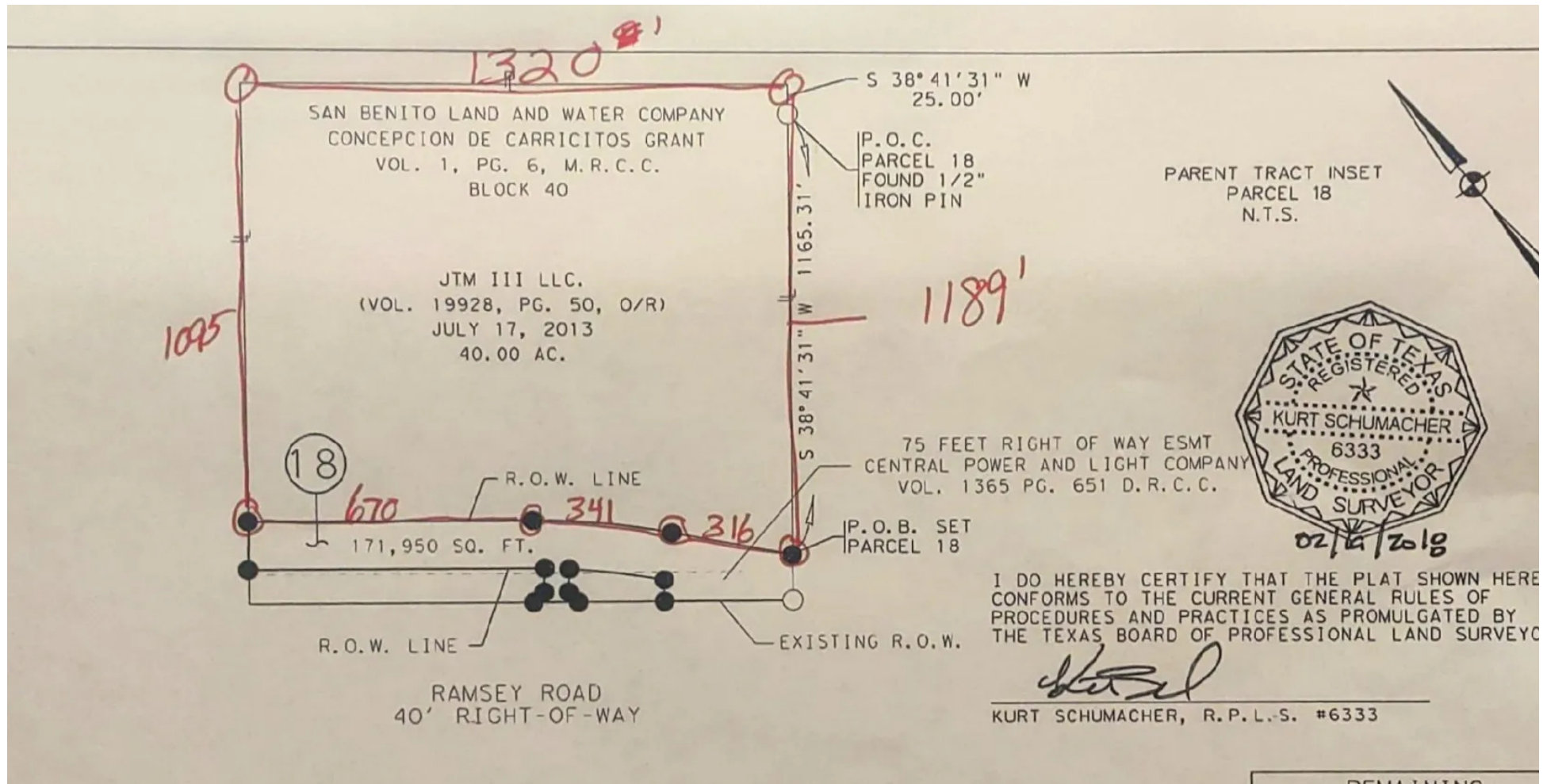


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# SURVEY

