

Land For Sale

Cienegas Rd

Spur 239



717 Farley Lane  
Del Rio, TX 78840

Offered by:  
Henry P. Drought



# Benefits

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Description	Prime land with excellent highway frontage and high visibility in Del Rio Texas. This 10.83 acre property is an exceptional opportunity for various business ventures and is conveniently located near the International Border.
Address	717 Farley Ln, Del Rio, TX 78840
Land Size	10.83 Acres
Price	\$541,500 (\$1.15 PSF)
Legal Description	A0142 ABST 0142 SUR 162 CANALES F, 10.8300 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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**Henry P. Drought**  
Commercial Specialist  
210 889 0976

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profile: [reocsanantonio.com/henry-drought](https://reocsanantonio.com/henry-drought)



# Demographics: 1-Mile

Summary	Census 2010		Census 2020		2025		2030		
Population	4,308		3,980		3,788		3,729		
Households	1,324		1,279		1,314		1,325		
Families	1,046		934		935		937		
Average Household Size	3.24		3.10		2.87		2.80		
Owner Occupied Housing Units	931		888		919		952		
Renter Occupied Housing Units	394		391		395		373		
Median Age	34.9		36.9		37.1		38.0		
Trends: 2025-2030 Annual Rate			Area		State		National		
Population			-0.31%		1.10%		0.42%		
Households			0.17%		1.41%		0.64%		
Families			0.04%		1.31%		0.54%		
Owner HHs			0.71%		1.80%		0.91%		
Median Household Income			1.60%		2.27%		2.53%		
Households by Income					2025		2030		
					Number	Percent	Number	Percent	
	<\$15,000				142	10.8%	129	9.7%	
	\$15,000 - \$24,999				133	10.1%	110	8.3%	
	\$25,000 - \$34,999				73	5.6%	65	4.9%	
	\$35,000 - \$49,999				237	18.0%	223	16.8%	
	\$50,000 - \$74,999				365	27.8%	359	27.1%	
	\$75,000 - \$99,999				119	9.1%	133	10.0%	
	\$100,000 - \$149,999				194	14.8%	238	18.0%	
	\$150,000 - \$199,999				25	1.9%	32	2.4%	
\$200,000+				26	2.0%	35	2.6%		
Median Household Income					\$53,807		\$58,238		
Average Household Income					\$62,522		\$68,316		
Per Capita Income					\$21,918		\$24,522		
Population by Age	Census 2010		Census 2020		2025		2030		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	350	8.1%	255	6.4%	240	6.3%	238	6.4%
	5 - 9	350	8.1%	295	7.4%	266	7.0%	248	6.7%
	10 - 14	375	8.7%	336	8.4%	274	7.2%	258	6.9%
	15 - 19	395	9.2%	331	8.3%	282	7.4%	240	6.4%
	20 - 24	262	6.1%	271	6.8%	286	7.5%	248	6.7%
	25 - 34	428	9.9%	434	10.9%	468	12.3%	502	13.5%
	35 - 44	501	11.6%	384	9.6%	369	9.7%	409	11.0%
	45 - 54	559	13.0%	471	11.8%	413	10.9%	361	9.7%
	55 - 64	456	10.6%	457	11.5%	427	11.3%	407	10.9%
	65 - 74	332	7.7%	431	10.8%	389	10.3%	384	10.3%
	75 - 84	217	5.0%	226	5.7%	280	7.4%	325	8.7%
	85+	85	2.0%	89	2.2%	96	2.5%	109	2.9%
	Race and Ethnicity	Census 2010		Census 2020		2025		2030	
Number		Percent	Number	Percent	Number	Percent	Number	Percent	
White Alone		3,588	83.3%	1,464	36.8%	1,374	36.3%	1,333	35.7%
Black Alone		33	0.8%	21	0.5%	20	0.5%	20	0.5%
American Indian Alone		14	0.3%	15	0.4%	13	0.3%	13	0.3%
Asian Alone		2	0.0%	9	0.2%	8	0.2%	8	0.2%
Pacific Islander Alone		0	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone		587	13.6%	974	24.5%	931	24.6%	926	24.8%
Two or More Races		84	1.9%	1,495	37.6%	1,440	38.0%	1,429	38.3%
Hispanic Origin (Any Race)		4,057	94.2%	3,735	93.8%	3,575	94.4%	3,545	95.1%

