



GRATITUDE
GROVE
SUBDIVISION

Welcome to Gratitude Grove, our exciting new subdivision featuring 124 carefully planned lots. Positioned to captivate both investors and homebuyers alike, our market strategy targets a sweet spot, offering homes priced between \$250,000 and \$280,000, with individual lot prices ranging from \$60,000 to \$79,000.





Nestled in an area already brimming with multi-family developments, Gratitude Grove steps into the scene as the essential missing piece. What sets this project apart is its prime location—a mere stroll from Highway 281, IDEA Academy, Edinburg North High School (one of Edinburg's largest), and the newly established Hidalgo County Courthouse.



Project Highlights



- Total Lots: 124
- Home Price Range: \$250,000 – \$280,000
- Lot Price Range: \$60,000 – \$79,000
- Location Advantages:
 - Close proximity to Highway 281
 - Near IDEA Academy
 - Close to Edinburg North High School
 - Adjacent to the new Hidalgo County Courthouse
 - UTRGV Sitting in close Proximity

Building Restrictions

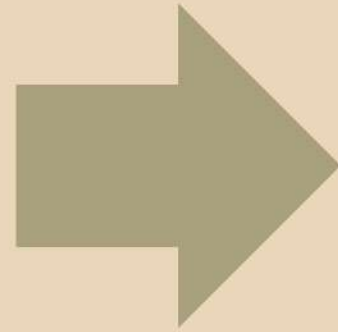


- Min. Home Size: 1,300 sq ft
- Exterior Materials: Stucco, Stone, Tile, Hardie Board, or Brick
- Roofing: 30-year shingles minimum
- Garage: At least 1-car garage required; side garages allowed on corner/irregular lots

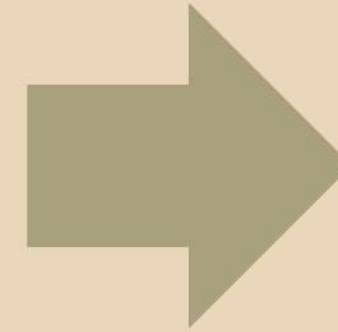


Development Timeline

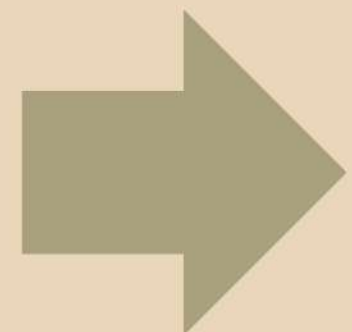
Current
Phase: Pre-
development



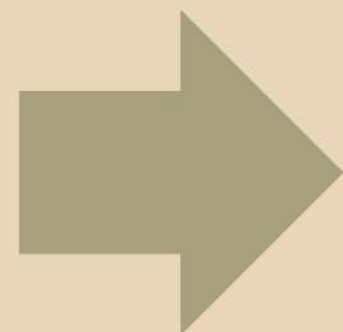
Infrastructure
& Subdividing
Completion:
October 2025



Lots expected
to be ready for
construction
by December
2025 – ideal
timing for
builders
looking to
break ground
before the
new year.

