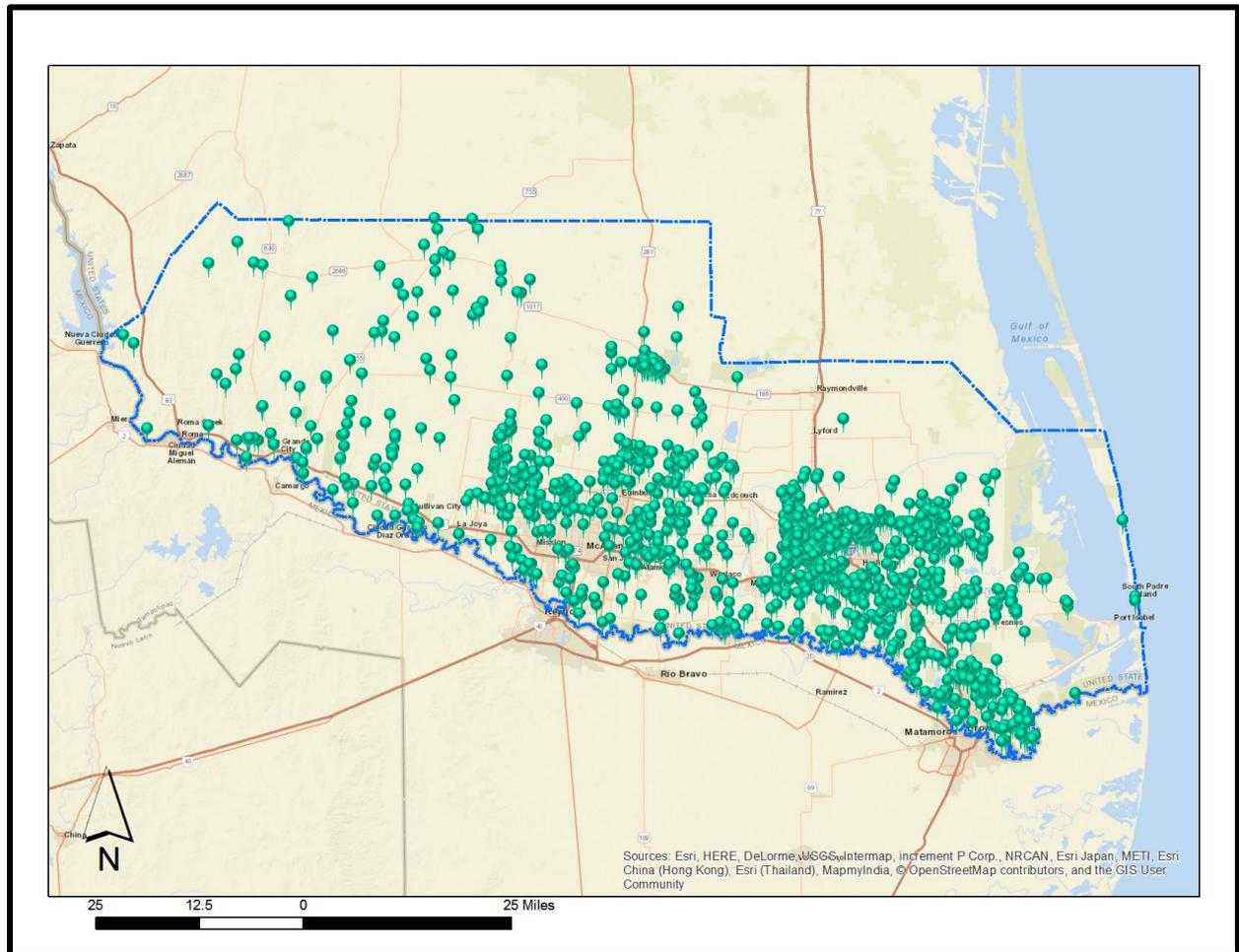


# LOWER RIO GRANDE VALLEY REAL PROPERTY MARKET TRANSACTIONS



**Prepared by:**

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Robinson, Duffy, & Bernard, LLP**

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**Rick Muenks, MAI  
Southwest Valuation, LLC**

**As of June 10, 2020**

June 10, 2020

Reade E. Wilson, Trial Attorney  
Land Acquisition Section  
Environment & Natural Resources Division  
U.S. Department of Justice  
P.O. Box 7611  
Ben Franklin Station  
Washington, DC 2004-7611

RE: Transactional information involving real property transactions found in the Lower Rio Grande Valley of Texas generally covering the time period of 2008 through mid-2019.

Ms. Wilson,

On behalf of Steve Robinson, Rick Muenks, and myself, I am submitting this data containing relevant sale information utilized by our team in the preparation of a market study performed in the Lower Rio Grande Valley of Texas. The LRGV spans a large area and there have been many sales that have occurred over the past decade. This transaction book is intended to provide relevant information to you and all readers pertaining to factors that may impact value and serve as source material for our market study.

It is important to recognize that mapping was conducted many years after a large number of transactions occurred. The aerial imagery utilized for base maps in this document was taken in December of 2018, thus several sales will indicate they are unimproved but the aerial imagery will depict a structure. In these instances, please refer to the sale information rather than the aerial imagery as structures have been added since the date of sale.

This data book is divided into three sections in an attempt to deliver information in the most relevant manner possible.

- Section I: Geographic overview of sale locations
- Section II: Sale sheets for sales determined to be highly relevant to a large number of appraisal assignments involved in the border fence project (Group A Sales).
- Section III: Sale sheets for sales that may or may not be relevant to any particular appraisal assignment involved in the border fence project (Group B Sales).

We have attempted to make this data book as comprehensive as possible and have attempted to present the data reflected in our analysis contained within the market study that accompanies the data book. Given the amount of data presented, we reserve the right to correct any identifiable errors that do not reflect the manner in which data was utilized in our analysis.

