



**COLDWELL  
BANKER  
COMMERCIAL**

RIO GRANDE VALLEY

## DICKER ROAD

McAllen, TX 78501

AVAILABLE SPACE

11.81 Acres

ASKING PRICE

\$1,653,680



# FOR SALE

CBCWORLDWIDE.COM

Land

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



# DICKER ROAD

McAllen, TX 78501

SALE



## OFFERING SUMMARY

Sale Price: \$1,653,680

Lot Size: 11.81 Acres

Market: Rio Grande Valley

Submarket: McAllen

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## PROPERTY OVERVIEW

Site is ideal for development with proximity to the McAllen-Hidalgo International Bridge and the Reynosa International Bridge.

## PROPERTY HIGHLIGHTS

- Proximity to International Bridges
- High Growth Area
- Excellent Visibility

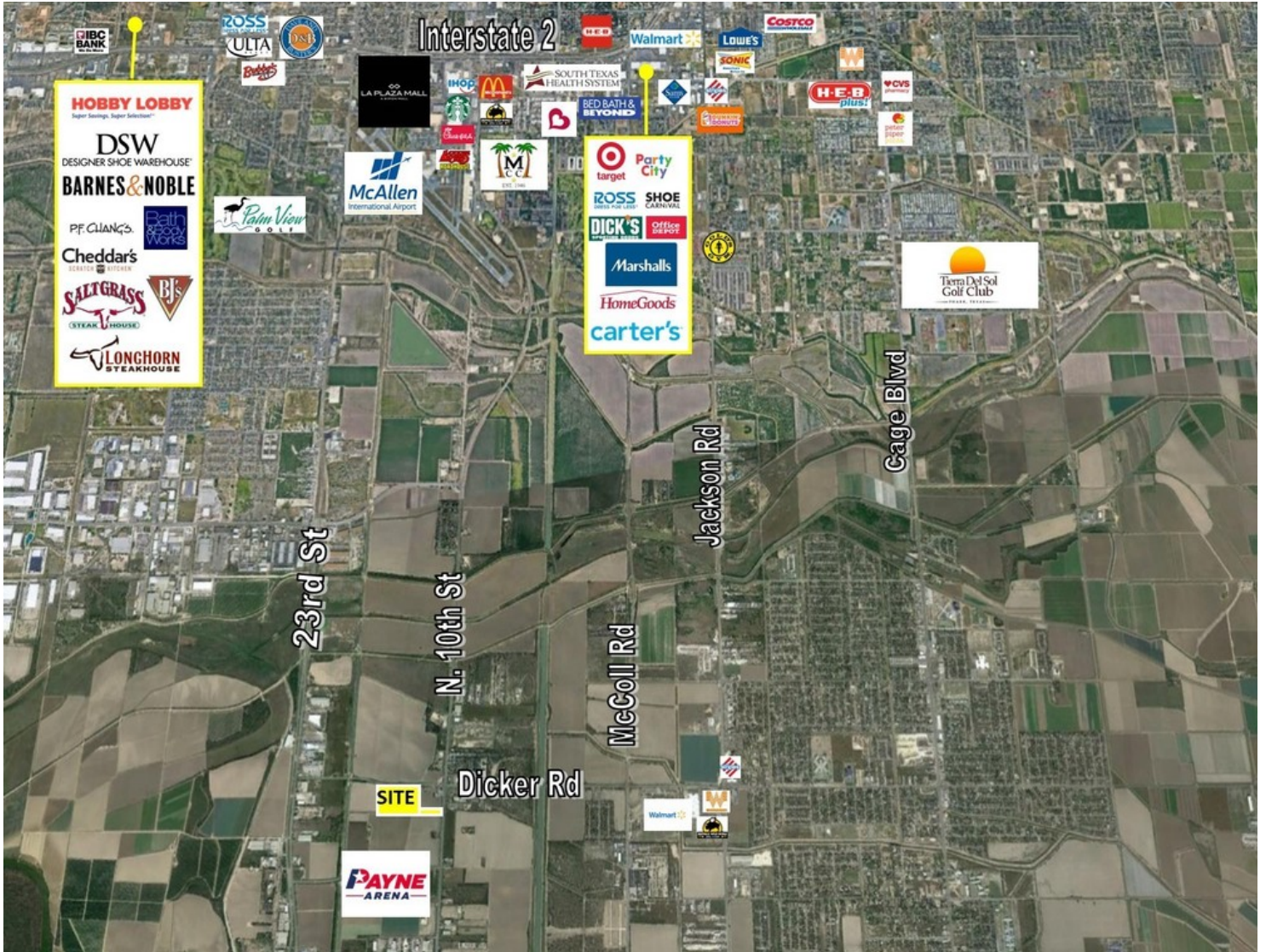




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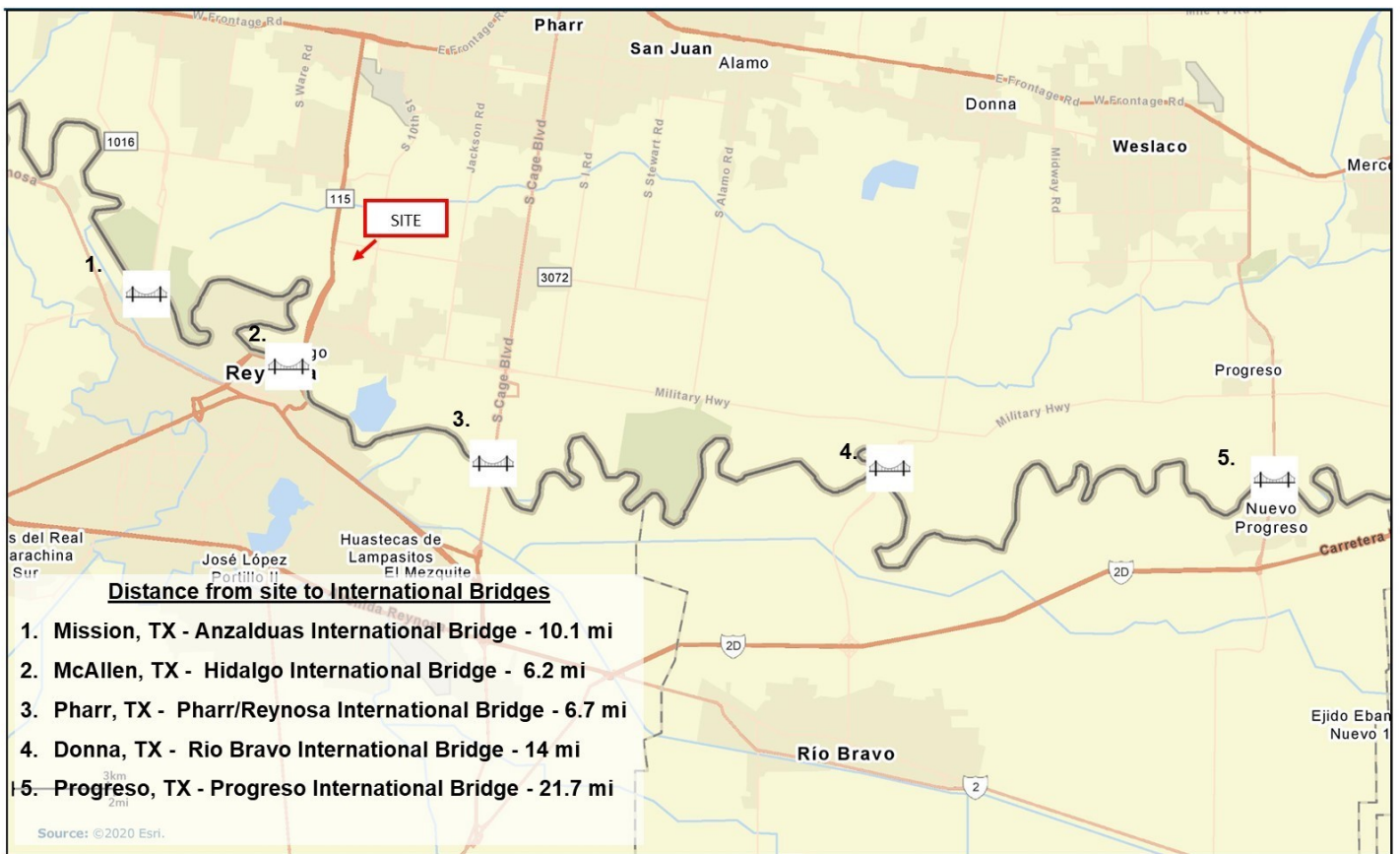
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## Rio Grande Valley International Bridges



