



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

DEVELOPMENT LAND - NORTH EDINBURG, TX

Subject To Offer

FOR SALE

CBCWORLDWIDE.COM



DEVELOPMENT LAND

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



DEVELOPMENT LAND-NORTH EDINBURG, TX

Monte Cristo Road , Edinburg, TX 78541

SALE



OFFERING SUMMARY

Sale Price: Subject to Offer

Lot Size: Various

Zoning: Commercial

Market: Edinburg

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PROPERTY OVERVIEW

This 26 acre site is located at the Northwest Corner of Monte Cristo Road and Closner Boulevard. The site is ideal for mixed-use development and sits at one of Edinburg, Texas' premier intersections.

PROPERTY HIGHLIGHTS

- High Traffic Intersection
- North Edinburg Location
- Proximity to US Highway 281
- Excellent Access
- Frontage on Closner Blvd & Monte Cristo Rd

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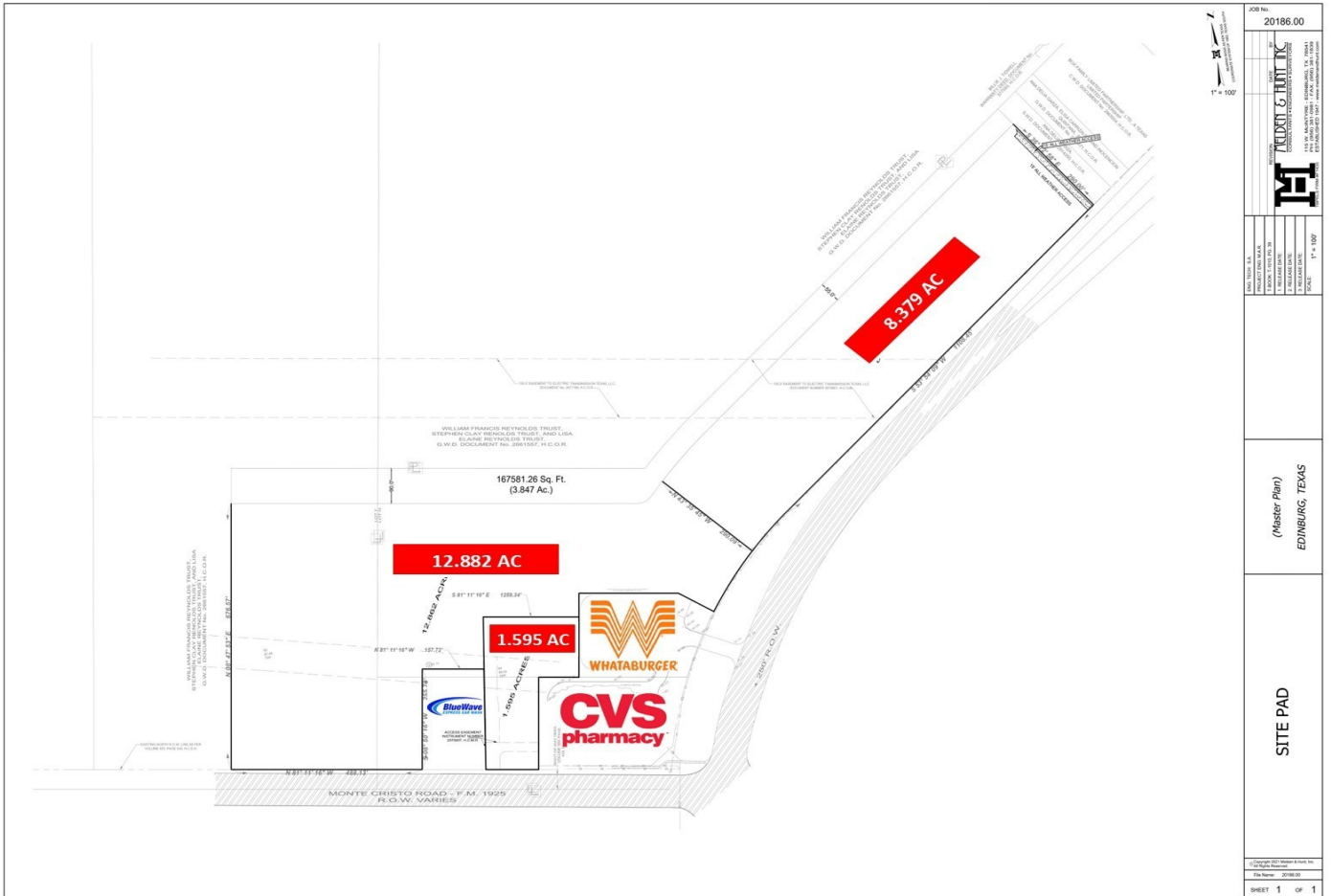