Sincerely,

Justin Bierschwale, ARA, MAI

## TABLE OF CONTENTS

<b><u>ITEM</u></b>	<b><u>PAGE</u></b>
<b>SECTION 1</b> .....	<b>1</b>
LRGV Grid Locations.....	4
Primary Submarket Maps (Coastal through Falcon) .....	5
<i>Secondary Submarket Maps</i>	
Cameron County.....	19
Hidalgo County.....	26
Starr County .....	32
Willacy County .....	38
<b>Section 2 (Group A Sales)</b> .....	<b>40</b>
Border Fence Sales.....	42
Sales with Water Rights and No Border Fence.....	105
Remaining Group A Sales .....	168
<b>Section 3 (Group B Sales)</b> .....	<b>424</b>
Sales found in Primary Submarkets (Coastal through Falcon).....	426
<i>Remaining Sales in Secondary Submarkets</i>	
Cameron County.....	589
Hidalgo County.....	1100
Starr County .....	1486

**SECTION NUMBER 1**

**GEOGRAPHIC OVERVIEW FOR SALE LOCATIONS**

## INTRODUCTION

Section 1 of this data book provides an overview of regional locations throughout the LRGV. As the reader begins to review the sale sheets, they will note an attribute on all sale sheets depicted with the label “Grid ID”. This grid id is designed to quickly reference the regional location of the sale. These locations include the primary submarkets utilized in our market study. Those primary submarkets are listed below:

- Coastal
- Southeast Brownsville
- Southwest Brownsville
- Los Indios
- Progreso
- Donna
- Pharr
- McAllen
- Pecos
- La Grulla
- Rio Grande City
- La Rosita
- Roma
- Falcon

Because the data collection includes sales that are found outside of the primary submarkets, a grid was established for the remainder of the LRGV to depict the location of those sales not found within the primary submarkets. All primary submarkets are bound on the south by the Rio Grande River and extend north to a selected boundary based upon land uses, economic pressures, geographical features, growth trends, and other factors. The submarkets are considered to be Zone 1 as they are closest in proximity to the border fence project area. Beginning on the north line of all submarkets and extending north a distance of 8 miles is the first regional zone depicted by the number 2 in the grid ID for the sale. Zone 3 begins at the north line of Zone 2 and extends north an additional 8 miles. Zone 4 begins at the north line of Zone 3 and extends to the northern boundary of the county line. Thus, Zone 2, Zone 3, and Zone 4 depict the location of a sale on a north/south basis. Each county was then divided into western, central, and eastern areas to further grid the study area. Willacy County was simply divided into a western and eastern region. Thus, the Grid IDs will contain identifiers such as those below for examples:

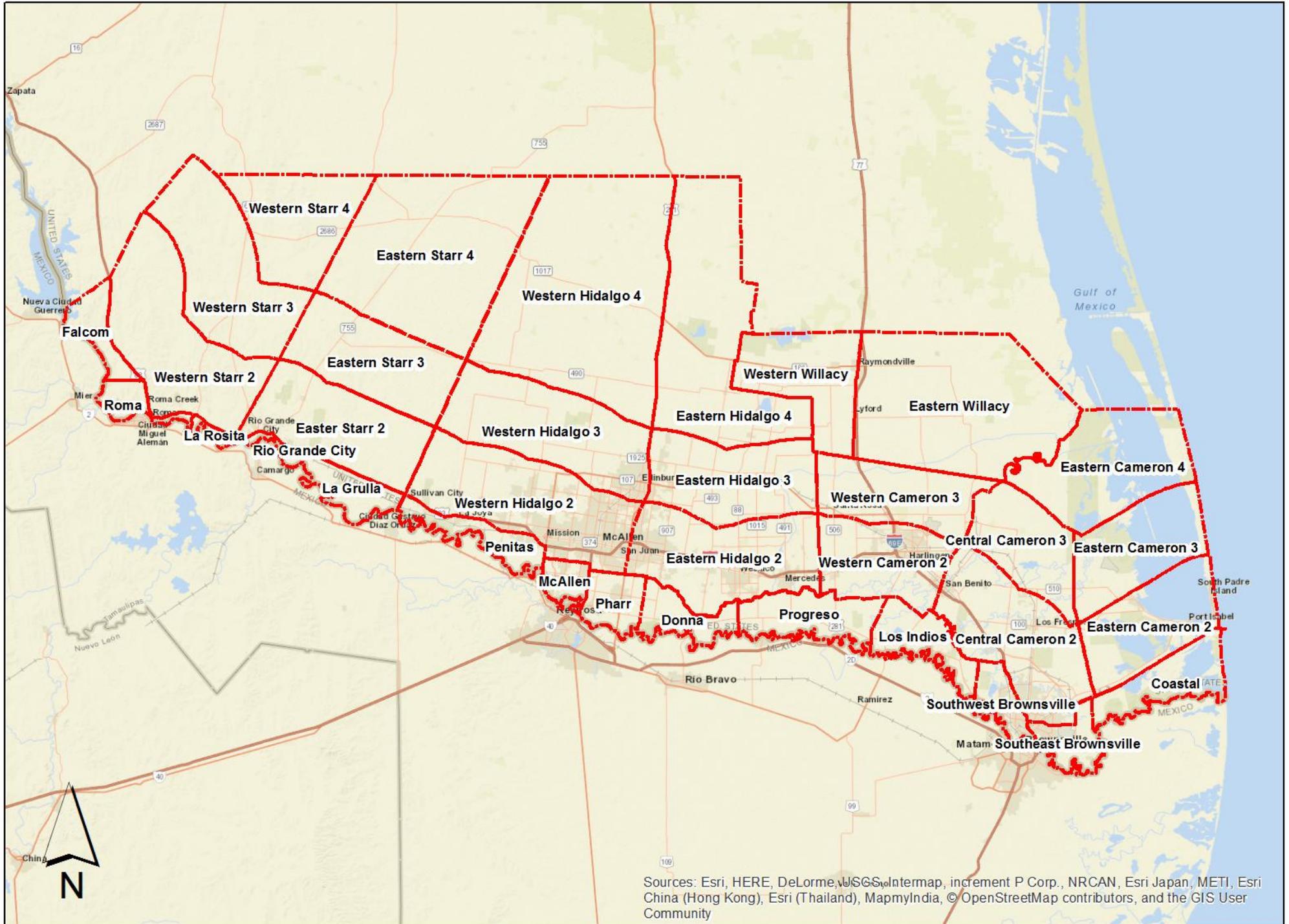
- ES2—Eastern Starr County, Zone 2
- WC3—Western Cameron County, Zone 3
- CC2—Central Cameron County, Zone 2
- EW—Eastern Willacy

The following page contains an overview map depicting all zones referenced in the Grid ID field on the sale sheets. The map is followed by additional pages containing maps of each individual submarket or subregion. These maps contain push pins that contain the geographic center of the sale as it was mapped based upon descriptions provided in the deeds. A majority of the sales are contiguous properties; thus, the push pin gives an accurate location of the sale itself. Some sales contain non-contiguous properties. In these instances, the push pin will represent the center point

of all non-contiguous properties. The pin may not be hovered over any single portion of the non-contiguous property, but its location is in the vicinity of the transaction as a whole.

