

SAN SEBASTIAN

SUBDIVISION

A QUALITY OF LIFE PROJECT

GOLDEN MILE @ SAN SEBASTIAN





PROPERTY DESCRIPTION

SVN | Hanna Solutions Commercial Real Estate is pleased to present the exclusive opportunity to acquire **commercial pad sites** within **San Sebastian**, a **master-planned mixed-use development** located in **San Benito, Texas**.

Fronting **Business 77**, one of the Rio Grande Valley's most traveled commercial corridors, this development gives investors and developers a rare chance to secure pad site frontage in a **high-growth residential market** with strong and **consistent consumer demand**.

The project encompasses a **47-acre development** featuring **179 residential lots** alongside **8 premium commercial pad sites** along the highway frontage. These sites are purpose-built to serve the surrounding community and capture corridor traffic, laying the groundwork for lasting **retail, service, and build-to-suit commercial success**.

As San Benito grows alongside the Valley's broader economic momentum, San Sebastian stands as the first community of its kind in the area and a compelling entry point for those looking to establish a foothold in one of South Texas's most promising emerging markets.





179 Residential Lots



W Business 77

8 Commercial Pad Sites



PROPERTY OVERVIEW

Project Name: Golden Mile at San Sebastian

Location: US Highway 77 | San Benito, Texas, 78586

Total Site Area: ±47 Acres

Development Type: Mixed-Use (**Commercial & Residential**)

Residential Lots: 179 Planned Lots

Commercial Offering: 8 Planned Pad Sites for Sale

Price: \$15.00 PSF



The development features a well-planned layout with 8 **commercial pad sites** along the frontage of **Business 77** and **179 residential lots** situated within the interior of the subdivision. Internal streets provide connectivity and accessibility throughout the project, ensuring seamless flow between both communities.

HIGHLIGHTS

- **Master-Planned Development:** 47 acres blending residential and commercial use.
- **Residential Base:** 179 modern residential lots designed on curvilinear streets.
- **Active Lifestyle Amenities:** 2 playgrounds, 2 dog parks, soccer and basketball fields, and dedicated walking/biking trails.
- **Commercial Offering:** 8 subdivided and engineered pad sites fronting Business 77.
- **Sizes range** from 1.01 AC to 1.60 AC
- **Full infrastructure:** drainage, water, and sewer easements in place
- **Regional Access:** Direct connections to Business 77, Oscar Williams Rd, and I-69E.
- **Strong Demographics:** 24,000+ residents in San Benito with rapid growth and a high demand for retail and services.
- **Ideal Uses:** Retail, medical, food & beverage, financial services, or build-to-suit.

GOLDEN MILE @
SAN SEBASTIAN, TX 78586

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COMMERCIAL PAD SITES

The commercial component of San Sebastián consists of **8 pad sites** located along the frontage of **Business 77**, designed to maximize visibility, accessibility, and exposure to both local residents and regional corridor traffic. Pad sites vary in size, providing flexibility for a range of development opportunities including **retail, restaurants, professional office, and service-based uses.**

IDEAL USES:

- Retail Centers
- Quick-Service Restaurants (QSR)
- Coffee Concepts
- Medical or Professional Office
- Childcare or Educational Facilities
- Service-Oriented Businesses

Lot	Acres	SF	Price @ \$15/SF
Lot 1	1.60 AC	69,480 SF	\$1,042,200
Lot 2	1.03 AC	44,688 SF	\$670,320
Lot 3	1.24 AC	54,000 SF	\$810,000
Lot 4	1.24 AC	54,000 SF	\$810,000
Lot 5	1.24 AC	54,000 SF	\$810,000
Lot 6	1.24 AC	54,000 SF	\$810,000
Lot 7	1.37 AC	59,683 SF	\$895,245
Lot 8	1.01 AC	44,069 SF	\$661,035





ECONOMIC DRIVERS

The region surrounding San Benito is experiencing significant growth driven by major employers and infrastructure expansion, including:

- **Port of Brownsville** – A leading economic engine supporting international trade and logistics
- **I-69E / NAFTA Corridor** – A primary trade route driving regional commerce and connectivity
- **Healthcare & Medical Expansion** – Growing demand for medical services across Cameron County
- **Manufacturing & Industrial Growth** – Continued investment in the lower Rio Grande Valley

These drivers are contributing to population growth, increased housing demand, and the need for supporting retail and commercial services in San Benito.

LIFESTYLE & COMMUNITY AMENITIES

San Sebastián is designed around an active family lifestyle, making it the first community of its kind in San Benito.

