



# CORPORATE INVESTMENT

**PORTFOLIO**

[URBANCITYTX.COM](http://URBANCITYTX.COM)

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## INTRODUCTION

# ABOUT US.

Urban City Development Group is made of 4 companies that provide a turnkey real estate solution for our clients. Our companies specialize in high strong collaborative partnerships with architects, engineers, clients and craftsmen. We are committed to maintaining our high standards across all budget levels and schedules in the real estate market in Texas.

We manage projects from the outset, working with engineers, architects and investment partners to improve time efficiency and maximize economic resources. We have an extensive land experience and knowledge of the real estate market as well as the understanding for construction materials, their technical properties, availability and cost as well as the availability and quality of labor. clients.

## RESIDENTIAL

Urban City Development selects residential development sites in paths of growth within the community, typically surrounded by other types of construction. These projects are location-driven. We take these from inception and our team begins to create value with our entitlement process and economic models to insurance right density and end product for our clients. \* Entitlements – Rights and permits granted to a landowner by a municipality, county or other authority to use land or development resources in a particular way.

## MULTIFAMILY

Our site selections for multifamily projects are in the most in-demand locations in Texas. Urban City follows our thesis of finding locations.

In high traffic corridors, school systems, coupled with the comprehensive amenity packages and functional unit types to meet the local demand. We strive to Maximizing our use to give our partners the max return

## DEVELOPMENT

For our Development we manage projects from the outset, working with engineers, architects and investment partners to improve time efficiency and maximize economic resources.

We have an experienced knowledge of the real estate market and extensive product understand for construction materials – their technical properties, availability and cost – as well as the availability and quality of labor.





## INTRODUCTION

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## REAL ESTATE DEVELOPMENT SERVICES

### SITE SELECTION

Selecting land in paths of growth for our developments to achieve the best appreciated values.

### ENTITLEMENTS

Coordinating all agreement with local governing authorities for all infrastructure onsite.

### VALUE ADD APPRECIATION

Coordinating all agreement with local governing authorities for all infrastructure onsite. Appreciation.

**24+**

YEARS OF  
EXPERIENCE

**12+**

RESIDENTIAL  
DEVELOPMENTS

**6**

MULTIFAMILY  
DEVELOPMENTS

**16**

COMMERCIAL  
DEVELOPMENTS

The development begins with a detail market analysis and site feasibility. Once the ideal site is selected our team meets with the local governing agencies to understand on site and off-site infrastructure analysis. After collecting this data our team begins a create economic models to analysis the cost impacts on the horizontal development.

- ▶ Site Selection
- ▶ Negotiations & Acquisition
- ▶ Value Add Entitlements
- ▶ Plan, Design & Develop
- ▶ Site Feasibility Analysis and Economic Models

## PROFESSIONAL TEAM

# WE ARE URBAN CITY REAL ESTATE!

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### MARCO LOPEZ

CEO

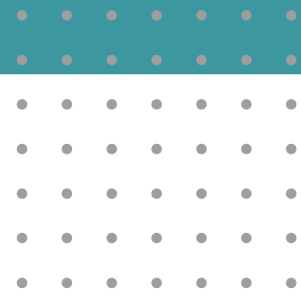
Marco Lopez brings a very successful history in residential and commercial construction. Marco's background coupled with his excellent marketing skills enabled him to provide an even broader range of options for their clients. Prior to creating the Urban City Real Estate Brand, he built up 2 successful companies Nueva Vista Construction & Luxury Mark Builders in South Texas.



### OZ VALADEZ

Chief Marketing Officer

Oz Valadez is an Entrepreneur at heart, a lover of Innovation, marketing and business with a purpose. With a degree in advertising and graphic design and a Masters in Business administration, he is currently pursuing an entrepreneurship certification at Harvard business school.