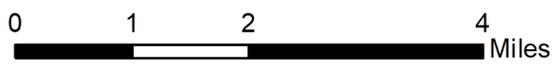
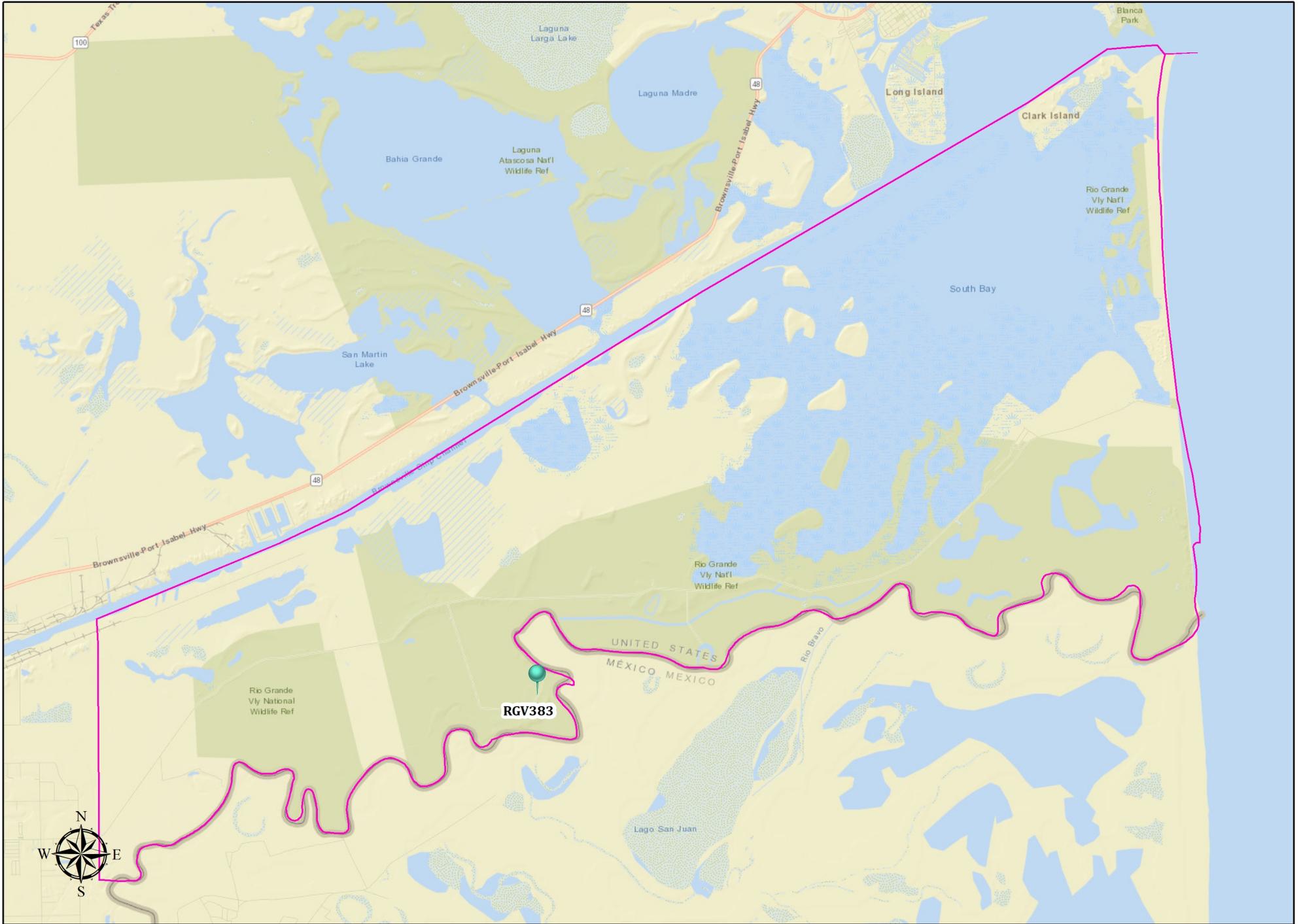
Each push pin contains the sale identifier as a label. Given the volume of sales and the scale at which physical maps must be produced every single sale may not be found in the labeling system. We have provided as much detail as possible and these maps are provided to give an idea of where each sale is located within a submarket. When no label is found, it is always more accurate to look at the sale sheet provided in Section 2 and Section 3 of this document, find the Grid ID, and cross reference the ID with the map on the previous page. This will give the general area in which the sale occurred. From there the aerial overview contained on each sale sheet, or the property's deed can aid in identifying the exact location of the sale.

