

Land For Sale

Cienegas Rd

Spur 239

1674 Texas Spur 239
Del Rio, TX 78840

Offered by:
Henry P. Drought



Benefits

Description	Prime land with excellent highway frontage and high visibility in Del Rio Texas. This 8.00 acre property frontage is an exceptional opportunity for various business ventures and is conveniently located near the International Border.
Address	1674 Texas Spur 239, Del Rio, TX 78840
Land Size	8.00 Acres
Price	\$398,500 (\$1.14 PSF)
Legal Description	A1676 ABST 1676 SU 161 F. PONSA, 8.0000 ACRES
Zoning	Agriculture

Property Highlights

- Excellent Development Opportunity
- Site offers flat terrain
- Located within a mile of the Del Rio Airport and within 3 miles of the International Border
- New Industrial buildings next to the Property
- Quick and easy access to downtown
- 154 miles west of San Antonio
- Del Rio is crucial to trade between the U.S. and Mexico, with trade volume increasing fourfold from \$111B to \$451B after 1994

REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.

Sale Contact

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Commercial Specialist
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Demographics: 1-Mile

Summary	Census 2010		Census 2020		2025		2030			
Population	4,566		4,319		4,180		4,106			
Households	1,543		1,491		1,521		1,534			
Families	1,142		1,019		1,010		1,011			
Average Household Size	2.93		2.87		2.72		2.65			
Owner Occupied Housing Units	968		917		948		986			
Renter Occupied Housing Units	576		574		573		548			
Median Age	37.0		37.3		38.0		39.1			
Trends: 2025-2030 Annual Rate			Area		State		National			
Population			-0.36%		1.10%		0.42%			
Households			0.17%		1.41%		0.64%			
Families			0.02%		1.31%		0.54%			
Owner HHs			0.79%		1.80%		0.91%			
Median Household Income			1.62%		2.27%		2.53%			
Households by Income					2025		2030			
					Number	Percent	Number	Percent		
<\$15,000			279		18.3%		258			
\$15,000 - \$24,999			160		10.5%		136			
\$25,000 - \$34,999			65		4.3%		62			
\$35,000 - \$49,999			271		17.8%		261			
\$50,000 - \$74,999			345		22.7%		337			
\$75,000 - \$99,999			111		7.3%		123			
\$100,000 - \$149,999			233		15.3%		285			
\$150,000 - \$199,999			32		2.1%		40			
\$200,000+			24		1.6%		32			
Median Household Income			\$49,036				\$53,141			
Average Household Income			\$58,043				\$63,365			
Per Capita Income			\$20,899				\$23,412			
Population by Age			Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
0 - 4	369	8.1%	281	6.5%	269	6.4%	259	6.3%		
5 - 9	363	8.0%	316	7.3%	301	7.2%	281	6.8%		
10 - 14	378	8.3%	376	8.7%	301	7.2%	295	7.2%		
15 - 19	369	8.1%	343	7.9%	305	7.3%	249	6.1%		
20 - 24	262	5.7%	290	6.7%	304	7.3%	270	6.6%		
25 - 34	442	9.7%	458	10.6%	484	11.6%	518	12.6%		
35 - 44	523	11.5%	411	9.5%	411	9.8%	429	10.4%		
45 - 54	568	12.4%	469	10.9%	433	10.4%	399	9.7%		
55 - 64	489	10.7%	488	11.3%	459	11.0%	424	10.3%		
65 - 74	399	8.7%	472	10.9%	439	10.5%	440	10.7%		
75 - 84	283	6.2%	283	6.6%	339	8.1%	393	9.6%		
85+	122	2.7%	132	3.1%	136	3.3%	149	3.6%		
Race and Ethnicity			Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
White Alone	3,867	84.7%	1,631	37.8%	1,548	37.0%	1,495	36.4%		
Black Alone	36	0.8%	26	0.6%	25	0.6%	24	0.6%		
American Indian Alone	21	0.5%	19	0.4%	18	0.4%	17	0.4%		
Asian Alone	3	0.1%	8	0.2%	8	0.2%	8	0.2%		
Pacific Islander Alone	3	0.1%	1	0.0%	1	0.0%	1	0.0%		
Some Other Race Alone	558	12.2%	973	22.5%	953	22.8%	947	23.1%		
Two or More Races	78	1.7%	1,661	38.5%	1,628	38.9%	1,614	39.3%		
Hispanic Origin (Any Race)	4,248	93.0%	4,003	92.7%	3,906	93.4%	3,867	94.2%		