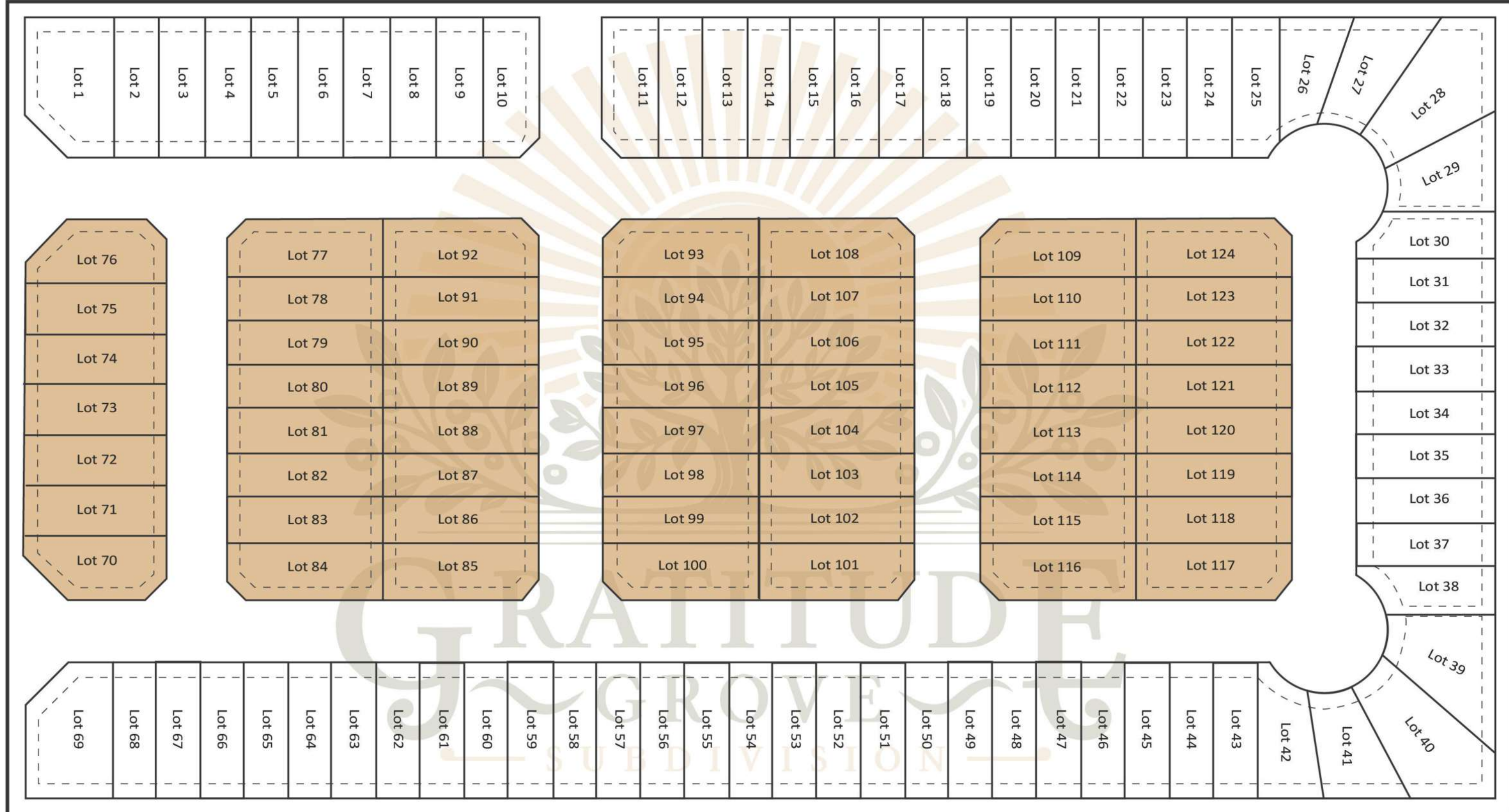


Pre-sale
opportunities
for prime lots
will be
available by
late May 2025



Property
Recording: To
follow shortly
after

Lot Options Available





GRATITUDE GROVE PRICE LIST



LOT NUMBERS	DIMENSIONS	TOTAL SQFT	PRICING	LOT NUMBERS	DIMENSIONS	TOTAL SQFT	PRICING	LOT NUMBERS	DIMENSIONS	TOTAL SQFT	PRICING	LOT NUMBERS	DIMENSIONS	TOTAL SQFT	PRICING
Lot 1	Irregular	7087.5	\$85,000.00	Lot 36	35' x 110'	3850	\$61,900.00	Lot 71	40' x 110'	4400	\$70,900.00	Lot 106	35' x124.5'	4357.5	\$69,900.00
Lot 2	36.75' x 110'	4042.5	\$64,900.00	Lot 37	35'x 110'	3850	\$61,900.00	Lot 72	40' x 110'	4400	\$70,900.00	Lot 107	35' x124.5'	4357.5	\$69,900.00
Lot 3	36.75' x 110'	4042.5	\$64,900.00	Lot 38	Irregular	3630.57	\$54,900.00	Lot 73	40' x 110'	4400	\$70,900.00	Lot 108	Irregular	5614.5	\$78,900.00
Lot 4	36.75' x 110'	4042.5	\$64,900.00	Lot 39	Irregular	6442.9	\$77,000.00	Lot 74	40' x 110'	4400	\$70,900.00	Lot 109	Irregular	5614.5	\$78,900.00
Lot 5	36.75' x 110'	4042.5	\$64,900.00	Lot 40	Irregular	7094.6	\$85,000.00	Lot 75	40' x 110'	4400	\$70,900.00	Lot 110	35' x124.5'	4357.5	\$69,900.00
Lot 6	36.75' x 110'	4042.5	\$64,900.00	Lot 41	Irregular	4507.85	\$67,900.00	Lot 76	Irregular	4885	\$73,000.00	Lot 111	35' x124.5'	4357.5	\$69,900.00
Lot 7	36.75' x 110'	4042.5	\$64,900.00	Lot 42	Irregular	4430.81	\$66,900.00	Lot 77	Irregular	5614.5	\$78,000.00	Lot 112	35' x124.5'	4357.5	\$69,900.00
Lot 8	36.75' x 110'	4042.5	\$64,900.00	Lot 43	35' x 110'	3850	\$61,900.00	Lot 78	35' x124.5'	4357.5	\$69,900.00	Lot 113	35' x124.5'	4357.5	\$69,900.00
Lot 9	36.75' x 110'	4042.5	\$64,900.00	Lot 44	35'x 110'	3850	\$61,900.00	Lot 79	35' x124.5'	4357.5	\$69,900.00	Lot 114	35' x124.5'	4357.5	\$69,900.00
Lot 10	Irregular	4837.5	\$72,000.00	Lot 45	35' x 110'	3850	\$61,900.00	Lot 80	35' x124.5'	4357.5	\$69,900.00	Lot 115	35' x124.5'	4357.5	\$69,900.00