# MARKET TRANSACTION AREAS

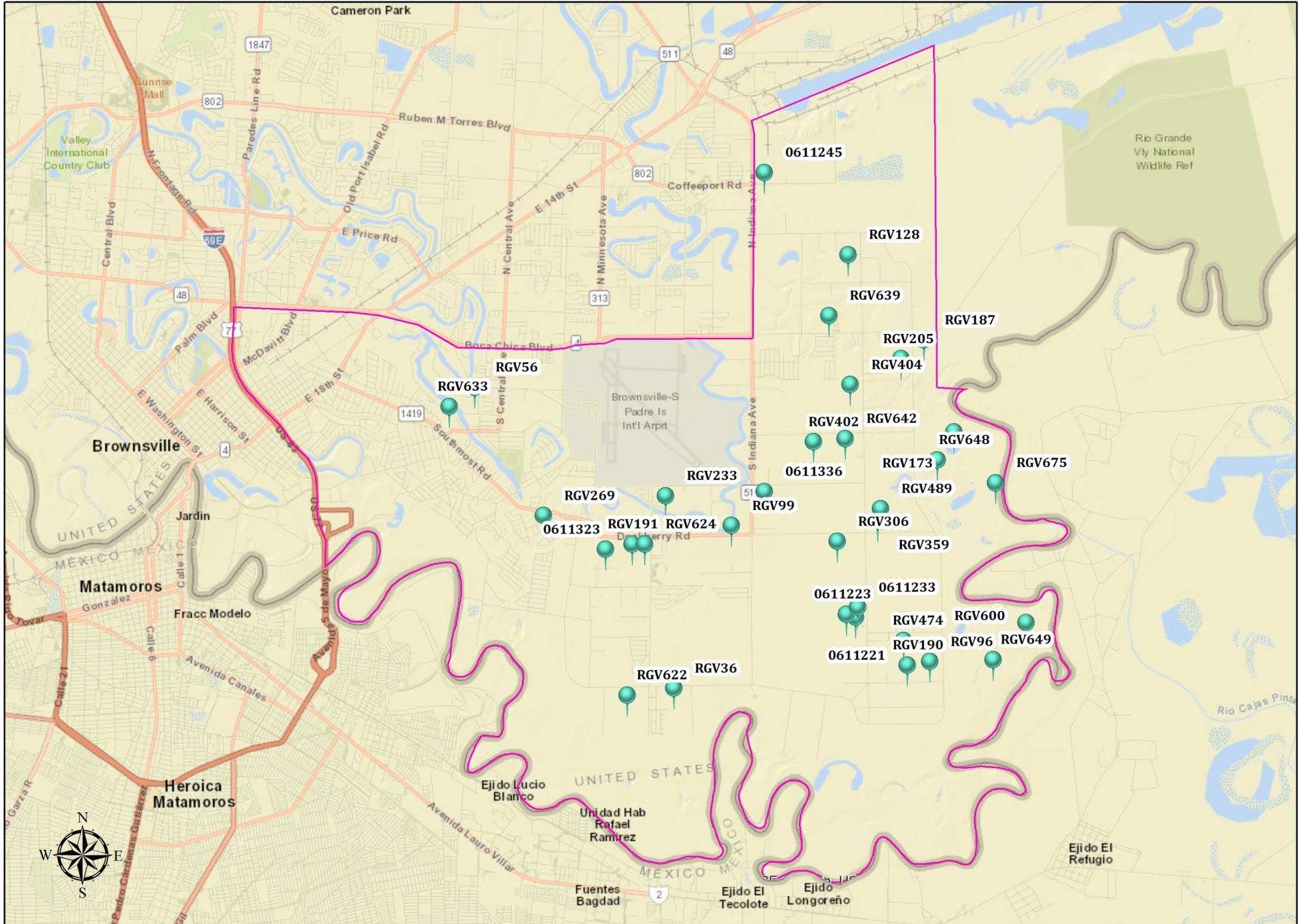


Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

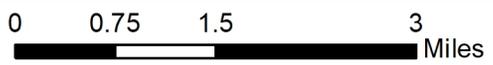
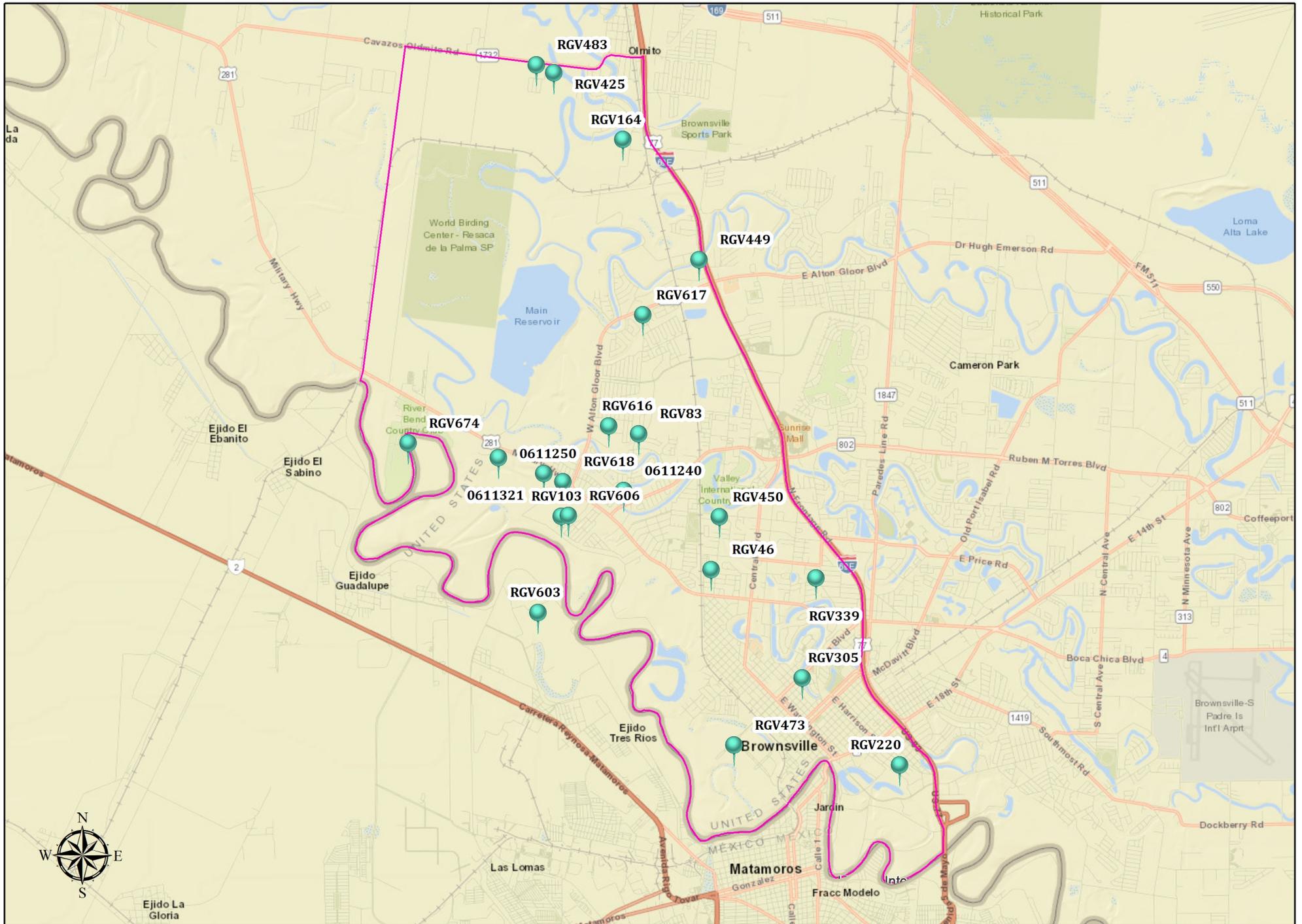
# Coastal - Grid ID: Coastal