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographics: 3-Mile

Summary	Census 2010		Census 2020		2025		2030	
Population	31,203		29,250		28,585		28,301	
Households	10,171		9,996		10,275		10,417	
Families	7,776		7,328		7,346		7,404	
Average Household Size	3.05		2.91		2.77		2.71	
Owner Occupied Housing Units	6,492		6,279		6,548		6,849	
Renter Occupied Housing Units	3,680		3,717		3,727		3,567	
Median Age	33.1		35.6		35.8		36.9	
Trends: 2025-2030 Annual Rate	Area		State		National			
Population	-0.20%		1.10%		0.42%			
Households	0.27%		1.41%		0.64%			
Families	0.16%		1.31%		0.54%			
Owner HHs	0.90%		1.80%		0.91%			
Median Household Income	2.50%		2.27%		2.53%			
Households by Income			2025		2030			
			Number	Percent	Number	Percent		
<\$15,000			1,782	17.3%	1,603	15.4%		
\$15,000 - \$24,999			960	9.3%	837	8.0%		
\$25,000 - \$34,999			951	9.3%	863	8.3%		
\$35,000 - \$49,999			1,295	12.6%	1,264	12.1%		
\$50,000 - \$74,999			1,876	18.3%	1,841	17.7%		
\$75,000 - \$99,999			1,070	10.4%	1,165	11.2%		
\$100,000 - \$149,999			1,585	15.4%	1,895	18.2%		
\$150,000 - \$199,999			397	3.9%	488	4.7%		
\$200,000+			359	3.5%	460	4.4%		
Median Household Income			\$51,717		\$58,515			
Average Household Income			\$67,406		\$74,052			
Per Capita Income			\$24,202		\$27,226			
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,663	8.5%	1,965	6.7%	1,914	6.7%	1,892	6.7%
5 - 9	2,652	8.5%	2,215	7.6%	2,031	7.1%	1,921	6.8%
10 - 14	2,750	8.8%	2,450	8.4%	2,148	7.5%	2,005	7.1%
15 - 19	2,618	8.4%	2,383	8.1%	2,165	7.6%	1,946	6.9%
20 - 24	1,952	6.3%	1,994	6.8%	2,043	7.1%	1,876	6.6%
25 - 34	3,632	11.6%	3,426	11.7%	3,732	13.1%	3,876	13.7%
35 - 44	3,864	12.4%	3,068	10.5%	3,108	10.9%	3,284	11.6%
45 - 54	3,706	11.9%	3,461	11.8%	3,145	11.0%	3,000	10.6%
55 - 64	3,176	10.2%	3,346	11.4%	3,228	11.3%	3,021	10.7%
65 - 74	2,266	7.3%	2,736	9.4%	2,630	9.2%	2,750	9.7%
75 - 84	1,416	4.5%	1,613	5.5%	1,831	6.4%	2,032	7.2%
85+	509	1.6%	593	2.0%	612	2.1%	698	2.5%
Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	26,333	84.4%	11,599	39.7%	11,111	38.9%	10,814	38.2%
Black Alone	391	1.3%	299	1.0%	292	1.0%	276	1.0%
American Indian Alone	150	0.5%	207	0.7%	192	0.7%	188	0.7%
Asian Alone	107	0.3%	148	0.5%	135	0.5%	130	0.5%
Pacific Islander Alone	23	0.1%	17	0.1%	17	0.1%	17	0.1%
Some Other Race Alone	3,605	11.6%	5,855	20.0%	5,814	20.3%	5,827	20.6%
Two or More Races	595	1.9%	11,125	38.0%	11,024	38.6%	11,049	39.0%
Hispanic Origin (Any Race)	27,672	88.7%	26,352	90.1%	25,994	90.9%	26,012	91.9%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographics: 5-Mile

