MidTownBrownsville

168 UNITS | MULTIFAMILY COMMUNITY
BROWNSVILLE, TX

OPENEB5™

Open

Your American Dream

DISCLAIMER

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Open
Your Skills!

Five Star Benefits

1 Permanent Residency

Green card holders can live, work, and study anywhere in the U.S. without time restrictions. You are not tied to a specific job or employer, whereas some visa holders are.

2 Path to U.S. Citizenship

After holding a green card for five years, you become eligible to apply for U.S. citizenship through naturalization. For spouses of U.S. citizens, this period may be reduced to three years.

3 Work Authorization

A green card gives you the right to work for any employer in the U.S., in any field, without needing a special work visa. You can change jobs freely without needing to update your immigration status.

4 Education Benefits

As a green card holder, you can access public education (K-12) for your children and potentially qualify for in-state tuition rates at public universities, which can make higher education more affordable.

5 Social Security and Medicare Benefits

After paying into the system through work, green card holders become eligible for Social Security benefits and Medicare (health care for people 65 and older) similar to U.S. citizens.

6 Lower Tuition Costs

Many public universities and colleges offer in-state tuition rates to green card holders, which are significantly lower than those for international students or out-of-state residents.

The EB5 program,

or Immigrant Investor Program, allows foreign investors and their immediate family (children under 21) to obtain U.S. permanent residency by investing in U.S. commercial enterprises.

The investment must create or preserve at least 10 full-time jobs for U.S. workers within two years of the investor's conditional residency. The program's main goal is to stimulate economic growth and job creation.

Step 1

Prepare SOF and File I-526E

(2-3 months*)

Step 2

I-526E Petition Approved

(12-18 months*)

Step 3

Consular Interview

(3-12 months*)

Step 4

Conditional Green Card Received

(2 years)

Step 5

I-829 Petition Filed

(18-24 months*)

Step 6

I-829 Approved

EB5 Process Timeline


Open
To a New Life!

Major Industries

Energy:
Texas leads U.S. oil (40%) and natural gas (25%) production.

Renewable Energy:
Top in wind-generated electricity, rapidly expanding solar capacity.

Technology:
Austin is a major tech hub (“Silicon Hills”), home to companies like Tesla, Oracle, and Apple.

Manufacturing:
Key in electronics, chemicals, aerospace, petrochemicals, and plastics.

Defense and Aerospace:
Hosts major military bases and companies like Lockheed Martin and Boeing.

Healthcare and Biotechnology:
The Texas Medical Center in Houston is the largest medical complex globally.

POPULATION GROWTH
Texas’ population exceeds 30 million in 2023, driving demand for housing and services. Several cities are among the fastest-growing in the U.S.

BUSINESS-FRIENDLY ENVIRONMENT
No state income tax, low taxes, and favorable regulations make Texas attractive for businesses. Companies like Tesla and Oracle have relocated there.

EXPORTS AND TRADE
Leading U.S. exporter ($400B+ annually), with petroleum, electronics, and chemicals as top exports. Mexico is its largest trade partner.

REAL ESTATE MARKET
Rapid growth in metro areas like Austin and Dallas, with relatively affordable housing and a booming commercial real estate sector.

EDUCATION AND RESEARCH
Home to major institutions like UT and Texas A&M, contributing to R&D in technology and life sciences.

The Rio Grande Valley

A Thriving Region
at the Heart of South Texas

1 Spaceport

74 Industrial Parks

Economic Sectors:

Agriculture: A key industry in the Rio Grande Valley (RGV), producing citrus, vegetables, and sugarcane thanks to its fertile land and subtropical climate.

Trade and Logistics: A crucial hub for U.S.-Mexico trade, with ports like Pharr-Reynosa and Brownsville facilitating billions in cross-border commerce.

Healthcare: Rapid growth driven by institutions like UTRGV's School of Medicine, providing jobs and healthcare services.

Education: UTRGV boosts the economy through research, education, and healthcare advancements.

Retail: Proximity to Mexico attracts cross-border shoppers, benefiting cities like McAllen and Brownsville.

