

**Rio Vista Urban Commercial Development**  
**Offer to Sell Phase 1 – 82.5 Acres more or less**  
**Asking Price \$2,500,000.00**  
**Approximate Average Price per Acre \$ 30,127 (\$0.70/sf)**

In 2008 this property was valued at **\$26,432,493** based on a real estate study that took into account price adjustments based on lot size and whether the lot was improved or unimproved.

Based on the November 10, 2010 appraisal price of \$120,000 per acre for a 3 acre unimproved lot sold within the same Phase 1 this acreage is currently valued at **\$9,905,189.00**.

**For a very short time**, DOG Development, LLC is offering these 82.5 acres more or less for sale at a discounted price of **\$2,500,000.00**.

**Sellers are willing to provide financing in the amount of \$1,250,000.00 at an annual interest rate of 8% per annum for a term of 8 years.**

1. Buyers to present a valid purchase contract acceptable to Sellers to include:
  - a. A \$250,000.00 non-refundable cash earnest deposit that will be unconditionally released to Sellers upon opening of escrow.
  - b. The balance of \$2,250,000.00 will be delivered before the end of 90 days of the escrow opening in the form of :
    - i. Cash \$1,000,000.00 and
    - ii. A fully executed acceptable note in favor of Sellers in the amount of \$1,250,000.00 to be recorded against the property, that includes the following terms:
      1. Equal monthly installment payments of approximately \$18,127.00 over a period of 8 years including
      2. Interest at the rate of 8.0% per annum until the principal amount and all interest due is paid in full.
      3. A late fee equal to \$900.00 per month or partial month will be assessed and due for any monthly installment payment not received by Sellers within 10 days of the payment due date and will be added to the principal amount.
      4. The note will be all due and payable upon the transfer in any manner of the title to the property.
      5. The note will not be subordinated to any additional financing;
2. Buyer will present to Sellers within 30 days copies of all property tax payment paid receipts.
3. Buyers will be responsible for provisions of liability insurance coverage that includes Sellers as a named insured in the face amount of \$10,000,000.00.
4. Buyer to pay all costs related to the purchase including but not limited to a survey, title search and insurance, document preparation, escrow fees and any and all other costs.
5. No extensions of the 90 day escrow closing date will be granted by Sellers.
6. Any offer to purchase, terms and conditions and escrow instructions are subject to change and final acceptance and authorized execution by Sellers.

**Call Dario Garza (956) 208-0810 right now if you want  
to take advantage of this short term opportunity of  
your life time.**