**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	30,130		28,319		27,663		27,395			
Households	9,858		9,682		9,941		10,075			
Families	7,506		7,069		7,074		7,127			
Average Household Size	3.04		2.91		2.77		2.71			
Owner Occupied Housing Units	6,268		6,060		6,311		6,601			
Renter Occupied Housing Units	3,589		3,622		3,630		3,475			
Median Age	33.2		35.6		35.9		36.9			
Trends: 2025-2030 Annual Rate			Area		State		National			
Population			-0.19%		1.10%		0.42%			
Households			0.27%		1.41%		0.64%			
Families			0.15%		1.31%		0.54%			
Owner HHs			0.90%		1.80%		0.91%			
Median Household Income			2.51%		2.27%		2.53%			
					2025		2030			
Households by Income					Number	Percent	Number	Percent		
<\$15,000					1,753	17.6%	1,578	15.7%		
\$15,000 - \$24,999					884	8.9%	770	7.6%		
\$25,000 - \$34,999					880	8.9%	796	7.9%		
\$35,000 - \$49,999					1,251	12.6%	1,221	12.1%		
\$50,000 - \$74,999					1,842	18.5%	1,806	17.9%		
\$75,000 - \$99,999					1,024	10.3%	1,111	11.0%		
\$100,000 - \$149,999					1,579	15.9%	1,886	18.7%		
\$150,000 - \$199,999					379	3.8%	462	4.6%		
\$200,000+					348	3.5%	446	4.4%		
Median Household Income					\$52,419		\$59,350			
Average Household Income					\$67,824		\$74,442			
Per Capita Income					\$24,402		\$27,409			
			Census 2010		Census 2020		2025		2030	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
0 - 4	2,559	8.5%	1,903	6.7%	1,851	6.7%	1,832	6.7%		
5 - 9	2,565	8.5%	2,142	7.6%	1,968	7.1%	1,861	6.8%		
10 - 14	2,636	8.7%	2,360	8.3%	2,079	7.5%	1,942	7.1%		
15 - 19	2,516	8.4%	2,309	8.2%	2,077	7.5%	1,880	6.9%		
20 - 24	1,880	6.2%	1,927	6.8%	1,972	7.1%	1,796	6.6%		
25 - 34	3,517	11.7%	3,324	11.7%	3,614	13.1%	3,742	13.7%		
35 - 44	3,732	12.4%	2,974	10.5%	3,021	10.9%	3,190	11.6%		
45 - 54	3,592	11.9%	3,350	11.8%	3,041	11.0%	2,912	10.6%		
55 - 64	3,073	10.2%	3,240	11.4%	3,120	11.3%	2,922	10.7%		
65 - 74	2,191	7.3%	2,654	9.4%	2,547	9.2%	2,659	9.7%		
75 - 84	1,371	4.6%	1,565	5.5%	1,778	6.4%	1,978	7.2%		
85+	499	1.7%	571	2.0%	596	2.2%	681	2.5%		
			Census 2010		Census 2020		2025		2030	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
White Alone	25,493	84.6%	11,313	39.9%	10,831	39.2%	10,539	38.5%		
Black Alone	383	1.3%	299	1.1%	292	1.1%	277	1.0%		
American Indian Alone	143	0.5%	206	0.7%	192	0.7%	187	0.7%		
Asian Alone	109	0.4%	149	0.5%	137	0.5%	132	0.5%		
Pacific Islander Alone	23	0.1%	17	0.1%	17	0.1%	17	0.1%		
Some Other Race Alone	3,401	11.3%	5,619	19.8%	5,577	20.2%	5,595	20.4%		
Two or More Races	579	1.9%	10,715	37.8%	10,617	38.4%	10,648	38.9%		
Hispanic Origin (Any Race)	26,543	88.1%	25,383	89.6%	25,035	90.5%	25,072	91.5%		

