



August 28, 2001

Mr. Joe Garza, Sector Chief
United States Border Patrol
2301 South Main
McAllen, Texas 78501

RE: Sector Headquarters Site

Dear Chief Garza:

Weslaco Development Committee is pleased to assist the Border Patrol in the location of a future sector headquarters site. The City of Weslaco is the geographic center of the four-county area known as the Rio Grande Valley. Travel time is one (1) hour to Rio Grande City or Brownsville, and eighteen (18) minutes to either McAllen or Harlingen from this central location. Travel time to Falfurrias is a little over an hour.

Weslaco offers a first-class hospital, good schools, and an excellent general aviation airport. If the selection process leads the Border Patrol to a site in Weslaco, we will work with you to customize an incentive package to meet your needs. We have identified five (5) properties that meet your criteria and have included a brief description of each for your consideration.

The Border Patrol meets the profile of the type of company that Weslaco targets. The Border Patrol serves the region and headquarters in the community and Weslaco's location makes sense for business. It certainly makes sense for the Border Patrol Sector Headquarters.

Weslaco Development Committee stands ready to assist you. If we can be of service, please do call.

Sincerely,

Hernan Gonzalez
Hernan Gonzalez
Executive Director

HG:mg
Attachment

*Peritice - already a station
+ agents in Weslaco.*

*- Worth in Progress
- airport just BT or Ims
control if centralized in
Weslaco.*

*- Possible training center
Very Committed City Govt. - Free
land for expansion*

*Good City infrastructure &
available housing & land -
good water sewer
City economy sounds stable.
Pow Fire Dept 1/2 blk from airport
act EMS brand*



**U.S. Border Patrol Sector Headquarters
Properties in Weslaco
August 2001**

	Location	Property Description	Cost
1	Highway 1015 (south)	23.64 acres on 1015 less than one-half mile to Business US 83 and Expressway 83	\$ 500,000
2	Pleasant View Road	24 acres on Pleasant View Road located between Business 83 and Expressway 83	420,000
3	Weslaco Mid-Valley Airport <i>Over 100 Acres Available</i>	22 acres adjacent to National Guard Armory (6 acres owned by the City of Weslaco; 16 acres owned by private citizens) 15 additional acres available; price not determined	264,000
4	Highway 1015 (north) <i>Over 100 Acres Available</i>	20 acres, southwest corner of Mile 8 North/1015 West	700,000
5	Highway 1015	23.60 acres around Best Western Hotel frontage on Expressway 83, 1015, and Mile 7 North – Listed at \$3/foot	2,500,000 <i>Over 100 Acres Available</i>