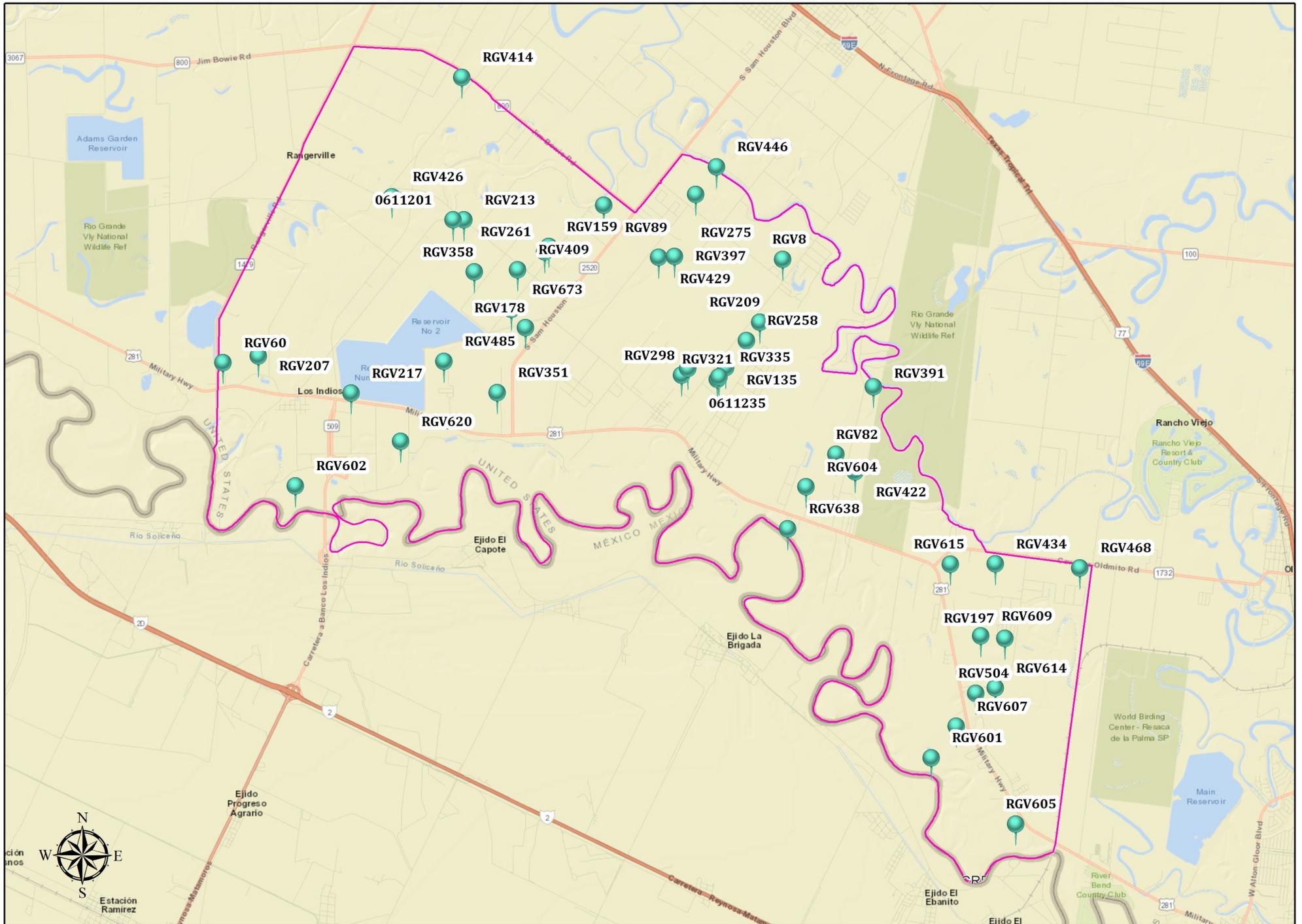
# Southeast Brownsville - Grid ID: Southeast Brownsville