DOG Development, LLC

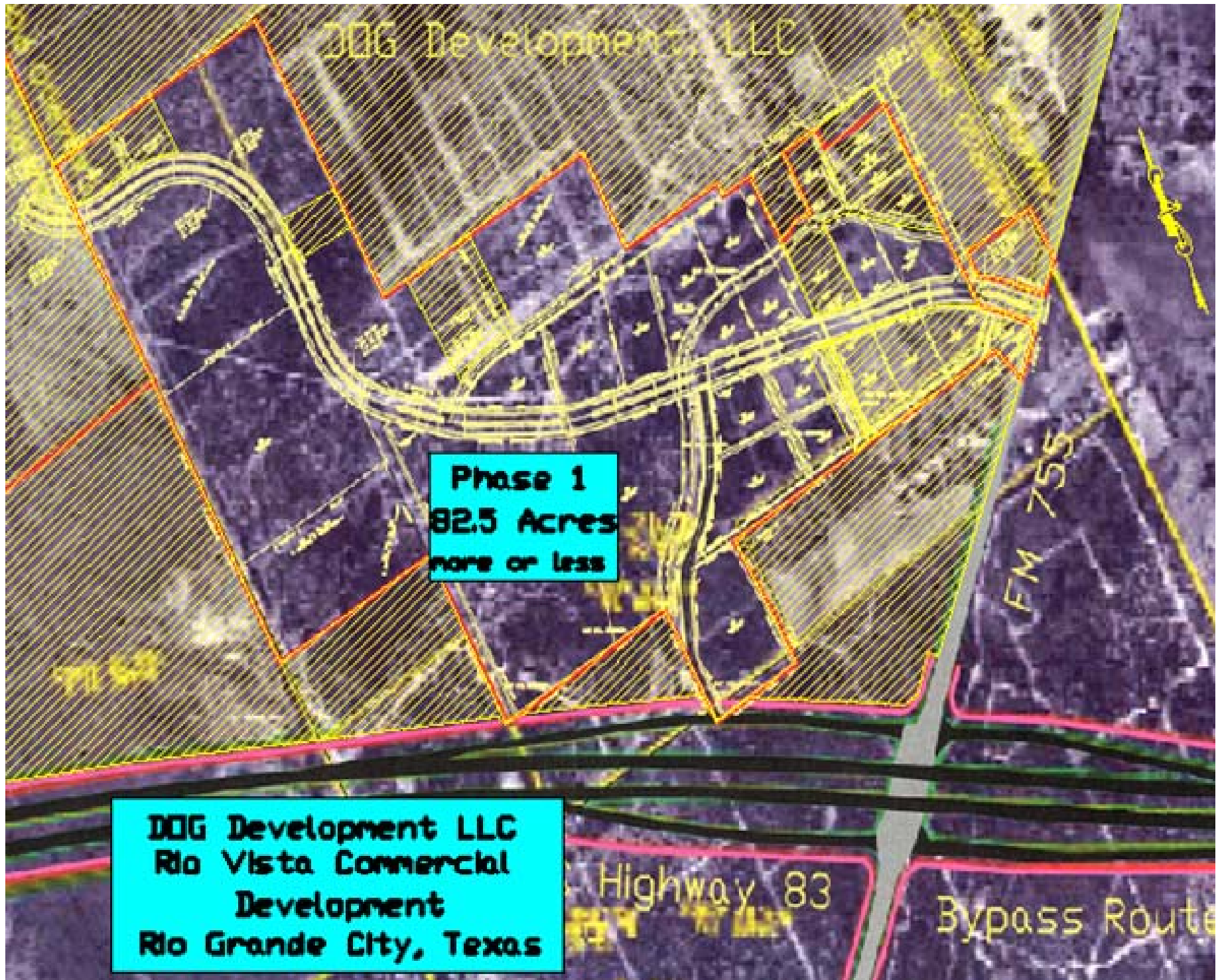
**Phase 1**  
**82.5 Acres**  
**more or less**