Ramsey Road

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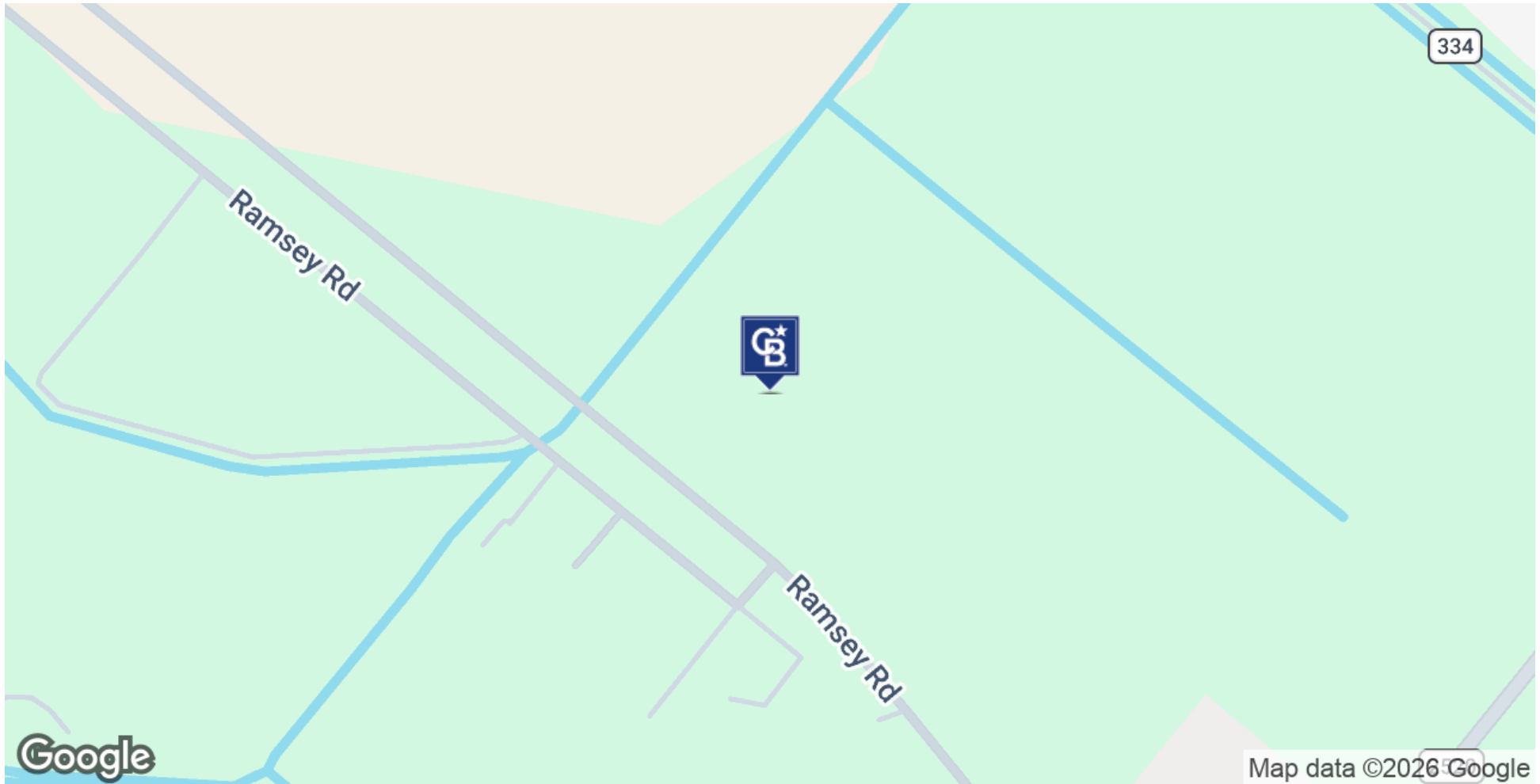


