



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

FREESTANDING MCALLEN, TX LOCATION

\$750,000

2633 Pecan Boulevard
McAllen, TX 78501

AVAILABLE SPACE
5,178 SF



Retail - Restaurant

Daniel Galvan, SIOR, CCIM
956 451 2983
dgalvan@cbcworldwide.com

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COLDWELL BANKER COMMERCIAL
RIO GRANDE VALLEY
508 E Dove Ave, McAllen, TX 78504
956.631.1322

FOR SALE

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FREESTANDING MCALLEN, TX LOCATION

2633 Pecan Boulevard , McAllen, TX 78501

SALE



OFFERING SUMMARY

Sale Price: \$750,000

Lot Size: .12 Acres

Building Size: 5,178 SF

Market: Rio Grande Valley

Submarket: McAllen

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PROPERTY OVERVIEW

Former bakery building located in mid-town, McAllen, TX. The site has a complete restaurant set up with a drive - thru and has excellent visibility on Pecan Blvd. The location is ideal for any business and has proximity to South Texas College.

PROPERTY HIGHLIGHTS

- Excellent Visibility From Pecan Blvd
- High Traffic Area
- Drive- Thru Set - Up
- Proximity to South Texas College & Achieve Early College High School
- Ideal for any Retail & Restaurant Users



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FREESTANDING MCALLEN, TX LOCATION

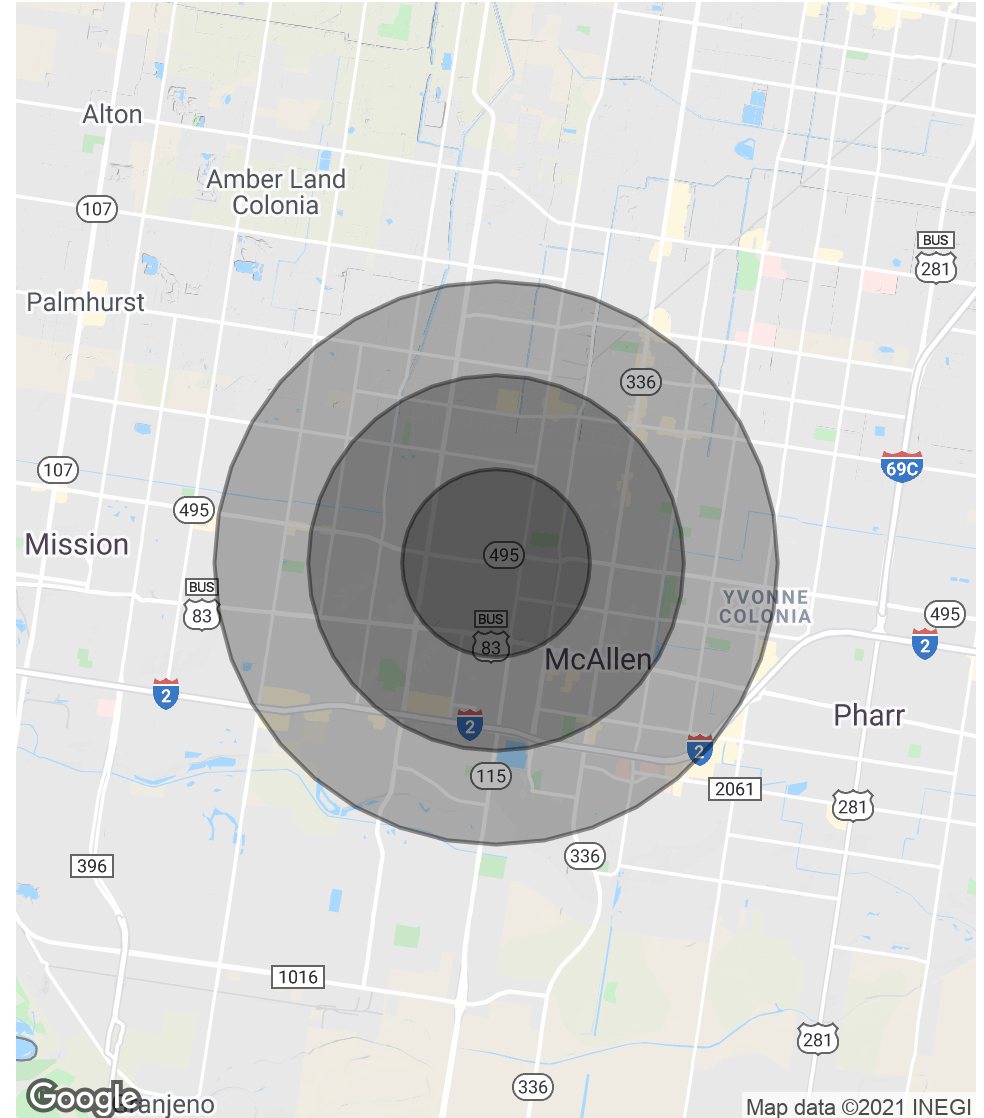
2633 Pecan Boulevard , McAllen, TX 78501

SALE

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	16,480	51,077	95,320
Average age	32.0	31.3	31.8
Average age (Male)	28.5	29.5	30.3
Average age (Female)	36.4	33.6	33.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,963	16,053	30,433
# of persons per HH	3.3	3.2	3.1
Average HH income	\$39,758	\$43,462	\$51,505
Average house value	\$117,377	\$110,868	\$125,879

* Demographic data derived from 2010 US Census



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