**DOG Development LLC**  
**Rio Vista Commercial**  
**Development**  
**Rio Grande City, Texas**

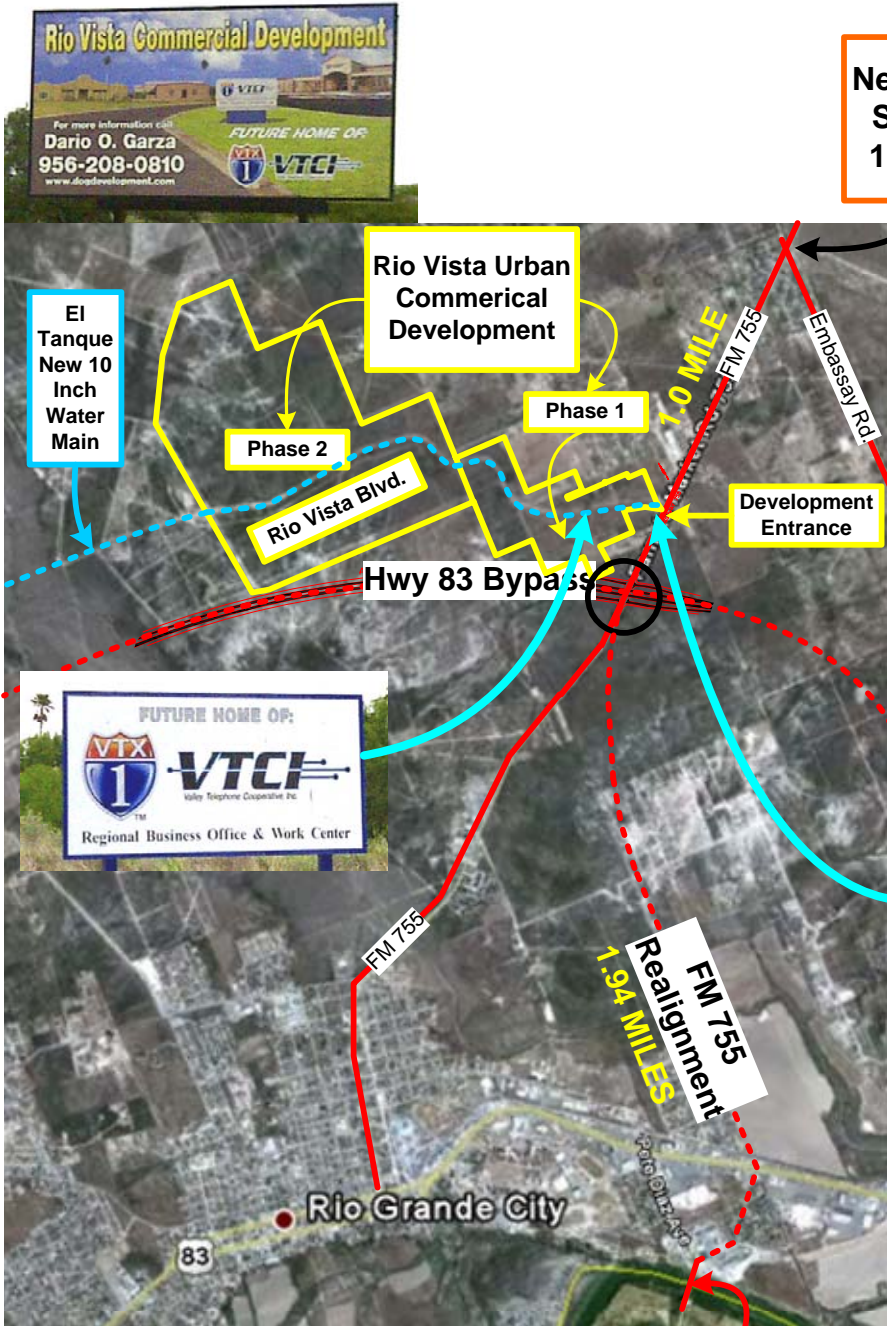
Highway 83

Bypass Route

FM 755



# DOG Development LLC Rio Vista Urban Commerical Development Is the center of **Where the Action is!**



**New High School  
100 Ac.**



**Bids are being solicited as of July 7, 2011 to begin construction of the New High School.**



**El Tanque Water Supply  
(956) 487-2869  
17 Country Estates Dr,  
Rio Grande City, TX 78582**

**FM 755  
Realignment  
to begin 2013**

**Rio Grande City-Camargo International Bridge Point of Entry**



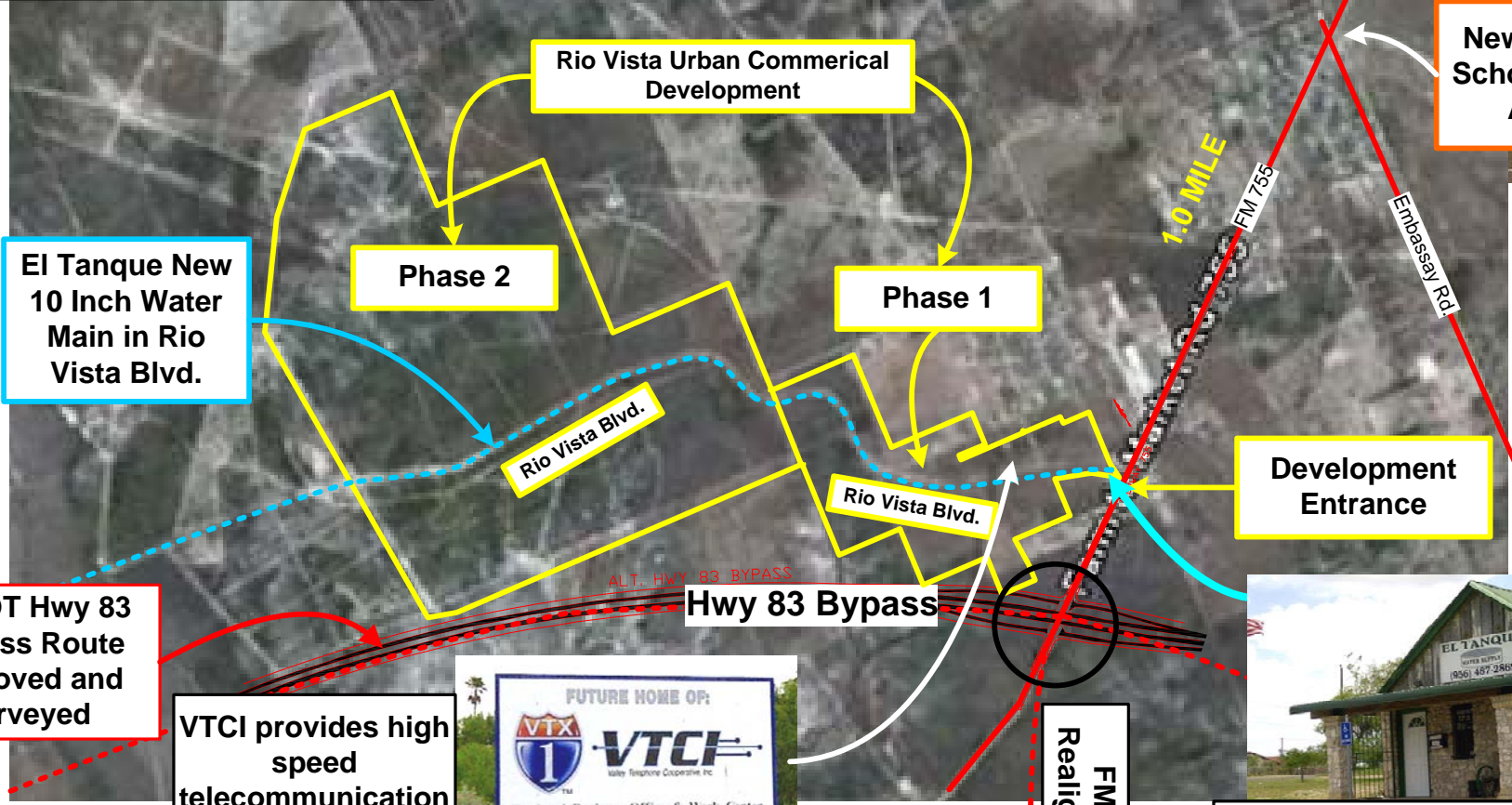
**The Action is  
HERE! and it  
is NOW!**



Bids are being solicited as of July 7, 2011 to begin construction of the New High School.



**New High School 100 Ac.**



**El Tanque New 10 Inch Water Main in Rio Vista Blvd.**

**Phase 2**

**Phase 1**

**Rio Vista Blvd.**

**Rio Vista Blvd.**

**Development Entrance**

**TXDOT Hwy 83 Bypass Route approved and surveyed**

**VTCI provides high speed telecommunication s include fiber optic telephone, high speed internet and IP-TV.**



**Future site in Phase 1**

**FM 755  
Realignment**



**El Tanque Water Supply (956) 487-2869  
17 Country Estates Dr,  
Rio Grande City, TX 78582  
Existing office in Phase 1**