Lot 11	Irregular	4837.5	\$72,000.00	Lot 46	35' x 110'	3850	\$61,900.00	Lot 81	35' x124.5'	4357.5	\$69,900.00	Lot 116	Irregular	5614.5	\$78,900.00
Lot 12	35' x 110'	3850	\$61,900.00	Lot 47	35'x 110'	3850	\$61,900.00	Lot 82	35' x124.5'	4357.5	\$69,900.00	Lot 117	Irregular	5660.5	\$78,900.00
Lot 13	35' x 110'	3850	\$61,900.00	Lot 48	35' x 110'	3850	\$61,900.00	Lot 83	35' x124.5'	4357.5	\$69,900.00	Lot 118	35' x 125.5'	4393.5	\$69,900.00
Lot 14	35' x 110'	3850	\$61,900.00	Lot 49	35'x 110'	3850	\$61,900.00	Lot 84	Irregular	5614.49	\$78,900.00	Lot 119	35' x 125.5'	4393.5	\$69,900.00
Lot 15	35' x 110'	3850	\$61,900.00	Lot 50	35' x 110'	3850	\$61,900.00	Lot 85	Irregular	5614.49	\$78,900.00	Lot 120	35' x 125.5'	4393.5	\$69,900.00
Lot 16	35' x 110'	3850	\$61,900.00	Lot 51	35'x 110'	3850	\$61,900.00	Lot 86	35' x124.5'	4357.5	\$69,900.00	Lot 121	35' x 125.5'	4393.5	\$69,900.00
Lot 17	35' x 110'	3850	\$61,900.00	Lot 52	35' x 110'	3850	\$61,900.00	Lot 87	35' x124.5'	4357.5	\$69,900.00	Lot 122	35' x 125.5'	4393.5	\$69,900.00
Lot 18	35' x 110'	3850	\$61,900.00	Lot 53	35'x 110'	3850	\$61,900.00	Lot 88	35' x124.5'	4357.5	\$69,900.00	Lot 123	35' x 125.5'	4393.5	\$69,900.00
Lot 19	35' x 110'	3850	\$61,900.00	Lot 54	35' x 110'	3850	\$61,900.00	Lot 89	35' x124.5'	4357.5	\$69,900.00	Lot 124	Irregular	5660.5	\$78,900.00
Lot 20	35' x 110'	3850	\$61,900.00	Lot 55	35'x 110'	3850	\$61,900.00	Lot 90	35' x124.5'	4357.5	\$69,900.00				\$8,400,600.00
Lot 21	35' x 110'	3850	\$61,900.00	Lot 56	35' x 110'	3850	\$61,900.00	Lot 91	35' x124.5'	4357.5	\$69,900.00				
Lot 22	35' x 110'	3850	\$61,900.00	Lot 57	35'x 110'	3850	\$61,900.00	Lot 92	Irregular	5614.6	\$78,900.00				
Lot 23	35' x 110'	3850	\$61,900.00	Lot 58	35' x 110'	3850	\$61,900.00	Lot 93	Irregular	5614.5	\$78,900.00				
Lot 24	35' x 110'	3850	\$61,900.00	Lot 59	35'x 110'	3850	\$61,900.00	Lot 94	35' x124.5'	4357.5	\$69,900.00				
Lot 25	Irregular	4040.77	\$60,900.00	Lot 60	35' x 110'	3850	\$61,900.00	Lot 95	35' x124.5'	4357.5	\$69,900.00				