Manufacturing: Both Texas-based and Mexican maquiladora factories thrive due to the region's skilled labor and low costs.

Major Infrastructure and Investment:

SpaceX Launch Facility: SpaceX's Boca Chica site has boosted high-tech job growth and space exploration in the region.

Pharr International Bridge: Expanded to support increased trade, particularly fresh produce and manufactured goods.

Accolades & Recognition:

Fastest Growing Region: The RGV is one of Texas' fastest-growing areas.

Education Excellence: UTRGV is recognized for affordability and success in graduating Hispanic students.

Healthcare Expansion: UTRGV's medical school enhances the region's reputation in healthcare and research.

International Trade Hub: The RGV is a key U.S. trade region, with the Pharr International Bridge handling over $35 billion annually.

Best for Business: McAllen is noted for being business-friendly due to low costs and a supportive environment.

Tourism: South Padre Island is celebrated as a top U.S. beach destination, with the region's ecotourism attracting global birding enthusiasts.

7 International Airports

13 International Bridges

3 Maritime Ports

Flying time to HOUSTON 50min DALLAS 75min AUSTIN 45min SAN ANTONIO 45min

The Rio Grande Valley Map

MidTown Brownsville

- **Phase 1** 144 Units (Completed)
- **Phase 2** , 168 Units (2025-2026)
- **Port** of Brownsville
- **LNG** Developments
- **Airport**

Brownsville is emerging as a strategic hub for innovation, logistics, and industrial growth. With key investments from Amazon and SpaceX, a deepwater port, and award-winning economic leadership, the city is transforming the U.S.–Mexico border region.

Key Drivers of Growth

1. Amazon Delivery Station (2025)
A new 62,000 ft² facility will boost logistics and generate jobs, highlighting Brownsville's role in e-commerce and transportation.

2. SpaceX Expansion
SpaceX, now the area's top private employer, helped drive a 112.5% rise in $200K+ households — 4th highest in the U.S. (2022–23).

3. Port of Brownsville
The port's deepening to 52 ft increases trade capacity and anchors the $18B Rio Grande LNG — a top energy project in North America.

4. Workforce & Innovation
BCIC has earned national recognition for workforce support and federal funding success. VP Nathan Burkhart was named to DCI's "40 Under 40" in 2025.

Awards & Recognitions

#1 Lowest Cost of Living in the U.S.
Niche.com (2025) — median home: $122K.

Community Economic Development Award
Texas EDC — for LNG leadership and growth.

Gold Star Award (2025)
Keep Texas Beautiful — for sustainability and beautification.

IEDC Excellence Awards (2024)
For innovation in education, business, and infrastructure.

Workforce Excellence (2024)
Texas EDC — only RGV city recognized.

