



**COLDWELL
BANKER
COMMERCIAL**

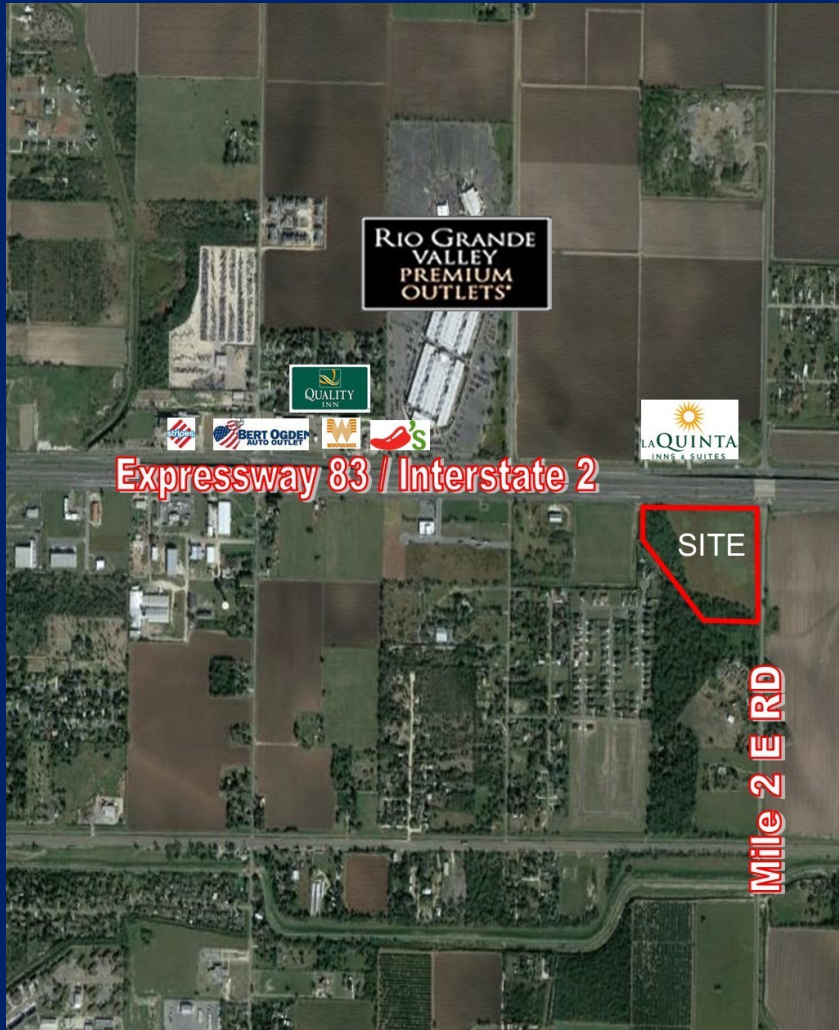
RIO GRANDE VALLEY

MILE 2 ROAD & INTERSTATE 2

Mercedes, TX 78570

AVAILABLE SPACE

23.7 Acres



FOR SALE

CBCWORLDWIDE.COM

LAND

Daniel Galvan, SIOR, CCIM
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COLDWELL BANKER COMMERCIAL
RIO GRANDE VALLEY
508 E Dove Ave, McAllen, TX 78504
956.631.1322



SALE

MILE 2 ROAD & INTERSTATE 2

Mercedes, TX 78570



OFFERING SUMMARY

Sale Price: \$6,194,232

Lot Size: 23.7 Acres

Market: Rio Grande Valley

Submarket: Mercedes

PROPERTY OVERVIEW

Site is ideal for development with easy access to and from Expressway 83/ Interstate 2. Proximity to Rio Grande Valley Premium Outlets & Rio Grande Valley Livestock Grounds.