# Southwest Brownsville - Grid ID: Southwest Brownsville

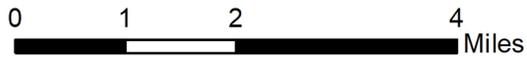
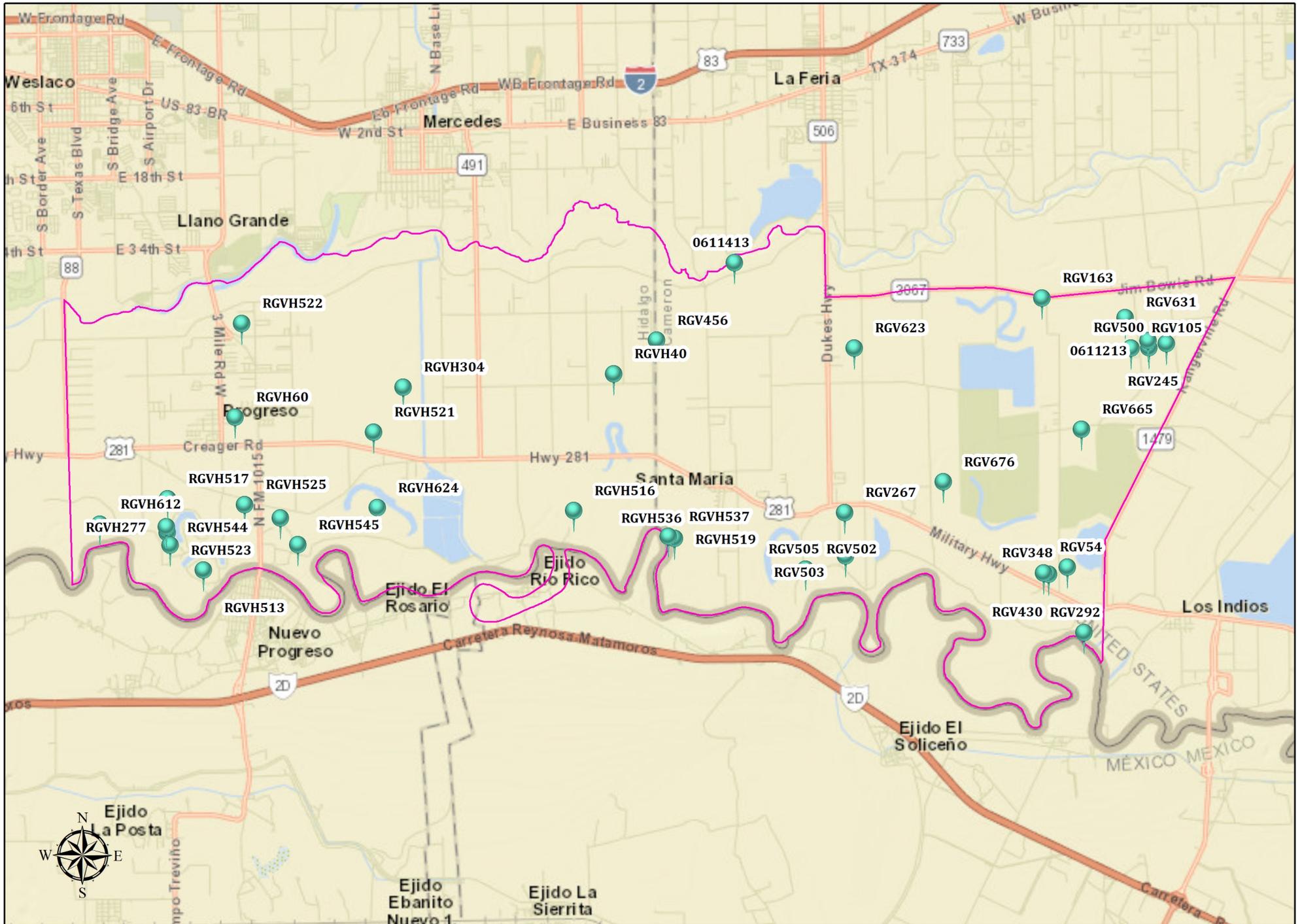


# Los Indios - Grid ID: Los Indios

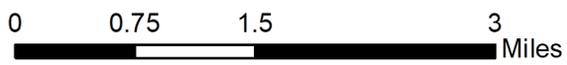
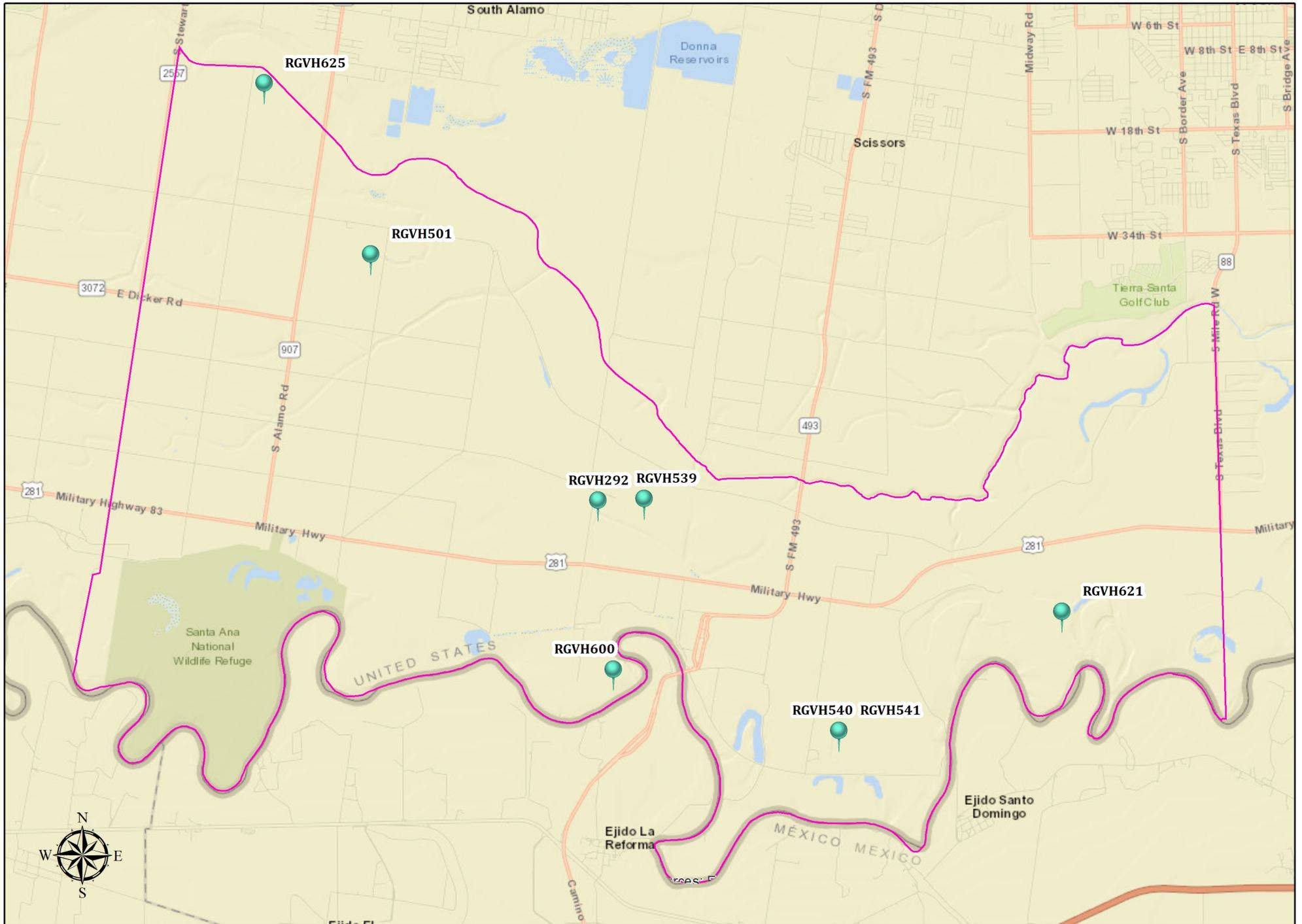