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# LOCATION MAP

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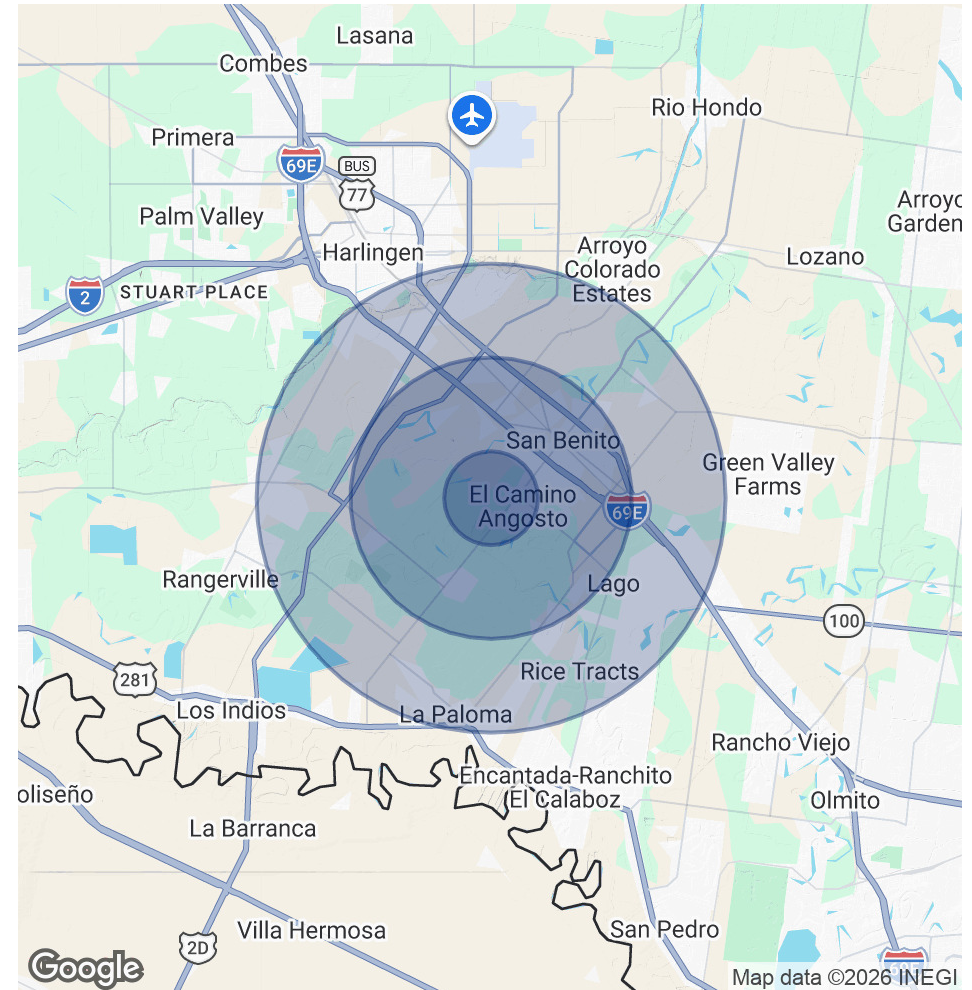
# DEMOGRAPHICS

Ramsey Road  
San Benito, TX 78586

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 1,017  | 25,637  | 55,460  |
| Average Age          | 31.3   | 33.3    | 33.1    |
| Average Age (Male)   | 24.3   | 31.6    | 33      |
| Average Age (Female) | 36     | 36.5    | 35      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 269       | 7,831     | 17,548    |
| # of Persons per HH | 3.8       | 3.3       | 3.2       |
| Average HH Income   | \$85,419  | \$56,287  | \$66,267  |
| Average House Value | \$185,437 | \$107,363 | \$122,126 |

2023 American Community Survey (ACS)



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