Brownsville Texas

40,000+ acres
Largest Texas seaport

17-mile
Gulf channel

13M+
Tons cargo/year

LNG
& petrochemical hub

50+
Global companies

Port of Brownsville

MidTown
Brownsville

★ ★ ★ ★ ★

Phase 2

Full Service Amenities

Pool | BBQ Area | Dog Park | Clubhouse | Playground

MultiFamily Community

MidTownBrownsville

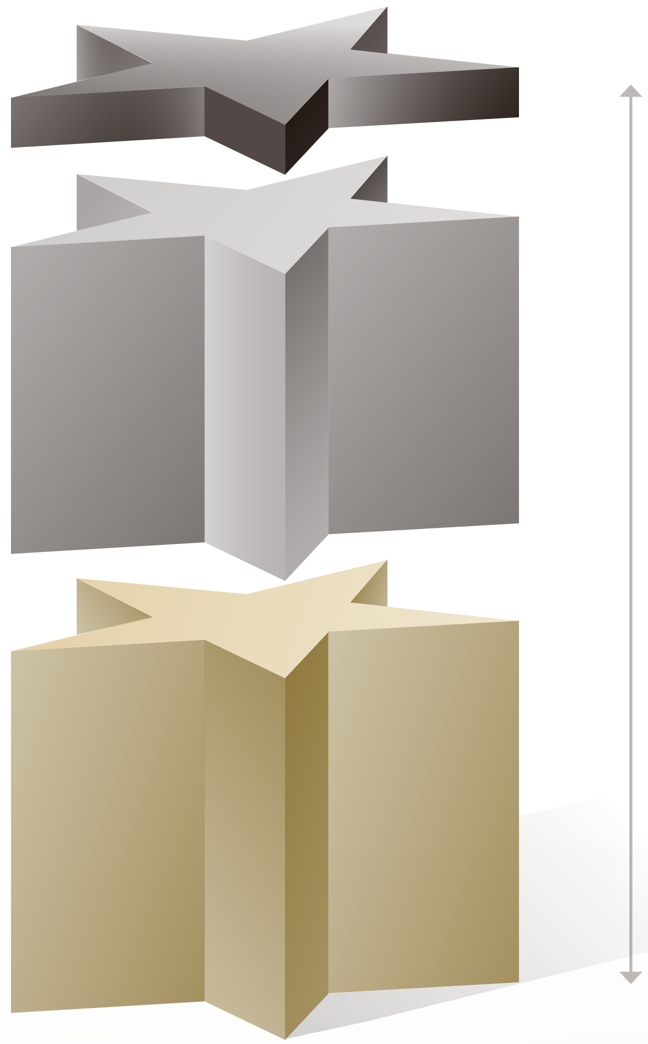
★★★★★

168 Units | 7 Acres | 7 Buildings | Car Ports

Sponsor
7%
$1,800,000

EB5 Capital
43%
$11,200,000

Contruction Loans
50%
$12,941,048



TOTAL PROJECT COST
$25,941,048

Capital Stack

Investment

$800,000 Investment
$70,000 Administration fee

Exit Strategy

Investors are entitled to a 4% annual preferred return for a period of up to three years, along with a share of 1% of the project's profits. The exit will be structured to ensure safety through a **refinance** or **sale** of the project, providing a secure and predictable pathway for capital return.

DISCLAIMER

The figures presented are subject to change based on market conditions.

Job Creation

Economic Impact Report: Our analysis evaluates the economic effects of the Midtown Brownsville (MTB) project on both the local and broader economy, focusing on direct, indirect, and induced job creation. Based on our studies, the MTB2 is projected to generate **162 new jobs.**

This impact was assessed using the **RIMS II** model, which incorporates final demand and direct multipliers for Brownsville, Texas, and within the **Cameron County** in Brownsville-Harlingen Metropolitan Statistical Area (MSA). The findings highlight a strong job creation forecast, with **a safe and comfortable buffer of jobs beyond what is required**, ensuring significant economic benefits and providing a reliable margin for growth.

