



**COLDWELL  
BANKER  
COMMERCIAL**

RIO GRANDE VALLEY

## 6925 HIGHWAY 107

Mission, TX 78572

AVAILABLE SPACE

6,462 SF

ASKING PRICE

\$375,000



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Retail

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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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# 6925 HIGHWAY 107

Mission, TX 78572

SALE



## OFFERING SUMMARY

Sale Price:	\$375,000
Lot Size:	1.1 Acres
Year Built:	2001
Building 1:	4,070 SF
Building 2:	2,392 SF
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Mission
Traffic Count:	35,524 VPD

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## PROPERTY OVERVIEW

2 buildings for sale in Mission, TX. 1 former drive - thru store and the other building was a former bar/tavern. Site is easily accessible and has excellent visibility and frontage on 107 ( University Drive).

## PROPERTY HIGHLIGHTS

- Excellent Visibility on Highway 107 ( University Drive)
- Drive - Thru Store
- Bar/Tavern Location
- Redevelopment Opportunity
- Currently Income Producing



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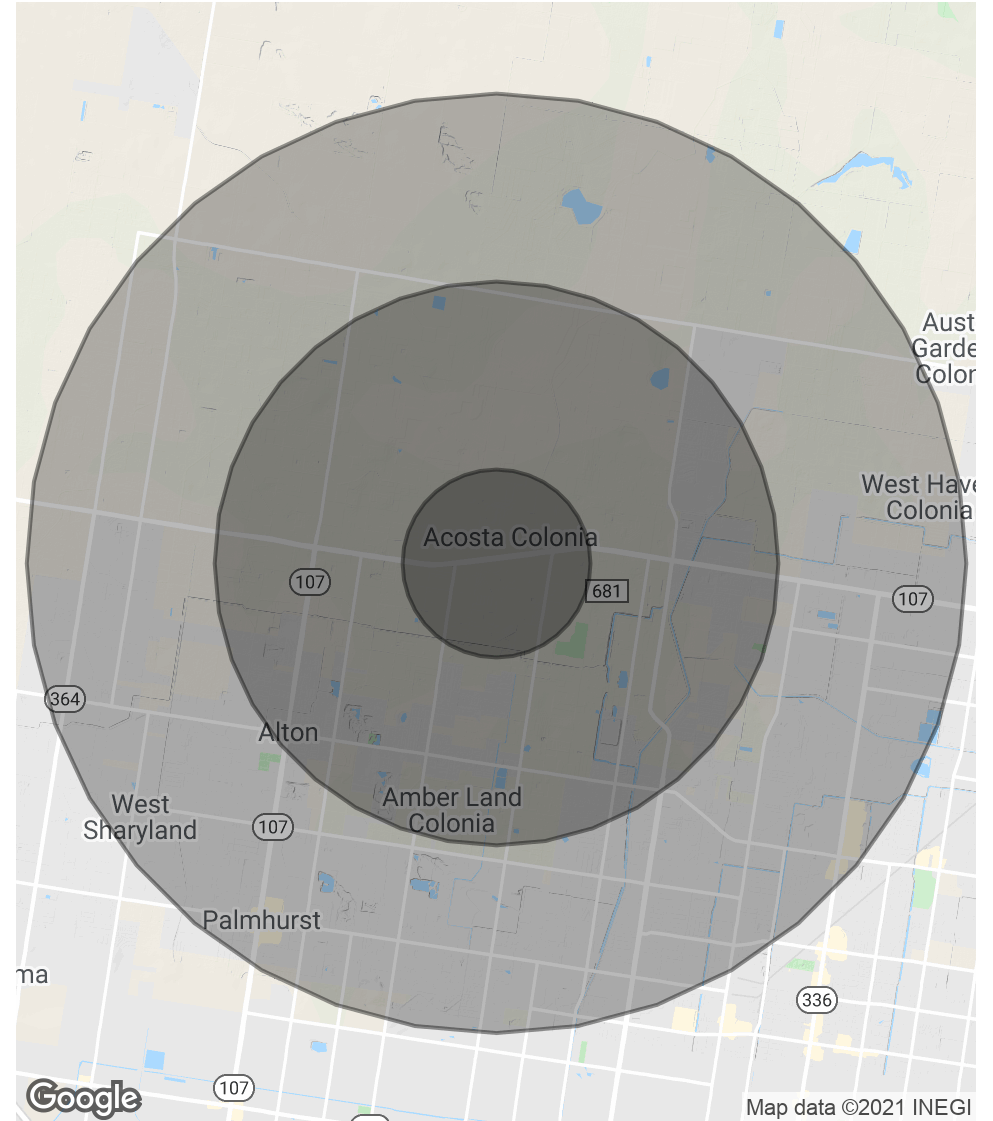
Mission, TX 78572

SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,473	24,572	85,797
Average age	27.2	27.5	28.0
Average age (Male)	26.3	26.4	26.7
Average age (Female)	29.0	29.1	29.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	609	6,335	23,268
# of persons per HH	4.1	3.9	3.7
Average HH income	\$48,627	\$53,582	\$60,527
Average house value	\$113,441	\$113,378	\$140,001

\* Demographic data derived from 2010 US Census



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