0 1 2 4 Miles

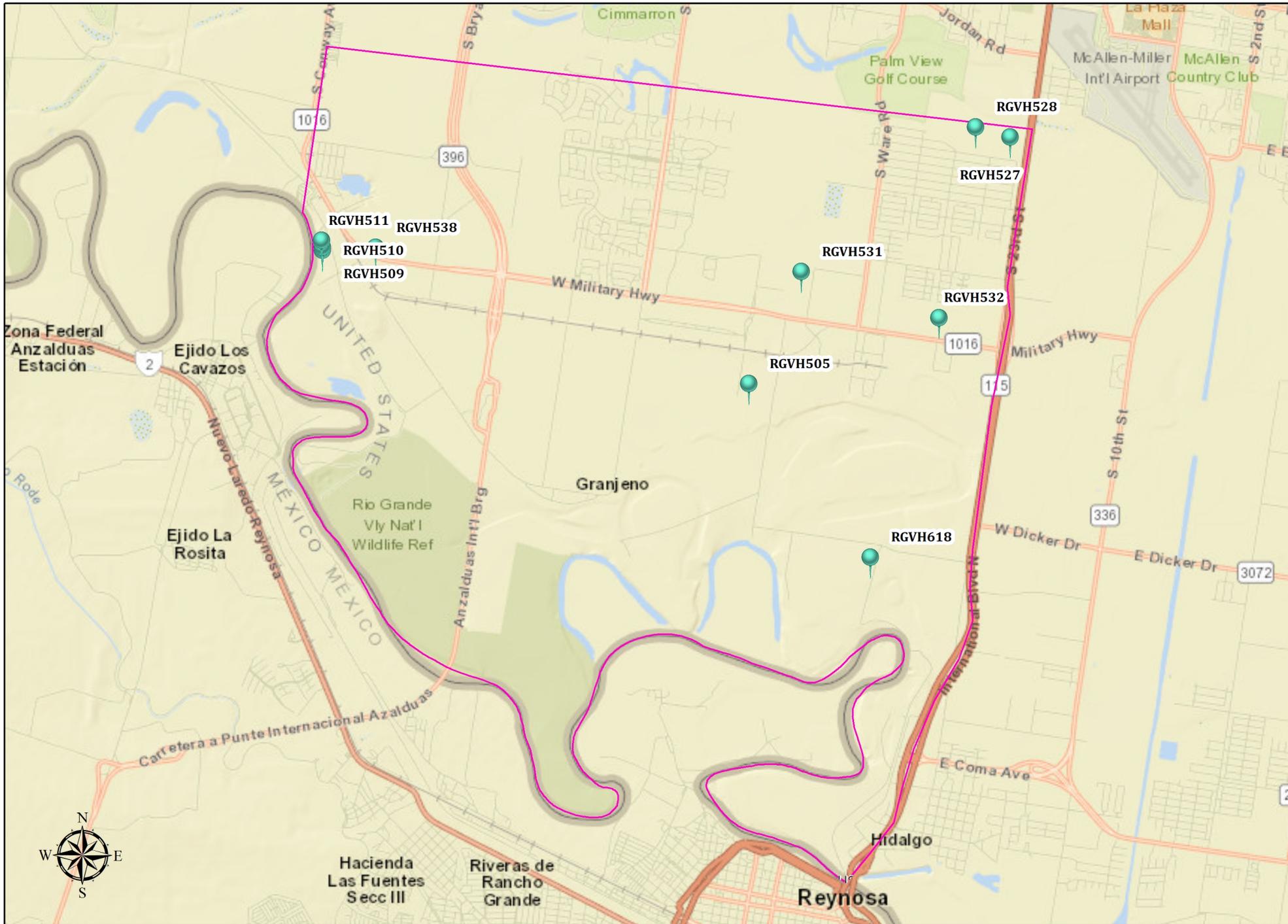
# Progreso - Grid ID: Progreso



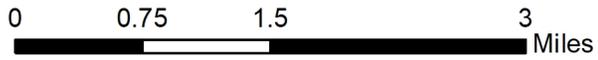
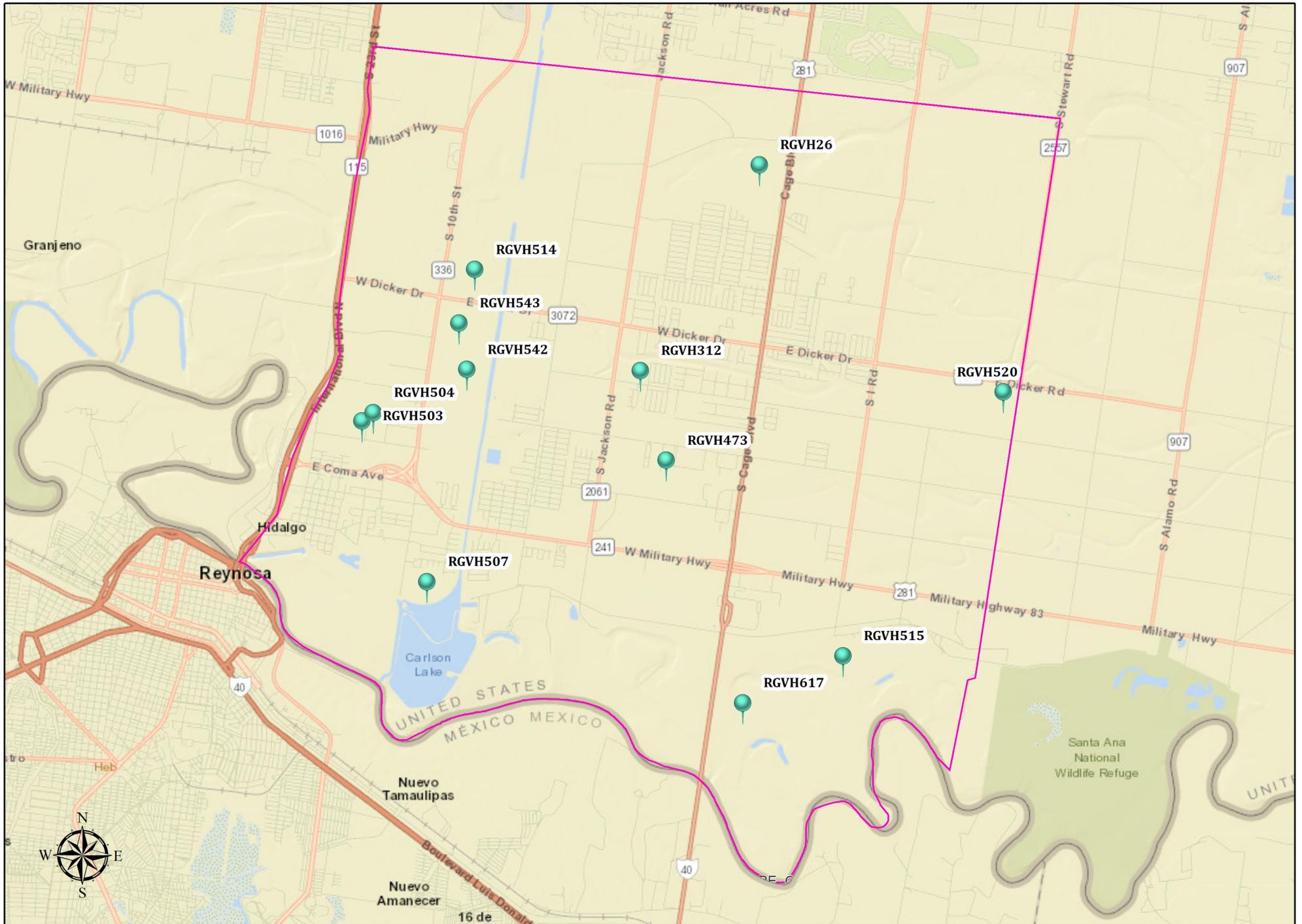
# Donna - Grid ID: Donna