**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	40,779		39,325		38,558		38,199					
Households	12,978		12,963		13,357		13,554					
Families	9,956		9,617		9,672		9,760					
Average Household Size	3.08		2.98		2.83		2.76					
Owner Occupied Housing Units	8,612		8,500		8,879		9,277					
Renter Occupied Housing Units	4,367		4,463		4,478		4,277					
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			2.03%		2.27%		2.53%					
Households by Income					2025		2030					
					Number	Percent	Number	Percent				
	<\$15,000				1,971	14.8%	1,777	13.1%				
	\$15,000 - \$24,999				1,141	8.5%	995	7.3%				
	\$25,000 - \$34,999				1,212	9.1%	1,092	8.1%				
	\$35,000 - \$49,999				1,479	11.1%	1,435	10.6%				
	\$50,000 - \$74,999				2,309	17.3%	2,244	16.6%				
	\$75,000 - \$99,999				1,458	10.9%	1,544	11.4%				
	\$100,000 - \$149,999				2,474	18.5%	2,871	21.2%				
	\$150,000 - \$199,999				845	6.3%	1,005	7.4%				
	\$200,000+				468	3.5%	591	4.4%				
	Median Household Income				\$59,506		\$65,789					
Average Household Income				\$74,498		\$81,084						
Per Capita Income				\$26,263		\$29,255						
Population by Age	Census 2010		Census 2020		2025		2030					
	Number	Percent	Number	Percent	Number	Percent	Number	Percent				
	0 - 4	3,418	8.4%	2,666	6.8%	2,601	6.7%	2,550	6.7%			
	5 - 9	3,466	8.5%	2,948	7.5%	2,755	7.1%	2,604	6.8%			
	10 - 14	3,516	8.6%	3,200	8.1%	2,841	7.4%	2,694	7.1%			
	15 - 19	3,305	8.1%	3,127	8.0%	2,824	7.3%	2,571	6.7%			
	20 - 24	2,536	6.2%	2,643	6.7%	2,721	7.1%	2,499	6.5%			
	25 - 34	5,034	12.3%	4,920	12.5%	5,204	13.5%	5,341	14.0%			
	35 - 44	5,285	13.0%	4,393	11.2%	4,552	11.8%	4,782	12.5%			
	45 - 54	4,879	12.0%	4,735	12.0%	4,323	11.2%	4,090	10.7%			
	55 - 64	4,095	10.0%	4,401	11.2%	4,262	11.1%	4,080	10.7%			
	65 - 74	2,896	7.1%	3,501	8.9%	3,388	8.8%	3,570	9.3%			
	75 - 84	1,717	4.2%	2,057	5.2%	2,320	6.0%	2,538	6.6%			
	85+	634	1.6%	732	1.9%	767	2.0%	880	2.3%			
	Race and Ethnicity	Census 2010		Census 2020		2025		2030				
Number		Percent	Number	Percent	Number	Percent	Number	Percent				
White Alone		34,600	84.8%	16,376	41.6%	15,686	40.7%	15,190	39.8%			
Black Alone		559	1.4%	489	1.2%	481	1.2%	456	1.2%			
American Indian Alone		187	0.5%	287	0.7%	267	0.7%	260	0.7%			
Asian Alone		184	0.5%	278	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		4,406	10.8%	7,203	18.3%	7,192	18.7%	7,242	19.0%			
Two or More Races		807	2.0%	14,657	37.3%	14,643	38.0%	14,771	38.7%			
Hispanic Origin (Any Race)				33,383		86.6%		33,602		88.0%		

**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

64 717 Farley Ln





Del Rio International Airport

Mar Global Mexico

Fire

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ctr.