**URBANCITY**  
DEVELOPMENT

[ UNDER CONSTRUCTION ]

# MULTIFAMILY FOURPLEX PROJECTS

## RIO GRANDE VALLEY



# NORTH PARK VILLAGES

## 48 FOURPLEX LOTS AVAILABLE



STARTING AT:  
**\$125,000 PER LOT**

- **Size: 82 x 120**
- **Completion date: December, 2023**
- **107 & 23rd, McAllen, TX**
- **At 5 min from Texas University**
- **Near to hospitals**

**CONTACT US TO RESERVE  
YOUR LOT TODAY!**



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# Villages

ON CLOSNER

## 210 FOURPLEX LOTS AVAILABLE

STARTING AT:

# \$124,000 PER LOT



- **Size: 82 x 120**
- **Completion date: August, 2024**
- **Northeast corner of Clostner & Schunior.**
- **At 5 min from Texas University**
- **Near to hospitals**

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*Villages at*  
**CHAPIN  
CREEK**

**70 FOURPLEX  
LOTS AVAILABLE**

**STARTING AT:  
\$105,000 PER LOT**



- **Completion date: January, 2025**
- **Southeast Corner of Chapin & Rooth Road.**
- **Size: 82 x 120**
- **Less than 10 min from UTRGV**
- **Within 2-miles of IDEA school**

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# Stone Brian

AT TRINITY OAKS

## 52 FOURPLEX LOTS AVAILABLE



STARTING AT:

**\$110,000 PER LOT**

- Completion date: January, 2023
- La Lomita & 6 ½ mile.
- Size: 82 x 120
- Less than 10 min from UTRGV
- Within 2-miles of IDEA school

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# Cloagner POINT

## 47 FOURPLEX LOTS AVAILABLE

STARTING AT:

**\$120,000 PER LOT**



- **Completion date: June, 2024**
- **Corner at Cloagner & Schunior**
- **Size: 78 x 135**
- **Located 5 blocks from UTRGV**
- **Less than a mile from Expressway 281**

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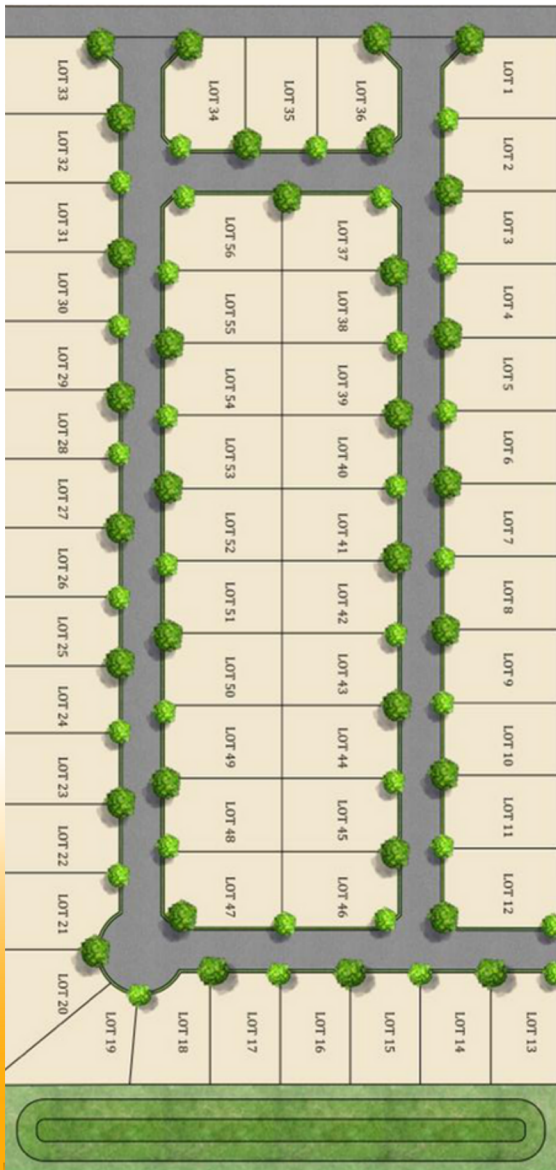
# Closer