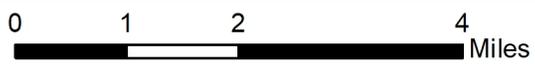
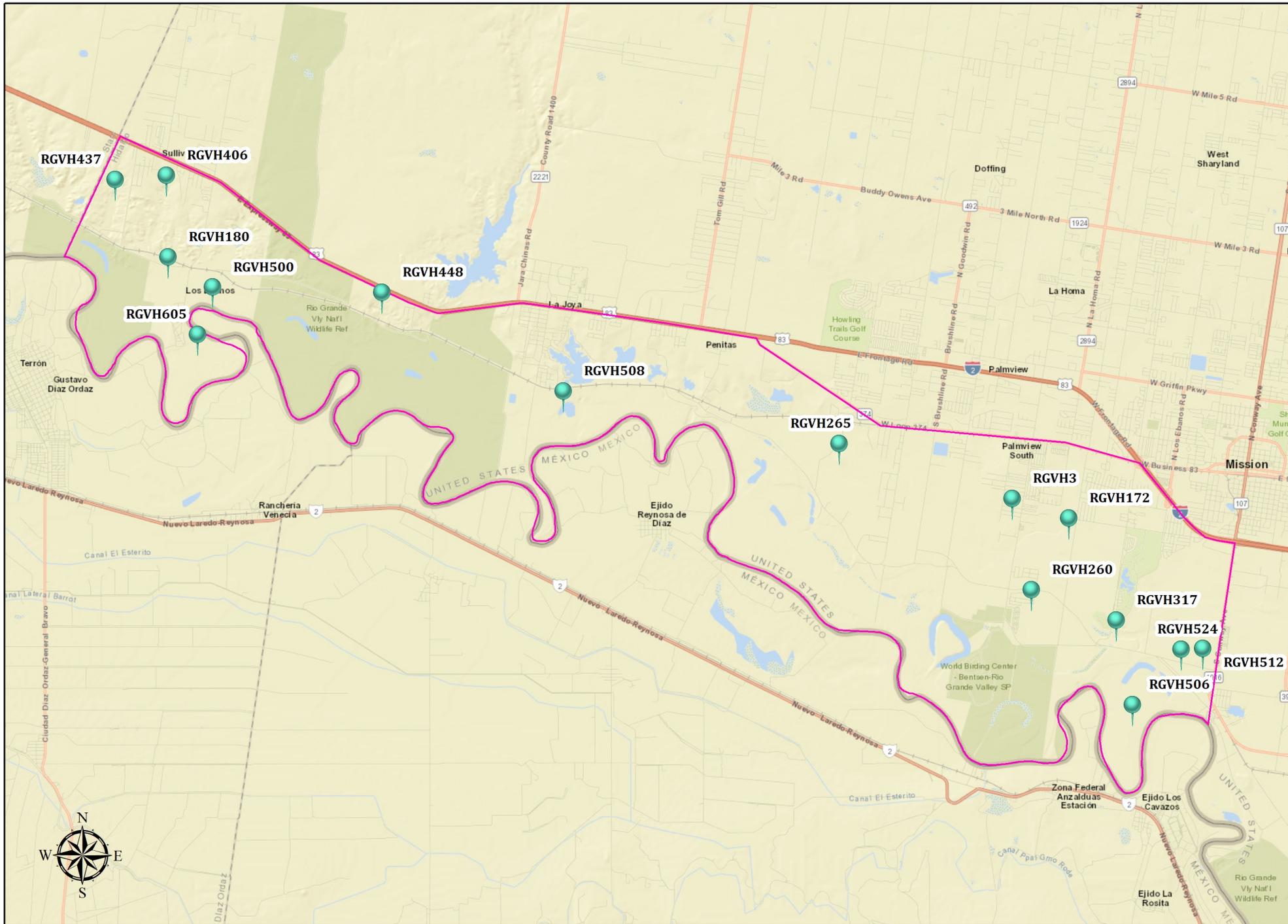
# McAllen - Grid ID: McAllen



# Pharr - Grid ID: Pharr



# Penitas - Grid ID: Penitas



# La Grulla - Grid ID: La Grulla