Summary	Census 2010		Census 2020		2025		2030													
Population	40,913		39,464		38,687		38,325													
Households	13,012		13,005		13,400		13,596													
Families	9,984		9,648		9,703		9,790													
Average Household Size	3.08		2.97		2.83		2.76													
Owner Occupied Housing Units	8,637		8,521		8,901		9,299													
Renter Occupied Housing Units	4,375		4,484		4,499		4,297													
Median Age	33.2		35.3		35.7		36.7													
Trends: 2025-2030 Annual Rate			Area		State		National													
Population			-0.19%		1.10%		0.42%													
Households			0.29%		1.41%		0.64%													
Families			0.18%		1.31%		0.54%													
Owner HHs			0.88%		1.80%		0.91%													
Median Household Income			2.05%		2.27%		2.53%													
Households by Income					2025		2030													
					Number	Percent	Number	Percent												
	<\$15,000				1,976	14.7%	1,782	13.1%												
	\$15,000 - \$24,999				1,143	8.5%	997	7.3%												
	\$25,000 - \$34,999				1,218	9.1%	1,098	8.1%												
	\$35,000 - \$49,999				1,489	11.1%	1,445	10.6%												
	\$50,000 - \$74,999				2,326	17.4%	2,261	16.6%												
	\$75,000 - \$99,999				1,462	10.9%	1,549	11.4%												
	\$100,000 - \$149,999				2,472	18.4%	2,869	21.1%												
	\$150,000 - \$199,999				845	6.3%	1,005	7.4%												
	\$200,000+				468	3.5%	591	4.3%												
	Median Household Income				\$59,314		\$65,634													
Average Household Income				\$74,388		\$80,969														
Per Capita Income				\$26,201		\$29,185														
Population by Age	Census 2010		Census 2020		2025		2030													
	Number	Percent	Number	Percent	Number	Percent	Number	Percent												
	0 - 4	3,426	8.4%	2,671	6.8%	2,606	6.7%	2,554	6.7%											
	5 - 9	3,474	8.5%	2,953	7.5%	2,759	7.1%	2,608	6.8%											
	10 - 14	3,523	8.6%	3,208	8.1%	2,845	7.4%	2,698	7.0%											
	15 - 19	3,314	8.1%	3,136	7.9%	2,832	7.3%	2,577	6.7%											
	20 - 24	2,553	6.2%	2,660	6.7%	2,736	7.1%	2,514	6.6%											
	25 - 34	5,064	12.4%	4,954	12.6%	5,237	13.5%	5,373	14.0%											
	35 - 44	5,306	13.0%	4,416	11.2%	4,576	11.8%	4,808	12.5%											
	45 - 54	4,893	12.0%	4,750	12.0%	4,335	11.2%	4,099	10.7%											
	55 - 64	4,106	10.0%	4,412	11.2%	4,271	11.0%	4,090	10.7%											
	65 - 74	2,902	7.1%	3,511	8.9%	3,398	8.8%	3,579	9.3%											
	75 - 84	1,719	4.2%	2,059	5.2%	2,324	6.0%	2,542	6.6%											
	85+	635	1.6%	733	1.9%	767	2.0%	881	2.3%											
	Race and Ethnicity	Census 2010		Census 2020		2025		2030												
Number		Percent	Number	Percent	Number	Percent	Number	Percent												
White Alone		34,710	84.8%	16,456	41.7%	15,758	40.7%	15,259	39.8%											
Black Alone		560	1.4%	491	1.2%	483	1.2%	458	1.2%											
American Indian Alone		188	0.5%	288	0.7%	267	0.7%	260	0.7%											
Asian Alone		184	0.4%	279	0.7%	255	0.7%	246	0.6%											
Pacific Islander Alone		36	0.1%	35	0.1%	35	0.1%	35	0.1%											
Some Other Race Alone		4,424	10.8%	7,228	18.3%	7,216	18.7%	7,266	19.0%											
Two or More Races		811	2.0%	14,688	37.2%	14,672	37.9%	14,801	38.6%											
Hispanic Origin (Any Race)				34,531		84.4%		33,706		85.4%		33,475		86.5%		33,697		87.9%		