Active Living Features

San Sebastián offers a curated set of amenities designed to attract families and health-conscious residents:

- 2 playgrounds
- 2 dog parks
- Soccer and basketball fields
- Walking, biking, and fitness trails

These amenities foster long-term residency and **create built-in demand for nearby retail and service businesses.**



DEVELOPMENT FEATURES

San Sebastian is designed as a high-quality master-planned community with the following features:

- **Curvilinear street layout**
- **Full underground utilities**
- **2 playgrounds and 2 dog parks**
- **Soccer and basketball fields**
- **Walking, biking, and fitness trails**

These features enhance the long-term value of the development and support residential absorption.

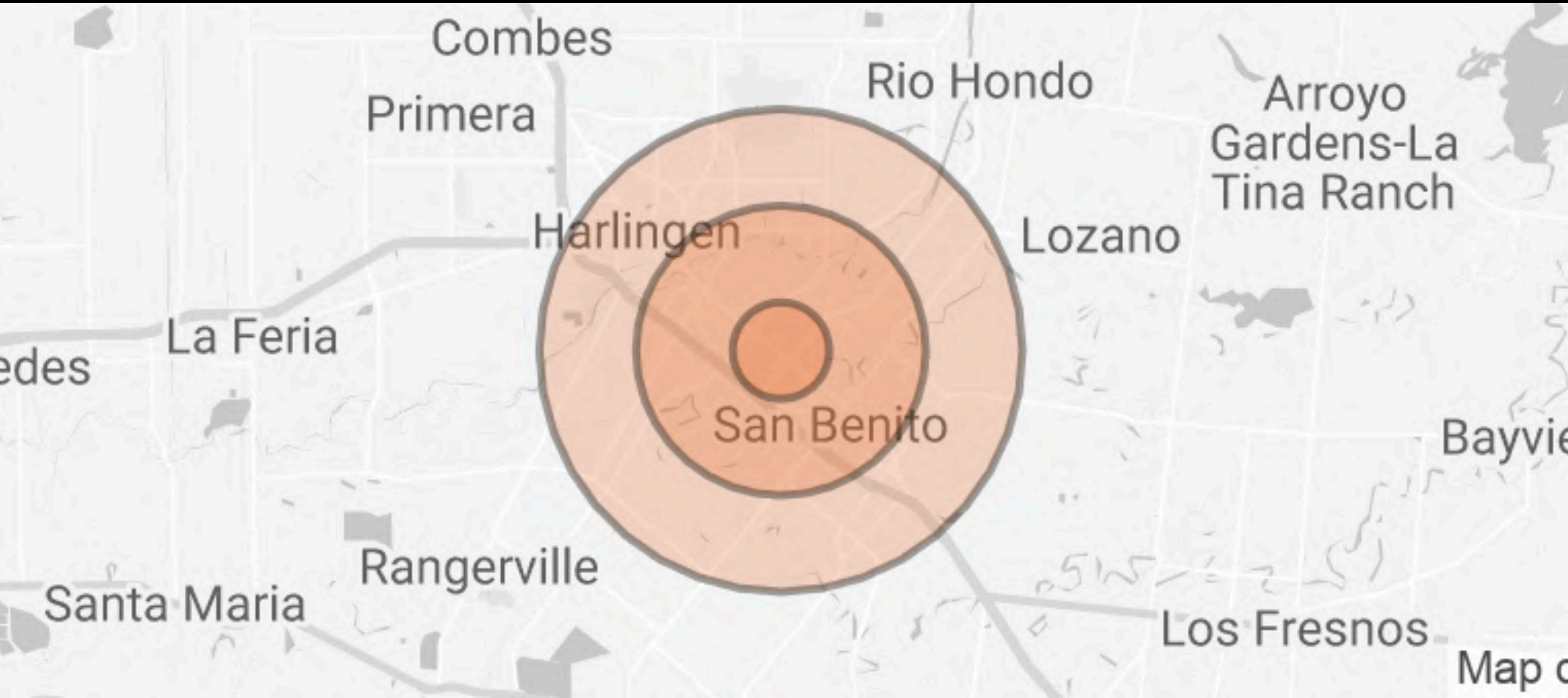
MARKET POSITIONING

San Sebastian is uniquely positioned to benefit from three key demand drivers:

- **Residential Growth** – 179 lots creating immediate built-in consumer demand
- **Retail Gap** – Underserved retail and services in a rapidly growing submarket
- **Regional Access** – Direct connections to Business 77, Oscar Williams Rd, and I-69E

This combination creates a **strong environment for retail and commercial development**, making the project an **ideal opportunity for investors and developers seeking long-term growth**.