February 17, 2021

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RIO GRANDE VALLEY



RECORDED MAP  
VOL. Q, PG. 177 D/R

SOUTH TEXAS LAND INVESTIGATIONS  
REPORT # 962828, 750990 & 750996

1152 AC. LOT 11  
+ 1378 AC. LOT 12  
= 2530 AC. GROSS  
- 1,690 AC. IN LATERAL "B" CANAL  
= 1,812 NET ACRES

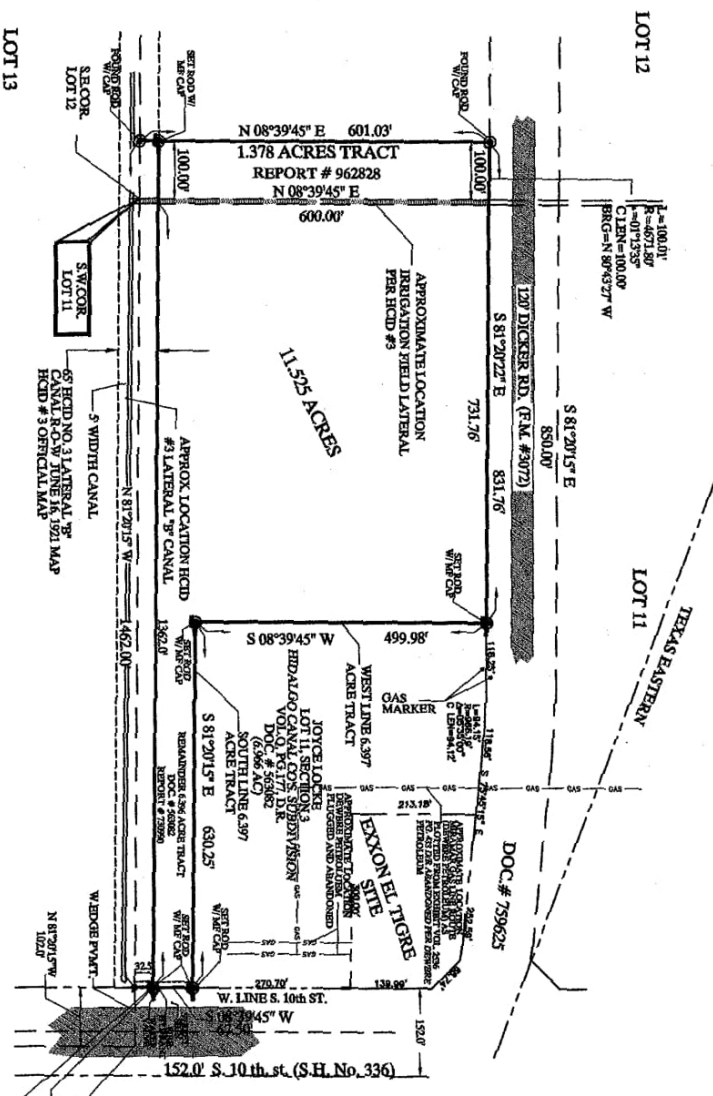
MAP

11,812 ACRES OF LAND  
OF  
OUT OF LOT 11 & 12, SECTION 3  
HIDALGO CANAL COS'S SUBDIVISION,  
LYING NORTH OF THE  
SOUTH 32.5 FT. AS CLAIMED BY HIDALGO  
COUNTY IRRIGATION DISTRICT # 3

OF PORCONES 64 65 66  
HIDALGO COUNTY, TEXAS  
RECORDED IN VOL. Q, PG. 177 D/R

PREPARED BY  
**MICHAEL FABIAN**  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
1203 E. HACKETTERRY AVE.  
MCALLEN, TEXAS 78901

(N.O.# 54)  
V.O.# 0002  
SCALE = 1" = 20'  
CIP: 5/06  
PRINT SIZE: 12.00 X 18.00  
DATE: 08/26/09  
EMAIL ADDRESS: SURVEY@MEFABIANINVESTIG.COM  
FIRM # 1035965



LOT 13  
SECTION 3

LOT 14, SECTION 3  
HIDALGO CANAL COS. SUBDIVISION

EASEMENT STATUS

GRANTEE	VOL.	PAGE	STATUS
COASTAL TRANSMISSION CORPORATION	926	616 D/R	NOT APPLICABLE
HIDALGO COUNTY IRRIGATION DISTRICT # 3	JUNE 16, 1921		R-O-W MAP (PLOTTED)
MIRAMAR PETROLEUM INC.	2536	433 D/R	GAS PRELINES THIS AREA PLUGGED AND ABANDONED PER DENVER PETROLEUM
AEP CENTRAL TEXAS	DOC. # 1528556 (PLOTTED)		



I, MICHAEL FABIAN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND MADE ON THE BASIS OF A REASONABLE EXAMINATION AND THAT THERE ARE NO UNRECORDED EASEMENTS, DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCUMBRANCES OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAN. THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP.