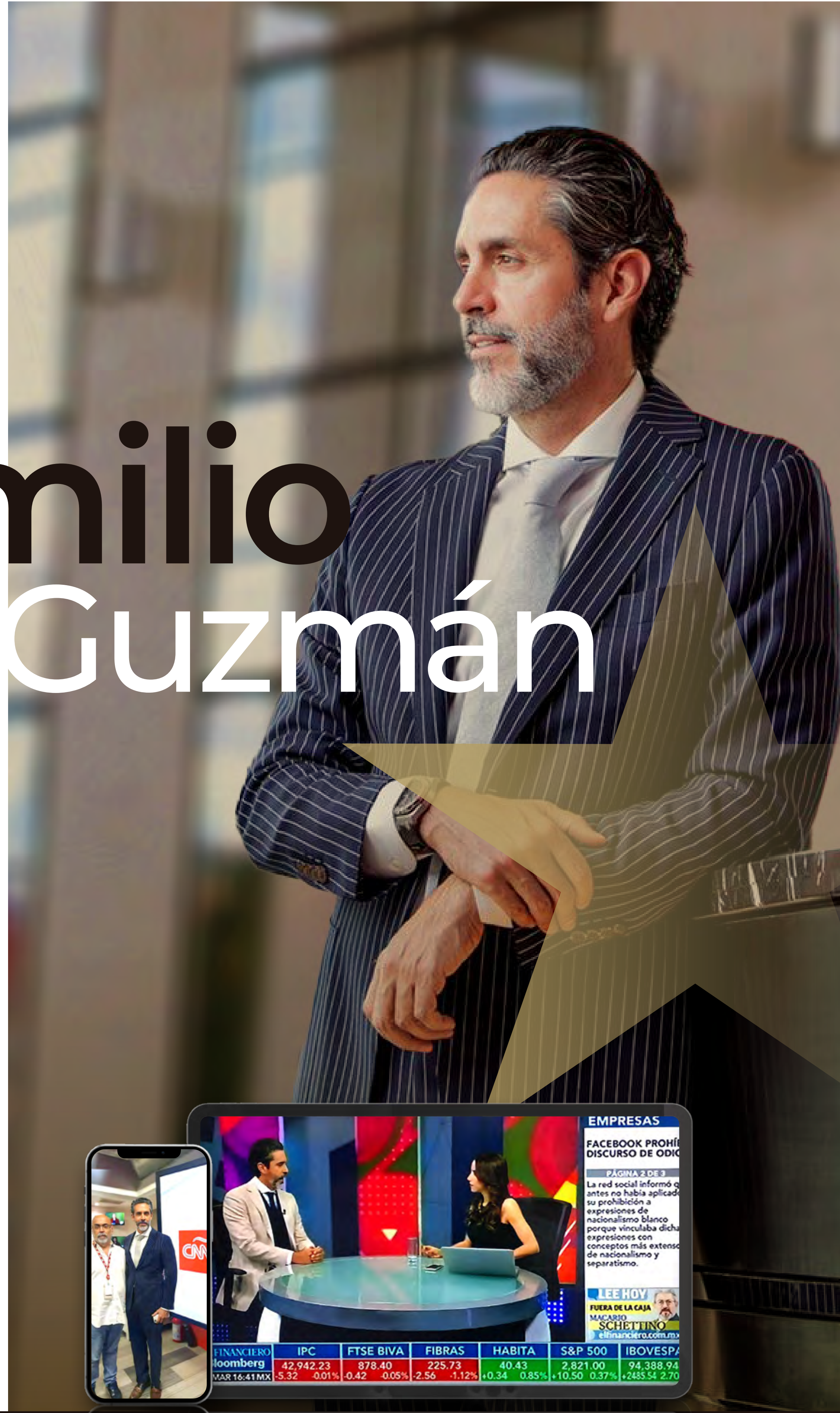
The Team

CEO | OPENEB5

Emilio Guzmán is a key figure in the EB5 industry and leads **OpenEB5.** With more than 25 years of experience in residential and commercial real estate, he oversees global partnerships, marketing strategies, investment evaluation, regulatory compliance and client communications.

"I believe in a five-star service and 360° EB5 approach"

Emilio Guzmán



He has helped create thousands of jobs, raised over $300 million from investors and supported projects valued at more than $900 million, working with investors from 20 countries. Guzmán focuses on opening new markets and forging international alliances, building strategic partnerships with countries such as Turkey, Nigeria, Chile, India, China, Mexico, Colombia, Brazil, Portugal and Spain.

He has assisted over 300 families in obtaining U.S. citizenship through the EB5 program. His leadership earned him a seat on the U.S.-Mexico Business Association's board. Beyond business, he supports autism awareness, raises funds for children's hospitals and advises newcomers to Texas. As a prominent advocate for EB-5 he frequently speaks at international forums. Guzmán holds a bachelor's degree in international relations and an Executive Certificate from Harvard Business School in Real Estate Capital, Partnerships and Portfolios, and he enjoys golf and outdoor activities.

FEATURED IN:

Bloomberg adn40 CNN Forbes REFORMA

Ricardo Rubiano

Ricardo Rubiano
with **Greg Abbott,**
Governor of Texas

CEO OPEN MultiFAMILY

Born in Texas and an alumnus of the United States Naval Academy and Texas A&M University, **Ricardo Rubiano** grew up on both sides of the U.S.-Mexican border understanding the benefits and pitfalls of the cross-cultural traffic.

In 1995, a chance transaction brought him back to his roots and Rubiano has been involved in real estate development ever since.