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SALE



JOB No. 20186.00	
Fildes & Hunt Inc. CONSULTING ENGINEERS & ARCHITECTS 1101 SOUTH MAIN STREET, SUITE 100 EDINBURG, TEXAS 78541	
DATE PLOTTED: 11/15/18	SCALE: 1" = 100'
(Master Plan) EDINBURG, TEXAS	
SITE PAD	
SHEET 1 OF 1	

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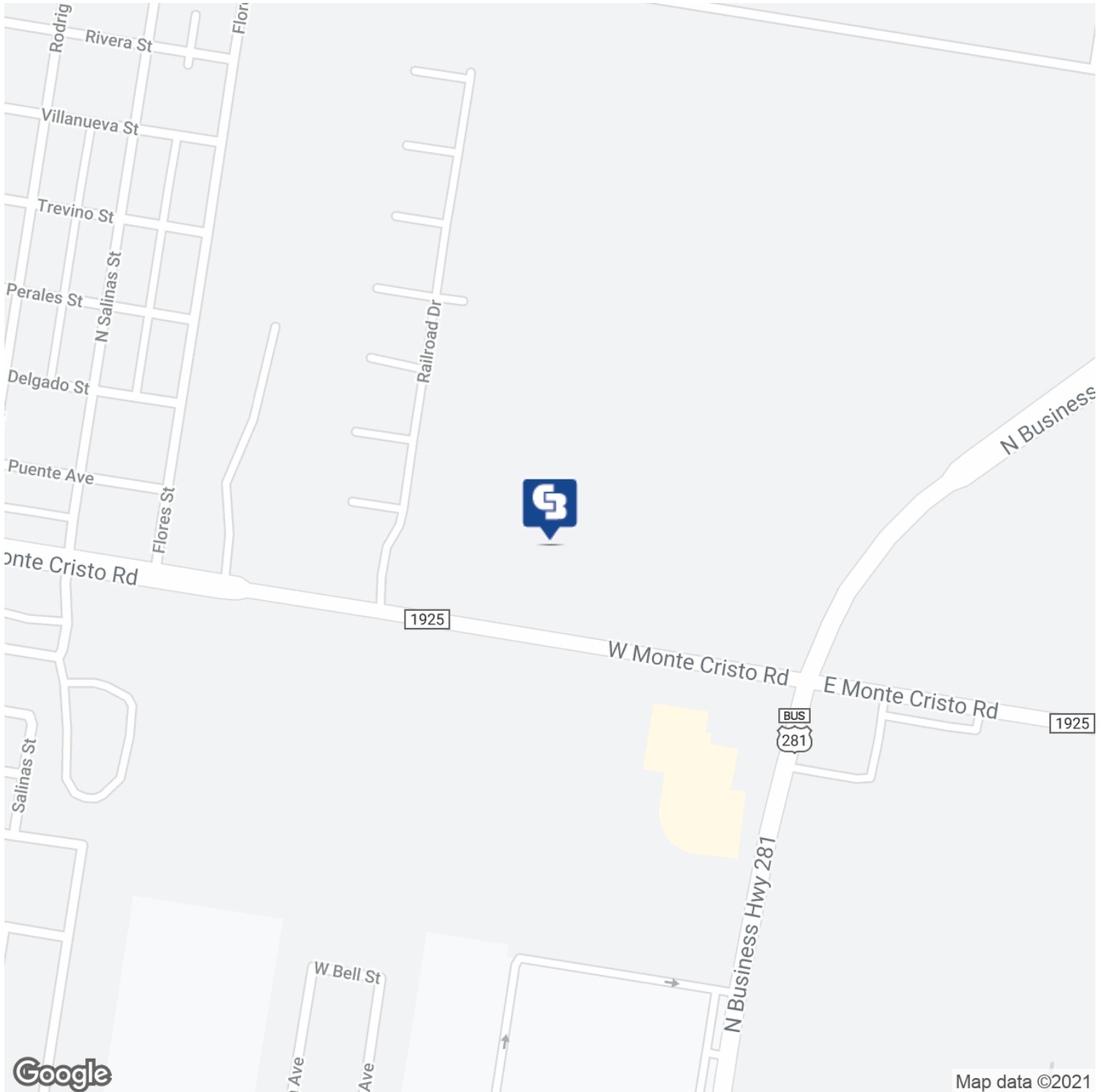