TERRACE

## 54 FOURPLEX LOTS AVAILABLE

STARTING AT:

**\$120,000 PER LOT**



- **Completion date: June, 2024**
- **Corner at Closer & Russell**
- **Size: 78 x 135**
- **Located 5 blocks from UTRGV**
- **Less than a mile from Expressway 281**

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# RESIDENTIAL PROJECTS

## RIO GRANDE VALLEY



# Cesar Village

## 73 LOTS AVAILABLE



STARTING AT:  
**\$52,000 PER LOT**

- Completion date: June, 2024
- Canton & Cesar Chavez
- Size: 50 x 105
- Less than 10 mins from UTRGV
- Less than 2 miles from HEB

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# Alberta Heights

LANDING



# 82 LOTS AVAILABLE

## STARTING AT: \$66,000 PER LOT

- Size: 50 x 120
- Completion date: November, 2021
- 511 Alberta Rd. Edinburg, TX.
- School district McAllen I.S.D
- Close proximity to University of Texas.

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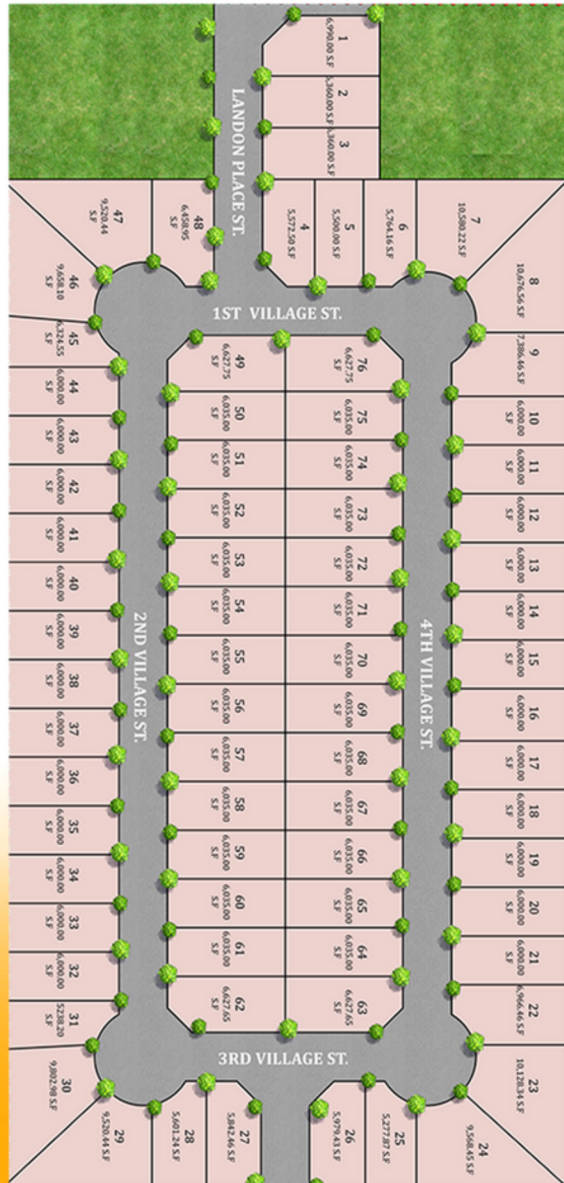


# Taylor Creek

VILLAGES

## 76 LOTS AVAILABLE

STARTING AT:  
**\$65,000 PER LOT**



- Size: 50 x 120
- Completion date: June, 2023
- Taylor & Nolana. McAllen, TX.
- School district McAllen I.S.D

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*Northgate*  
ESTATES

**1/2 ACRE**  
**13 LOTS AVAILABLE**



**STARTING AT:**  
**\$300,000 PER LOT**

- **Size:** 1/2 acre
- **Completion date:** March, 2024
- **Northgate & Bicentennial, McAllen TX.**
- **School district** McAllen I.S.D
- **Close proximity to University of Texas.**

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