His early projects were ambitious single-family developments over 100 acres, such as Water's Edge in Harlingen and Pecan Grove in Weslaco (1999-2004). He designed, built and maintained these communities until turning them over to their homeowners' associations, and he now lives at Water's Edge surrounded by his clients. During the 2006-2010 recession he focused on buying and selling distressed assets from banks and private lenders, including the Bank of America tower in Harlingen, 10,000–15,000-sq-ft retail centers and two 80-100-unit multifamily projects.

He later acquired development sites of 2-25 acres at key intersections and high-traffic areas, all purchased below 35 % of their appraised values. Today Rubiano owns or has developed Class-A projects in Brownsville, Weslaco, San Juan, Harlingen, Pharr, Edinburg and Laredo with tenants such as Olive Garden, Longhorn Steakhouse, Verizon, Sleep Number and others. He also owns a 300-unit apartment community in Weslaco and plans multifamily developments in Pharr (168 units) and Edinburg (275 units). With over 26 years of experience, Rubiano leads the premier real-estate development firm in the Rio Grande Valley with a mission of "Building a better Valley."

THE BROADDUS COMPANIES

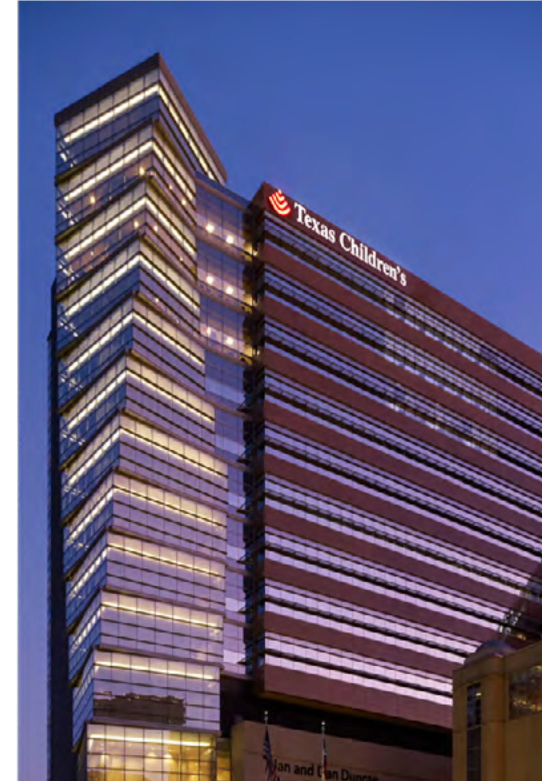
Our Purpose

We exist to advocate for owners and dramatically improve the building process.

Project Management

Our Services

- Project Management Services
- Planning Services
- Facilities Technology Consulting Services



Collaborative Projects

HOUSTON, TX

Astoria | High-Rise Condominium Residences

Arabella | High-Rise Condominium Residences

Marlowe | High-Rise Condominium Residences

4411 San Felipe | Office Tower

The Allen | High-Rise Mix Use development

Blk 384 | 242 Multifamily Community

SAN ANTONIO, TX

Thompson San Antonio |
Hotel and luxury condominium residences

THE WOODLANDS, TX

Grogan's Mill Estate |
Luxury Singlefamily Residence

Past Projects

Brownsville Midtown
Brownsville TX
144-unit, Class-A
Multifamily development

Pharr Industrial Park
Pharr TX
180-acre
Master Plan Industrial Park
under development

Las Palmas Retail
Brownsville TX
9-acres
10 Class A Retail Lot
development
Tenants:
Olive Garden
Black Bear Diner
Longhorn Steakhouse
Sleep Number
Verizon
Raymond James

Water's Edge Harlingen
Harlingen, TX
130-Acre
Master-Planned Community

McColl Commons
Edinburg TX
20-acre
Retail and Multifamily
development

Rubiano Vineyard
Harlingen, TX
30-acre Wine Vineyard
Family Artesian Vineyard
with a2,500-bottle annual
production


OPENEB5™
Est. with over 1,000 Green Cards achieved

OPENEB5™

★★★★★

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