



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

100 BRIDGE ST

Port Isabel , TX 78578

AVAILABLE SPACE

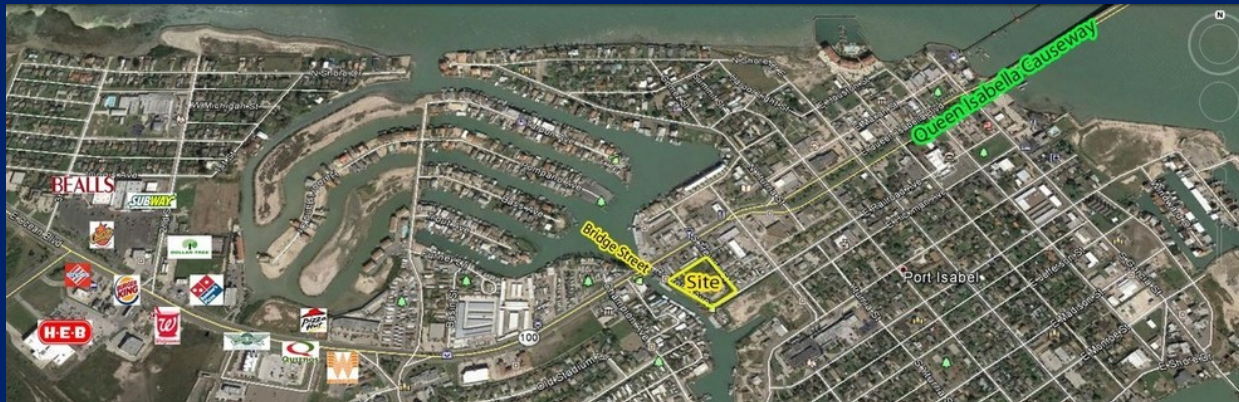
1.64 Acres

ASKING PRICE

\$850,000

FEATURES

- Proximity to Queen Isabella Causeway
- Proximity to Shopping
- Excellent Multifamily Potential
- Water Frontage
- Centrally Located
- Frontage on Three, City Streets



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LAND

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

FOR SALE

CBCWORLDWIDE.COM



100 BRIDGE ST

Port Isabel, TX 78578

SALE



OFFERING SUMMARY

Sale Price: \$850,000

Lot Size: 1.64 Acres

Price / SF: \$11.90

PROPERTY OVERVIEW

Excellent piece of property in Port Isabel, TX ideal for development. Site has frontage on three city streets and water frontage along one side. Water frontage is approximately 14,955 square feet and is leased for \$1,800 per year from The City of Port Isabel. The water frontage is ideal for boat slips adding a tremendous amenity to the site. Site is ideal for multi-family development and is also suitable for an RV Park.