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Google

Map data ©2021

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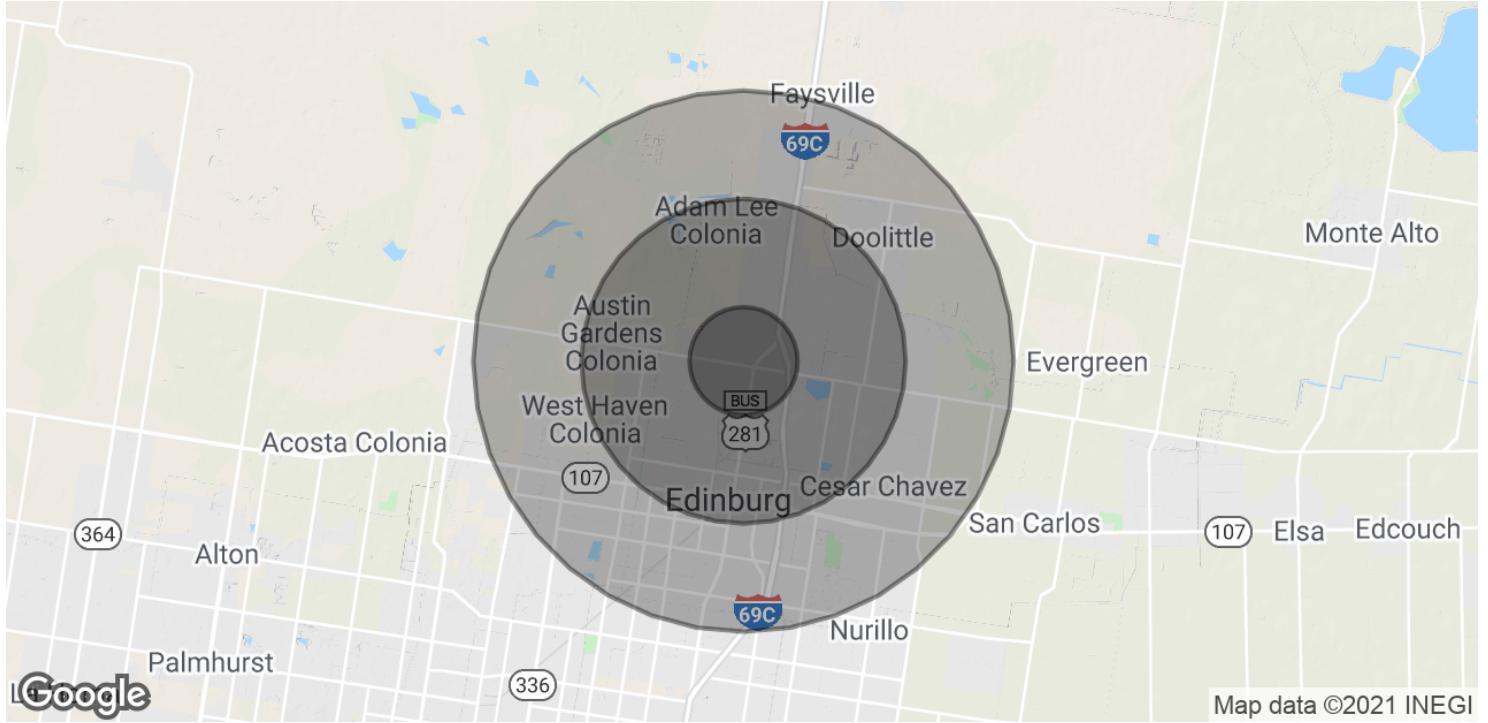
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,773	32,289	80,321
Median age	25.1	26.1	27.4
Median age (Male)	24.3	24.7	25.6
Median age (Female)	26.1	27.7	29.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,137	9,823	24,279
# of persons per HH	3.3	3.3	3.3
Average HH income	\$39,487	\$39,404	\$48,028
Average house value		\$63,920	\$103,609

* Demographic data derived from 2010 US Census

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