POPULATION



TOTAL POPULATION

1 MILE

3,863

3 MILE

40,462

5 MILE

81,545



AVERAGE AGE

34

38

38

HOUSEHOLD & INCOME



TOTAL HOUSEHOLDS

1,266

13,848

27,647



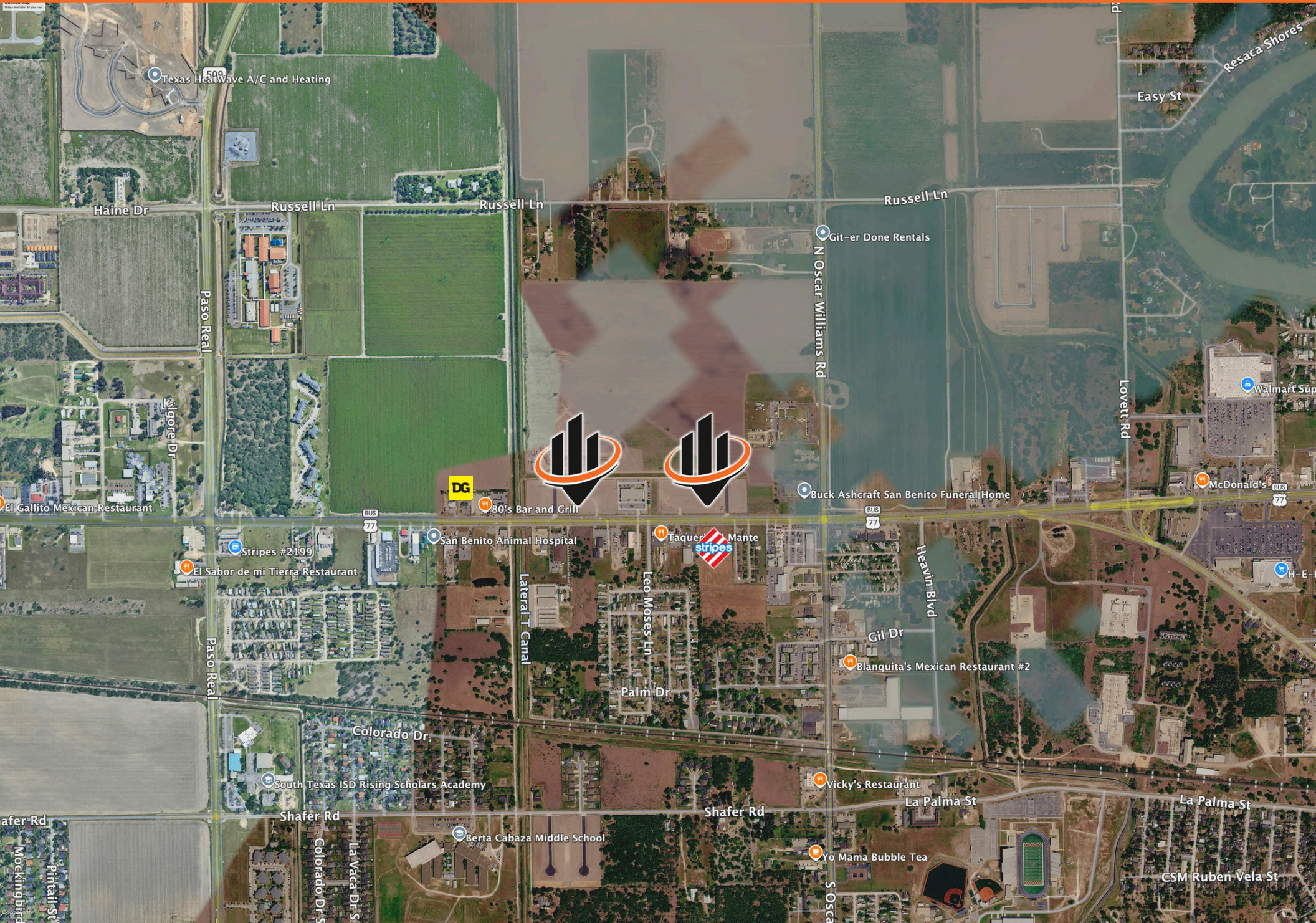
AVERAGE HH INCOME

\$59,474

\$68,629

\$66,749

Location Map



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Paso Real

179 Residential Lots

(1)
1.60
±AC

(2)
1.03
±AC

(3)
1.24
±AC

(4)
1.24
±AC

(Phase A)

(1)
1.24
±AC

(2)
1.24
±AC

(3)
1.37
±AC

(4)
1.01
±AC

(Phase B)



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