

\$230,000

35857 Marshall Hutts Rd, Arroyo City, Texas

Waterfront Property on the
Arroyo Colorado

100' x 198.9' lot

100' Arroyo Colorado
Frontage

NEW Vinyl Seawall, Summer
2013

Only 7.5 miles to the Mouth
of the Arroyo Colorado &
the Lower Laguna Madre

Just 2.4 miles to Adolph
Thomae Jr Park

Convenient Location to
Roads and the Bay

Owner Financing Available
with 30% Down

Build Your Dream Home

Fisherman's Dream



Please call to arrange a private viewing 956.330.1878

Located just around 7 miles upstream from the mouth of the Arroyo Colorado, this is one of the few remaining properties in Arroyo City with 100-feet of water frontage and great proximity to the Lower Laguna Madre access. Sitting on two lots, the possibilities are numerous for this near ½-acre gem! There is water and electricity already on the property; and, there is a septic tank on the property, as well. There are no structures. A permit for a seawall/bulkhead and pier & boat lift has been obtained from the Texas General Land Office and US Army Corps of Engineers.

The views from this property are spectacular! The property is on a slight bend on the Arroyo, so panoramic views of the water and native habitat on the northern bank are beautiful! This is an excellent location in Arroyo City - just 7/10 of a mile from the intersection of FM-1847 & FM-2925 (Marshall Hutts Road), a short 2.4 miles from Adolph Thomae Jr Park, just a 4 mile boat ride from the boat house to the park's boat launch, a short 7½ miles from the pier to the mouth of the Arroyo Colorado, and about 15 miles from the Arroyo Colorado bridge in Rio Hondo to the property. This area has so much to offer - watersports, world class birding, world class fishing, boating, relaxation, small community, and the list goes on and on.



Jon Cohrs
Broker

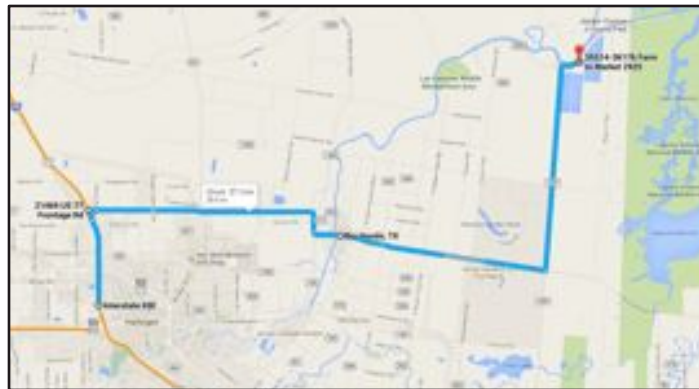
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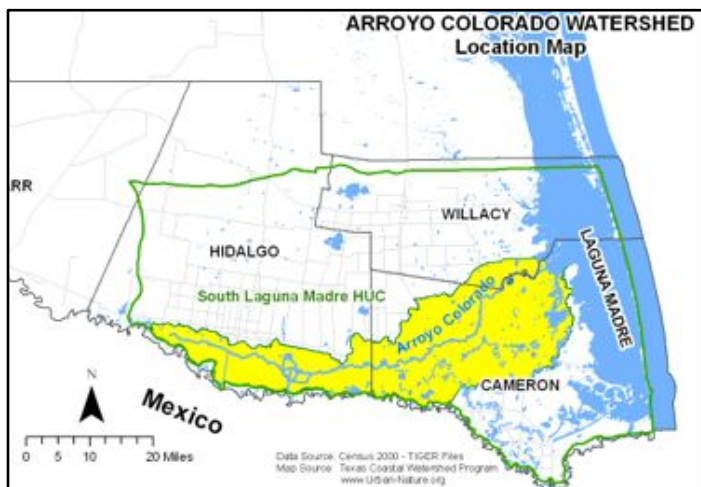
Directions to 35857 Marshall Hutts Road - Arroyo City

From the intersection of US Hwy 83 & US Hwy 77 in Harlingen, travel N on US Hwy 77. Exit Combes FM-508 (Combes Rio Hondo Rd) and turn E (right) on FM-508. Go ~8.7 miles on FM-508; keep left on FM-508 ramp which feeds onto FM-106 (W Colorado Ave) at Rio Hondo city limits. Continue on FM-106 to Rio Hondo. From the Arroyo Colorado bridge in Rio Hondo, travel ~7.6 miles to intersection of FM-106 & FM-1847 (Paredes Line Rd). Turn N (left) on FM-1847. Go ~7.4 miles to intersection of FM-1847 & FM-2925 (Marshall Hutts Rd). Turn E (right) on Marshall Hutts Rd; go ~7/10 mile to property on left.