PROPERTY HIGHLIGHTS

- High Traffic Location
- Property Fronts Major Arterial Road
- Ideal For Development
- Proximity to Rio Grande Valley Premium Outlets & Rio Grande Valley Livestock Grounds
- Easy Access to and from Expressway 83 / Interstate 2

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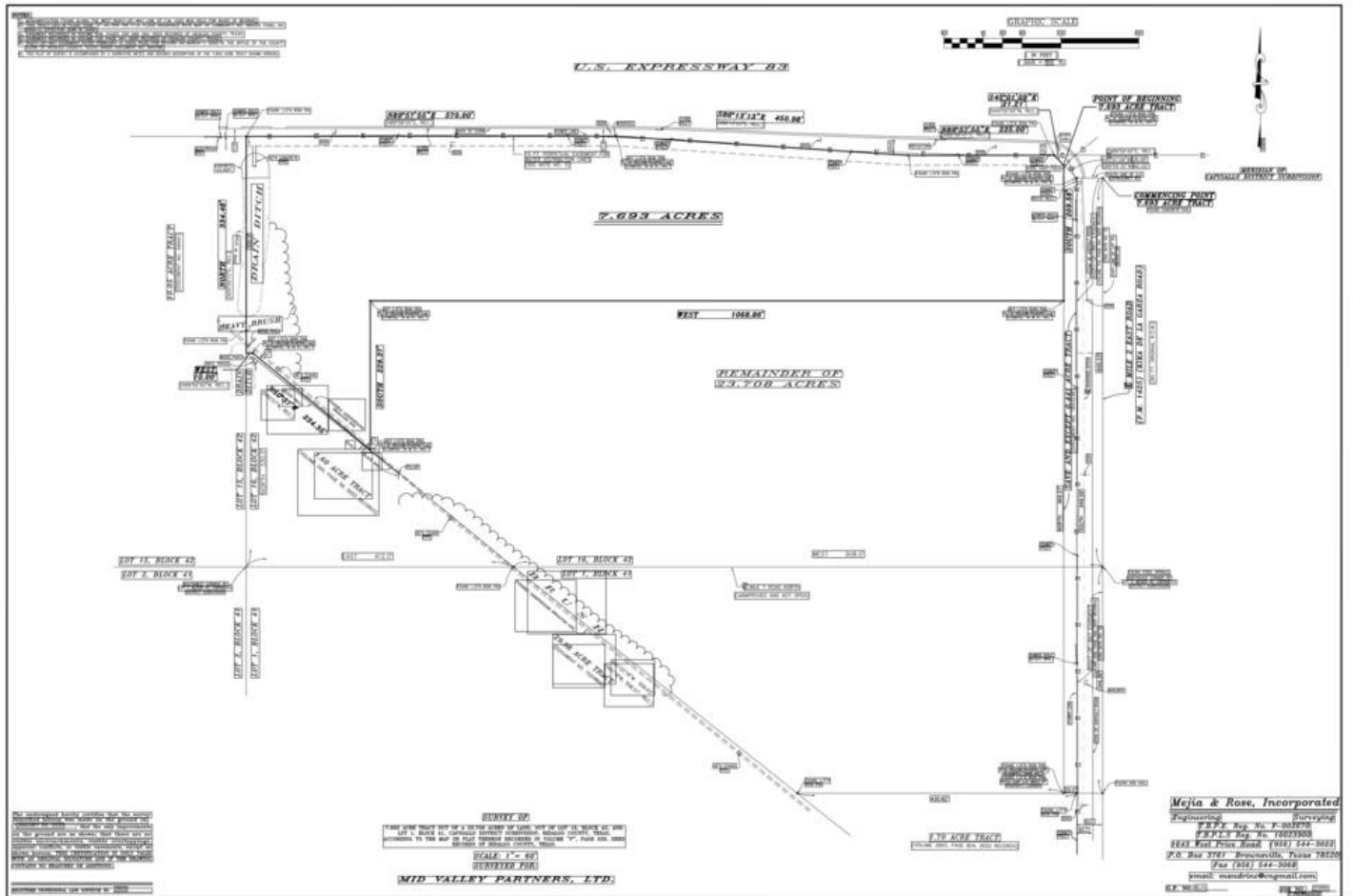
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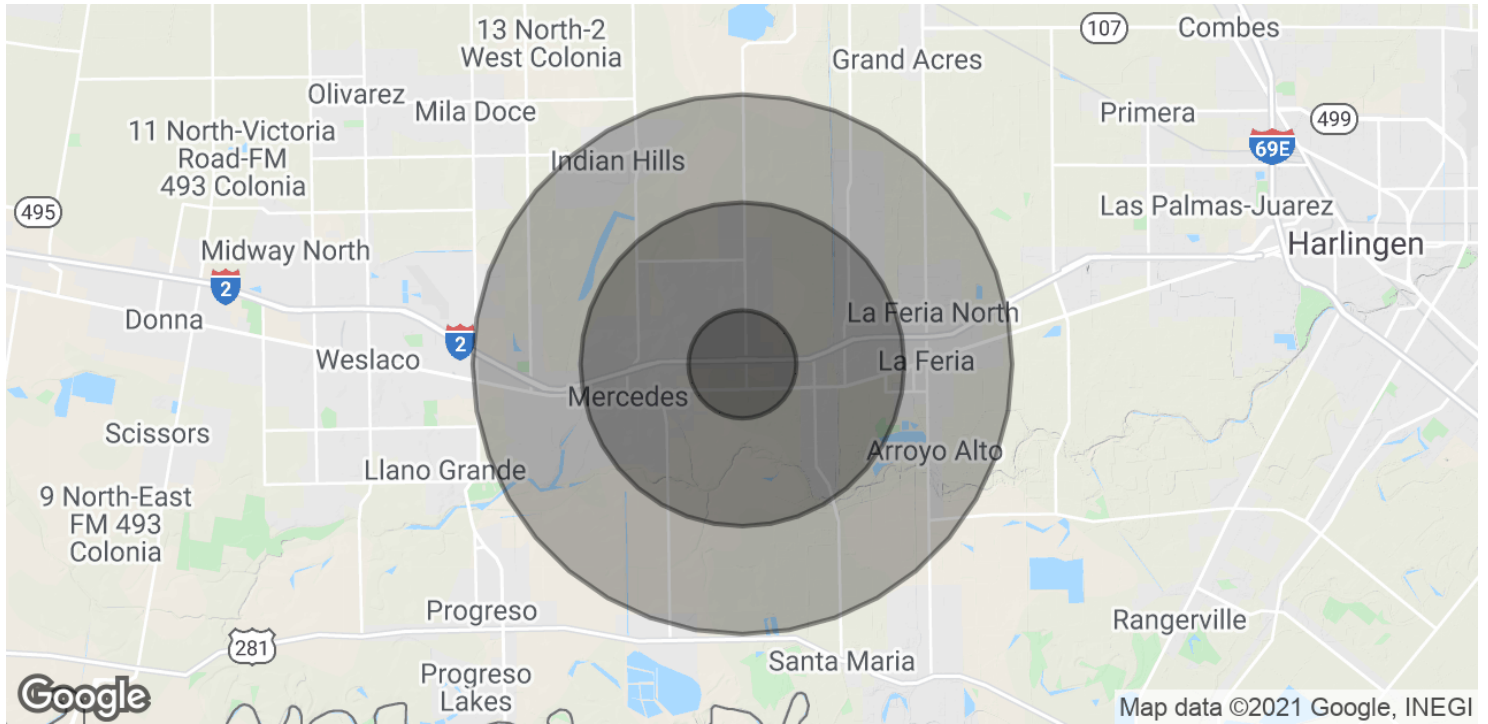
RIO GRANDE VALLEY



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MILE 2 ROAD & INTERSTATE 2

Mercedes, TX 78570



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,705	29,617	71,557
Average age	25.1	32.6	31.6
Average age (Male)	25.8	33.6	31.3
Average age (Female)	24.4	31.9	31.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	744	8,973	21,192
# of persons per HH	3.6	3.3	3.4
Average HH income	\$32,706	\$35,925	\$40,562
Average house value	\$60,850	\$58,897	\$62,330

* Demographic data derived from 2010 US Census

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