Lot 26	Irregular	4035.33	\$60,900.00	Lot 61	35'x 110'	3850	\$61,900.00	Lot 96	35' x124.5'	4357.5	\$69,900.00				
Lot 27	Irregular	4722.55	\$70,900.00	Lot 62	35' x 110'	3850	\$61,900.00	Lot 97	35' x124.5'	4357.5	\$69,900.00				
Lot 28	Irregular	7573.73	\$85,000.00	Lot 63	35'x 110'	3850	\$61,900.00	Lot 98	35' x124.5'	4357.5	\$69,900.00				
Lot 29	Irregular	4947.69	\$74,900.00	Lot 64	35' x 110'	3850	\$61,900.00	Lot 99	35' x124.5'	4357.5	\$69,900.00				
Lot 30	Irregular	3765.28	\$56,900.00	Lot 65	35'x 110'	3850	\$61,900.00	Lot 100	Irregular	5614.5	\$78,900.00				
Lot 31	35'x 110'	3850	\$61,900.00	Lot 66	35' x 110'	3850	\$61,900.00	Lot 101	Irregular	5614.5	\$78,900.00				
Lot 32	35' x 110'	3850	\$61,900.00	Lot 67	Irregular	3849.76	\$57,900.00	Lot 102	35' x124.5'	4357.5	\$69,900.00				
Lot 33	35'x 110'	3850	\$61,900.00	Lot 68	35' x 110'	3850	\$61,900.00	Lot 103	35' x124.5'	4357.5	\$69,900.00				
Lot 34	35' x 110'	3850	\$61,900.00	Lot 69	Irregular	7087.75	\$85,000.00	Lot 104	35' x124.5'	4357.5	\$69,900.00				
Lot 35	35'x 110'	3850	\$61,900.00	Lot 70	Irregular	4884.99	\$73,000.00	Lot 105	35' x124.5'	4357.5	\$69,900.00				

WHAT'S NEAR :
 1) EDINBURG NORTH HS 2) MONTE CRISTO RD
 3) HIDALGO COUNTY COURT HOUSE
 4) IDEA SCHOOL

RESTRICTIONS :
 1) MINIMUM BUILDING REQUIREMENTS: 1300 SQ/FT
 2) ROOF TYPE : 30 YEAR
 3) 1 CAR GARAGE

SPECIFICATIONS :
LOCATION : North Closer (Business 281) & Rogers Road

CONTACT TO RESERVE TODAY!
 JUAN CARLOS RODRIGUEZ (956) 878-2900
 CHRISTIAN OMAR CAMPOS (956) 624-8003

Project by Rodz Capital LLC

HWY 281

W RUSSELL RD



N CLOSER BLVD



Gratitude Grove is shaping up to be a thriving subdivision full of potential, and we're confident it won't be long before lots start selling out. If you have any questions or are ready to reserve your lot, give us a call!

Reach out to Juan Carlos Rodriguez at **(956) 878-2900** or Christian Campos at **(956) 624-8003** – we're here to help you lock in your spot today