Bulkhead - Pier - Boathouse

A permit for a seawall/bulkhead and pier & boat lift has been obtained from the Texas General Land Office and US Army Corps of Engineers. Most of the work has already been done on the project. In the Summer of 2013, Debris, concrete block rip rap, and an old pier/dock were removed from the shoreline. Approximately 100 linear feet of CMI ShoreGuard® Vinyl Sheet Piling (SG525) in 12' lengths with 6x6 walers were installed. The approximate water depth at the shoreline is 6 feet. The concrete anchor is setback 20' with 5/8 galvanized rods on 5' centers. The wall is back filled & sloped to approximately 5-to-1 for accessibility & yard maintenance. Six boathouse and six dock pilings have been installed; pilings are 12' butt, 2.5 CCA driven to grade. The open-sided 14' x 24' boathouse with asphalt roof attached to an L-shaped pier with 4' x 14' walkway and 10' x 30' head is pending construction.



The Arroyo Colorado Watershed

The Arroyo Colorado is located in the Lower Rio Grande Valley of South Texas and is a sub-watershed of the Nueces-Rio Grande Coastal Basin, also known as the South (Lower) Laguna Madre Watershed. Its headwaters are southwest of the city of Mission, and it drains in to the Lower Laguna Madre. The Arroyo, as its referred to locally, is about 90 miles long with a range of width of 40-200 feet; depth can range as shallow as 2 feet or as deep as 13 feet. It has been used by generations of anglers, boaters, and swimmers and remains a popular destination for visitors to the area. As one of only two freshwater inputs (the other being the North Floodway), it is a vital part of the lower Laguna Madre (LLM) ecosystem and serves as nursery and habitat for many recreationally important species. Depending on the season, anglers can be found fishing for spotted sea trout, redfish, flounder, snook, or tarpon.

Adolph Thomae Jr County Park

There is a boat launch in Adolph Thomae Jr. County Park, which is just a short drive from the property - just 2.4 miles. The park is located within and surrounded by the Laguna Atascosa National Wildlife Refuge. There are lighted fishing piers, picnic areas and a playground, boat ramp with fish cleaning stations, and nature trail, and 35 full-hookup RV sites (most are water-front).

Laguna Atascosa National Wildlife Refuge

The Laguna Atascosa National Wildlife Refuge is on the most southern tip of Texas, along the shores of the Laguna Madre, with dense patches of thorny brush rise among unique wind-blown clay dunes called "lomas." In a region of Texas some call the last great habitat, thorn forest intermingles with freshwater wetlands, coastal prairies, mudflats and beaches. Here, the endangered ocelot silently hunts within the brush-lands, white-tailed deer browse on a banquet of plants, Aplomado Falcons soar above the grasslands and nearly half of all the bird species found in the continental United States rest, feed, nest and or migrate. The refuge was established in 1946 to provide habitat for wintering waterfowl and other migratory birds, principally redhead ducks. Today, there is an expanded emphasis that includes endangered species conservation and management for shorebirds. The refuge is a premiere bird-watching destination with more recorded species of birds than any other refuge in the National Wildlife Refuge System. The largest population in the United States of ocelots calls the refuge home, making it the center for conservation and recovery efforts for this endangered cat. Laguna Atascosa National Wildlife Refuge encompasses more than 97, 000 acres, a portion of which are open to the public for wildlife related activities like wildlife watching, hunting, fishing, photography and environmental education.