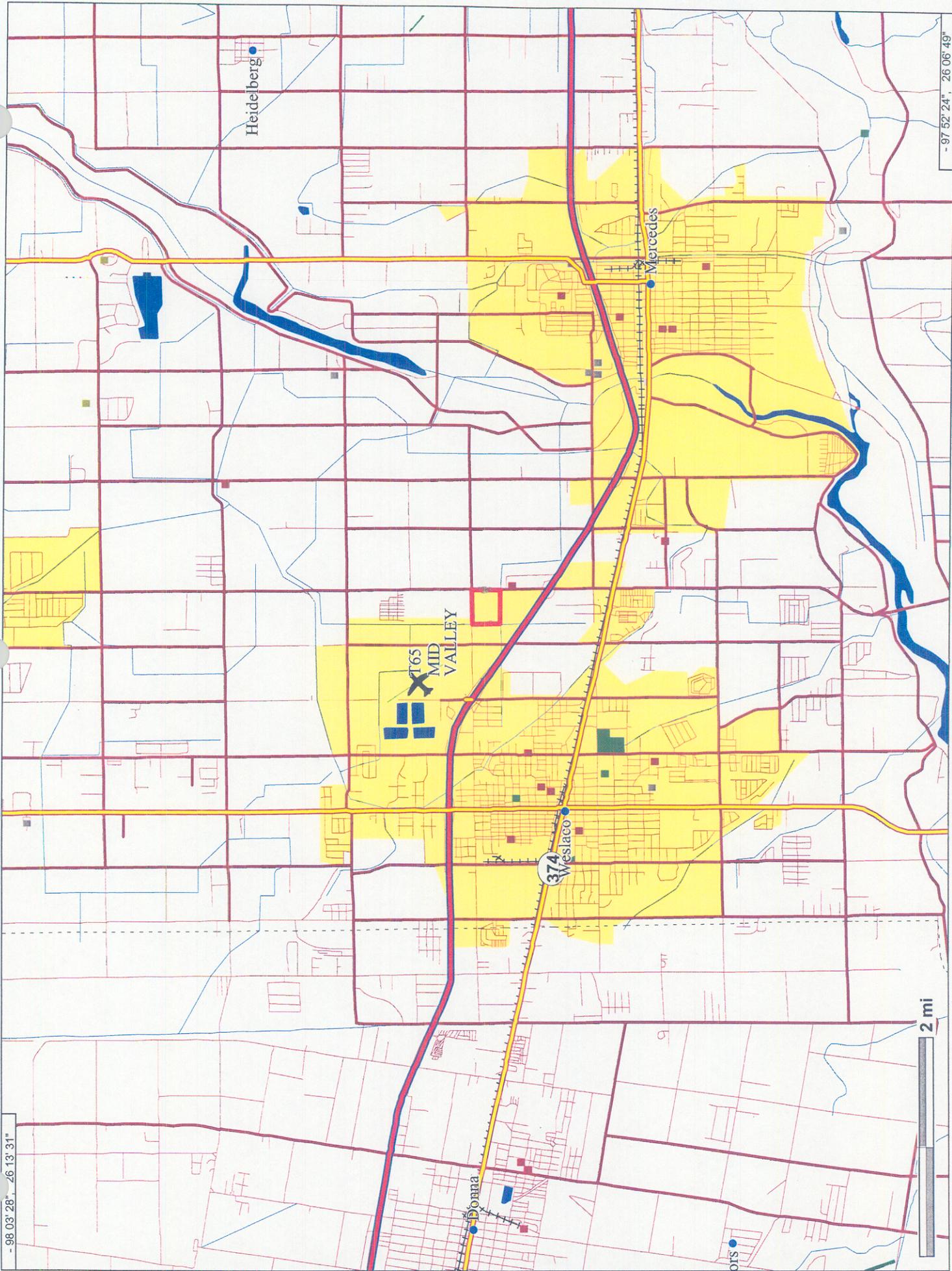
CITY OF WESLACO

Proposal Highlights for HQ/Weslaco Station Site(4):

- 20 Acres.
- Property for sale, the City will purchase it and then **donate** it to BP.
- Site located on FM 1015 and Mile 8 Rd.
- Site located approximately ¼ Mi. North from Expressway 83.
- All utilities on site.
- Agricultural, commercial, and residential area.

- 98 03' 28" - 26 13' 31"

- 97 52' 24" - 26 06' 49"