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



Aerial Map

641674 Texas Spur

5 de Febrero

Anahuac

BUS 277

De Inter Air

Caterpillar Mining

Irvin Automotive

County Station Community & SS Office

TRANS

TBM Carriers

Stagecoach Cartage & Distribution

FedEx Freight

ProTrans International

General Electric

Advanced Trucking

Texas Export

Sunbeam Products

Irvin Auto

Gentherm

United States Mexico

Rio Grande

Los Vegas Loop R

Frontera Road

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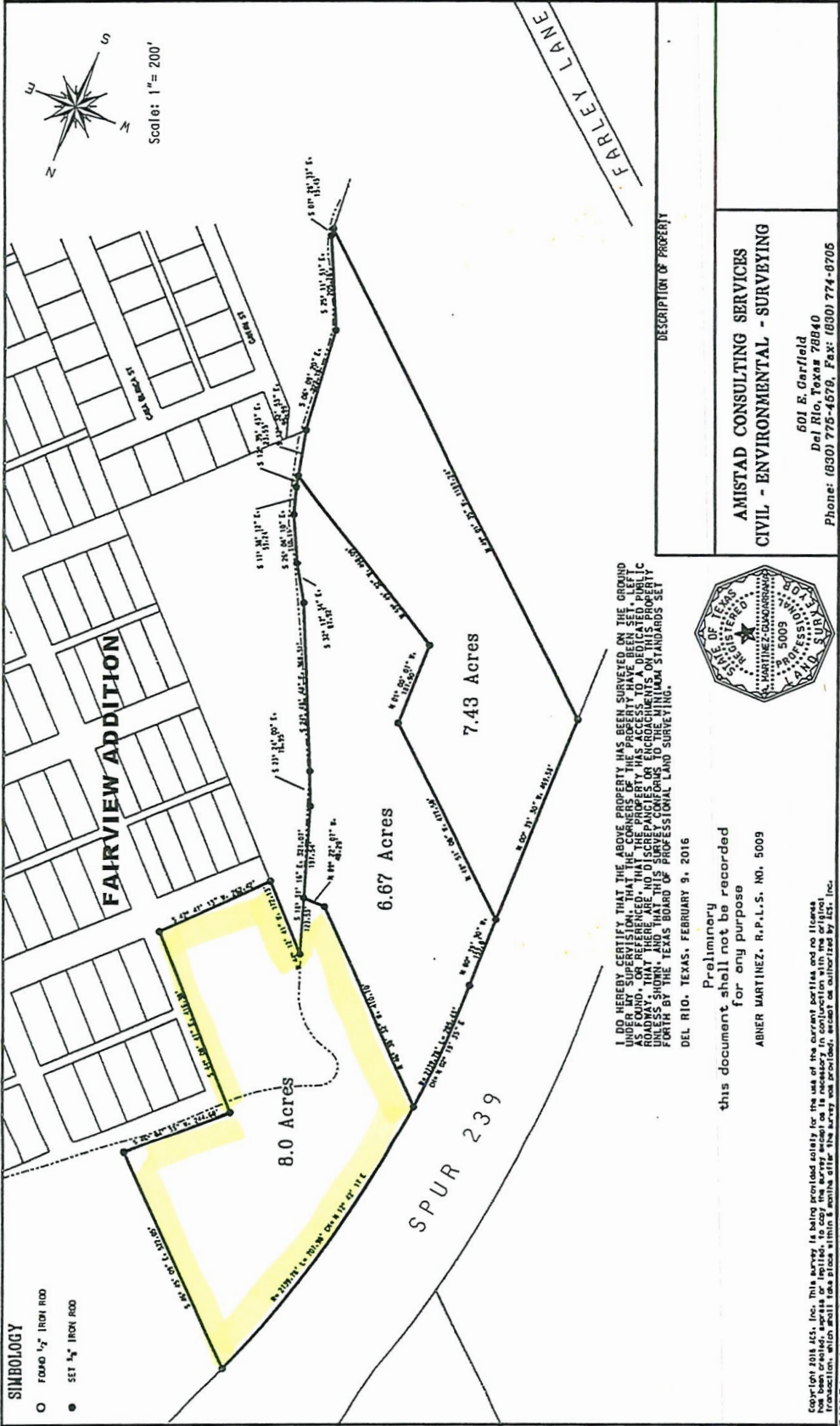
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Traffic Count Source: TxDOT TPP Statewide Annual Average Daily Traffic Map 2023 & 2024

Plat Map





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>REOC General Partner, LLC</u>	<u>493853</u>	<u>alyles@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Andrew J. Lyles</u>	<u>720555</u>	<u>alyles@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Andrew J. Lyles</u>	<u>720555</u>	<u>alyles@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Henry Patrick Drought IV</u>	<u>644414</u>	<u>hdrought@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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