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Location & Vicinity Maps

Aerial of Arroyo City & Vicinity



Aerial of Property

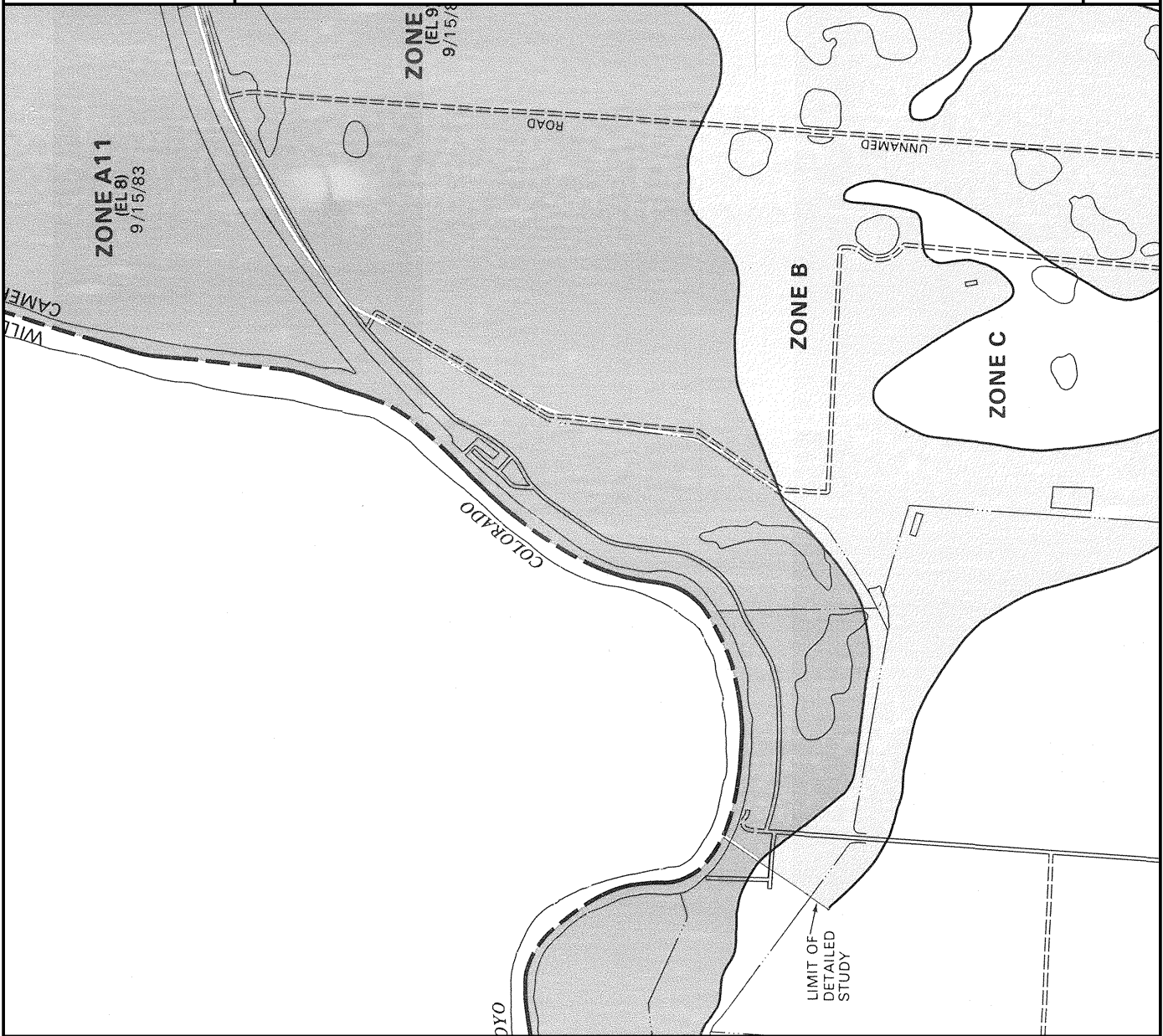
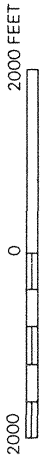


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APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

CAMERON COUNTY,
TEXAS
(UNINCORPORATED AREAS)

PANEL 75 OF 400

(SEE MAP INDEX FOR PANELS NOT PRINTED)

NOTE:

THIS MAP INCORPORATES APPROXIMATE BOUNDARIES OF COASTAL BARRIER RESOURCES SYSTEM UNITS AND/OR OTHERWISE PROTECTED AREAS ESTABLISHED UNDER THE COASTAL BARRIER IMPROVEMENT ACT OF 1988 (P.L. 100-686).

COMMUNITY-PANEL NUMBER

480101 0075 C

MAP REVISED:

MAY 4, 1992



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



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Approved by the Texas Real Estate Commission for Voluntary Use
Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

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TREC No. OP-K