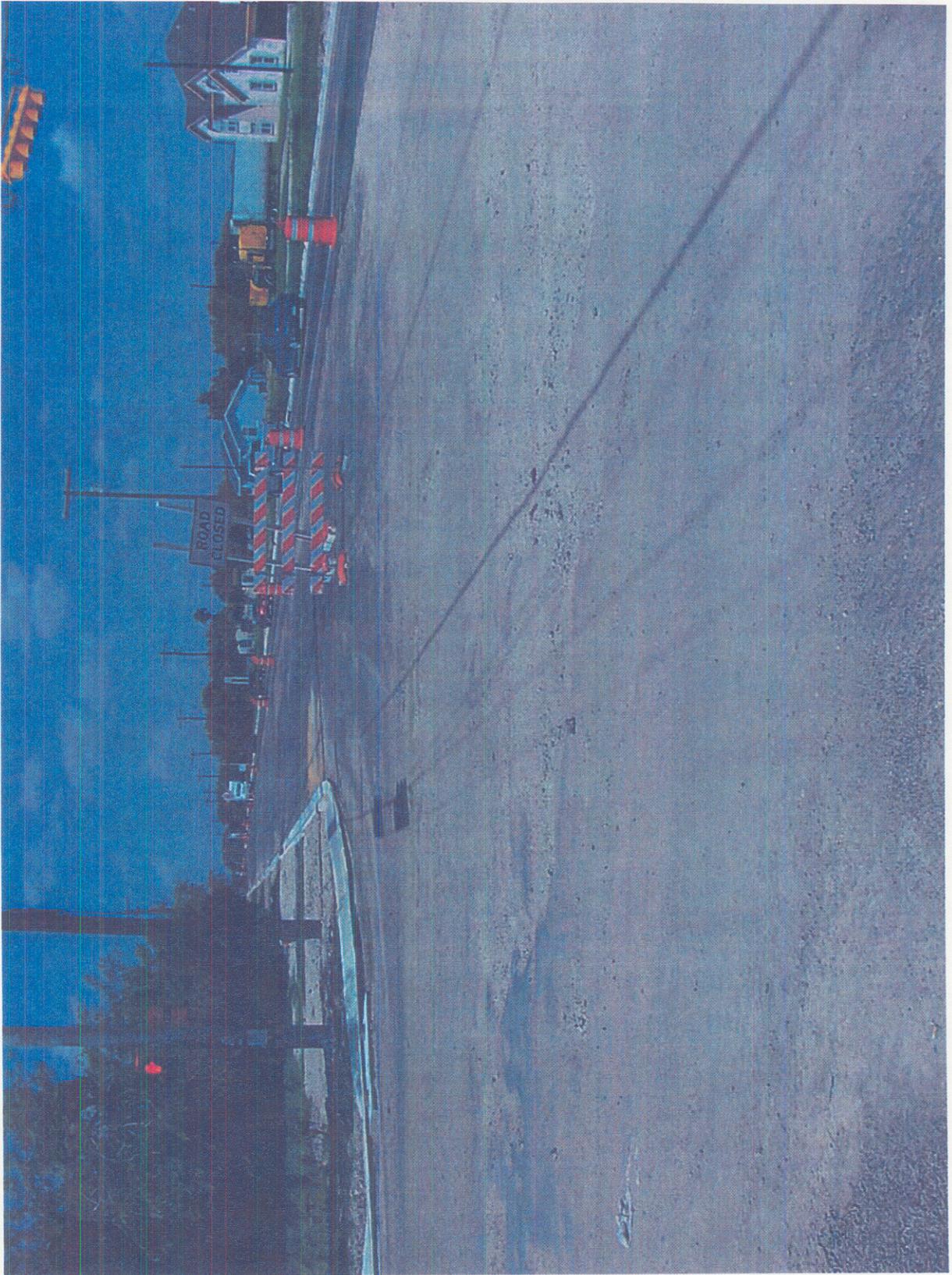
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2 mi

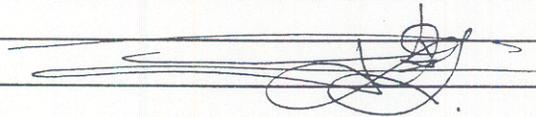








CITY OF WESLACO

BP SITE EVALUATION				
SITE No:Weslaco by: F.G. Lopez BPA	Importance	Rating	Value	Remarks:
Site size	1.00	7.00	7.00	20 Acres.
Conflicts with MW transmission	0.85	10.00	8.50	
Conflicts with MW tower height	0.85	5.00	4.25	airport close by ???????
Willingness of owner to sell	0.90	8.00	7.20	for sale.
Environmental clean up	0.70	8.00	5.60	
Compatibility with neighborhood	0.95	8.00	7.60	Nat. Guard on NW side.
Conflicts with Air Ops traffic	0.85	6.00	5.10	airport close by ???????
Site terrain and drainage	0.75	8.00	6.00	
Shape of property	0.60	10.00	6.00	rectangular.
Vehicular traffic and circulation patterns	0.90	9.00	8.10	little traffic.
Soil conditions	0.90		0.00	
Availability of Water	0.95	9.00	8.55	on site already.
Availability of Sewer	0.95	9.00	8.55	" " "
Availability of Power	0.95	9.00	8.55	" " "
Availability of Gas	0.95	8.00	7.60	
Availability of Communications	0.80	10.00	8.00	
Threatened or endangered species	1.00	9.00	9.00	
Conditions of existing access roads	0.90	9.00	8.10	
Demolition cost (existing site improvements)	0.00	10.00	0.00	
Land cost	0.90	10.00	9.00	Free land.
Location with respect to border	0.75	8.00	6.00	
Location with respect to other USBP facilities	1.00	8.00	8.00	
Ability to purchase additional acreage	0.50	10.00	5.00	available.
SITE SCORE:		151.70		
Comments: Site next to National Guard Building. Site approximately 1/3 Mi. North from Expwy 83.				
Utilities on site. Drainage canal on West side of property. Site near South end of airport's runway.				
Residential and commercial area near by.				
				
9/13/01				
F.G. Lopez 3/28/01				