*Michael Fabian*  
MICHAEL FABIAN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MCALLEN, TEXAS

REVISION 06-11-2019



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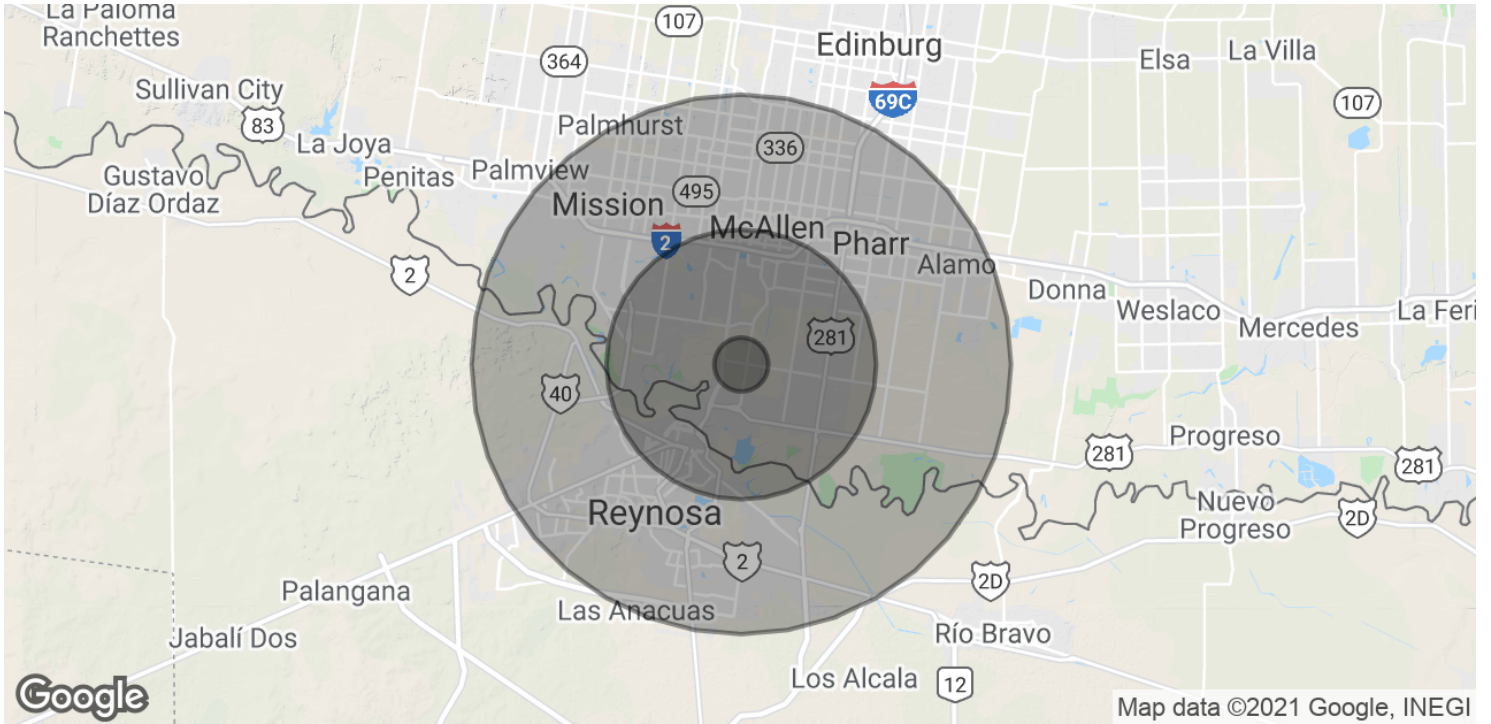




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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,429	63,201	348,305
Average age	30.4	29.7	30.4
Average age (Male)	29.0	28.2	28.8
Average age (Female)	30.5	30.6	31.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	372	18,205	103,113
# of persons per HH	3.8	3.5	3.4
Average HH income	\$44,063	\$48,811	\$50,476
Average house value	\$359,920	\$137,298	\$110,414

\* Demographic data derived from 2010 US Census

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