ELD

2310

Sanford Enterprises

Magico Logistics

RALI Forwarding & Logistics

DOLLAR GENERAL

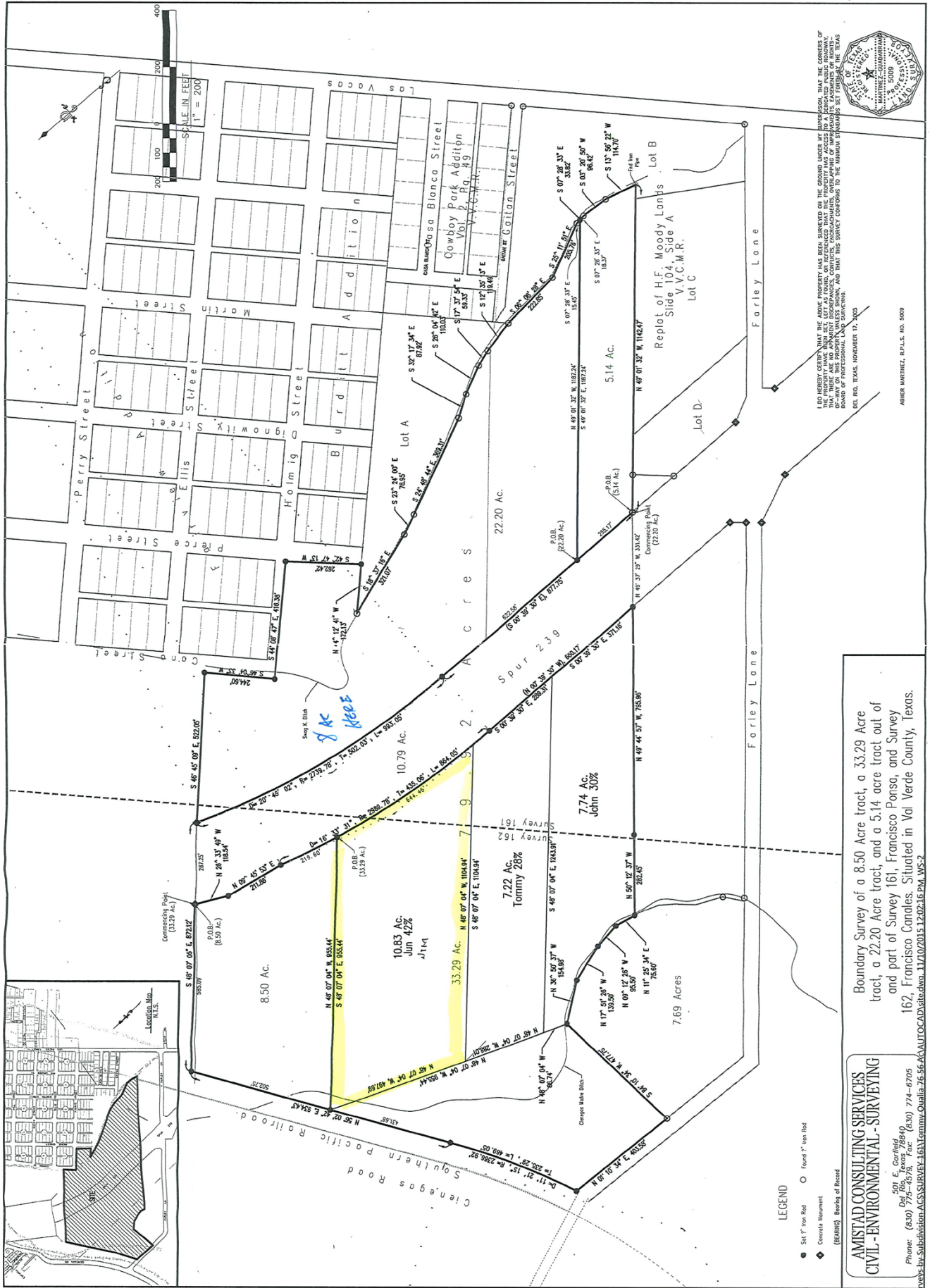
U.S. Customs & Border Patrol

VSC TRACTOR SUPPLY CO

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



# Plat Map



I, JOSUE MARTINEZ, being the owner of the above described land, hereby certify that the above described land is situated in Val Verde County, Texas, and that the same is being surveyed for the purpose of subdividing the same into lots for sale. I, JOSUE MARTINEZ, being the owner of the above described land, hereby certify that the above described land is situated in Val Verde County, Texas, and that the same is being surveyed for the purpose of subdividing the same into lots for sale.

DEL RIO, TEXAS, NOVEMBER 17, 2005

AMISTAD CONSULTING SERVICES

Boundary Survey of 8.50 Acre tract, a 33.29 Acre tract, a 22.20 Acre tract, and a 5.14 acre tract out of and part of Survey 161, Francisco Ponsa, and Survey 162, Francisco Conales. Situated in Val Verde County, Texas.

**AMISTAD CONSULTING SERVICES**  
CIVIL-ENVIRONMENTAL-SURVEYING  
501 E. Garfield  
Del Rio, Texas 78840  
Phone: (830) 725-4379, Fax: (830) 774-6705  
www.amistadconsulting.com





# 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.*



## 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><a href="mailto:alyles@reocsanantonio.com">alyles@reocsanantonio.com</a></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><a href="mailto:alyles@reocsanantonio.com">alyles@reocsanantonio.com</a></u>	<u>(210) 524-4000</u>
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Henry Patrick Drought IV</u>	<u>644414</u>	<u><a href="mailto:hdrought@reocsanantonio.com">hdrought@reocsanantonio.com</a></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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