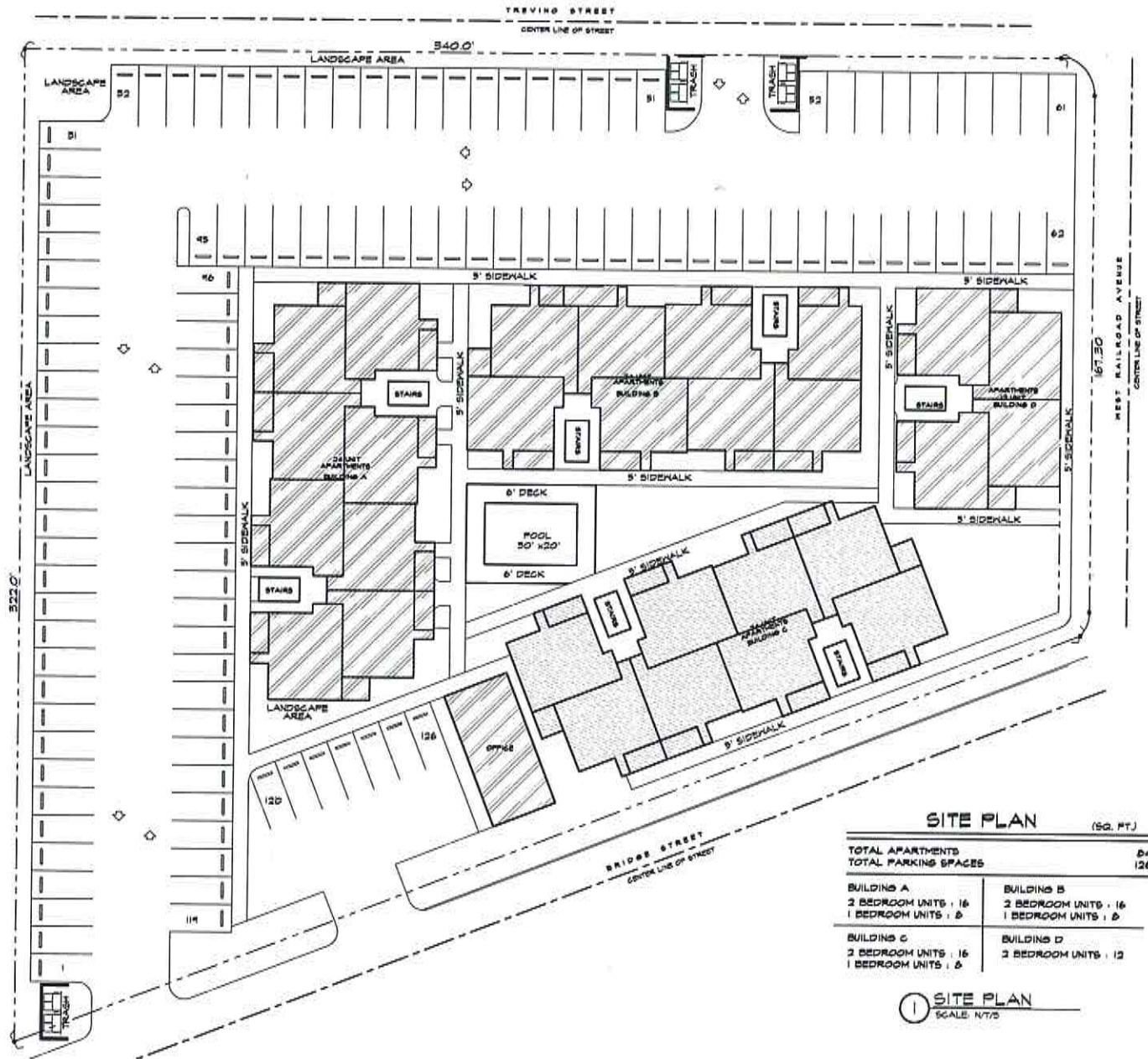
PROPERTY HIGHLIGHTS

- Proximity to Queen Isabella Causeway
- Proximity to Shopping
- Excellent Multifamily Potential
- Water Frontage
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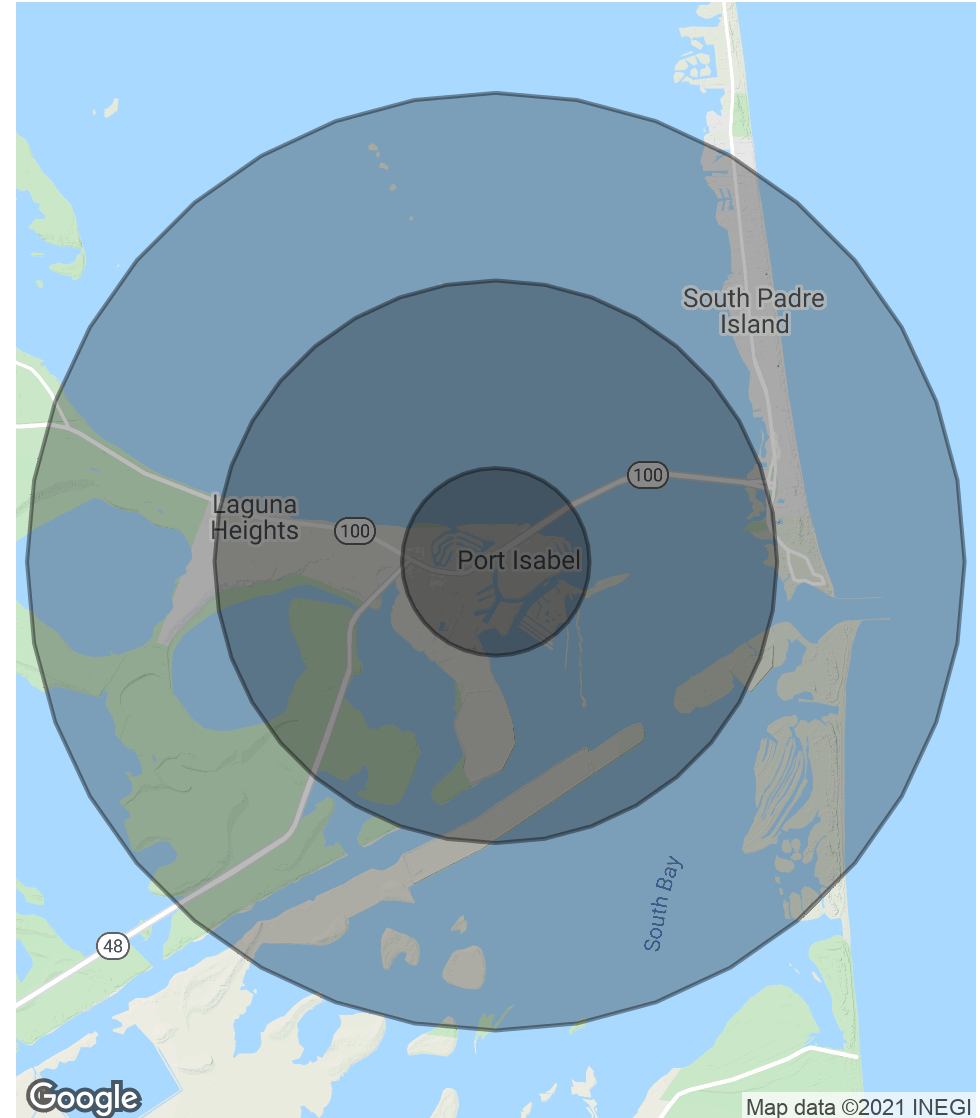
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,952	4,839	5,809
Average age	30.8	30.4	29.6
Average age (Male)	26.3	26.1	25.7
Average age (Female)	34.5	34.1	33.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	637	1,557	1,799
# of persons per HH	3.1	3.1	3.2
Average HH income	\$34,682	\$34,989	\$35,246
Average house value	\$142,089	\$140,877	\$136,561

* Demographic data derived from 2010 US Census



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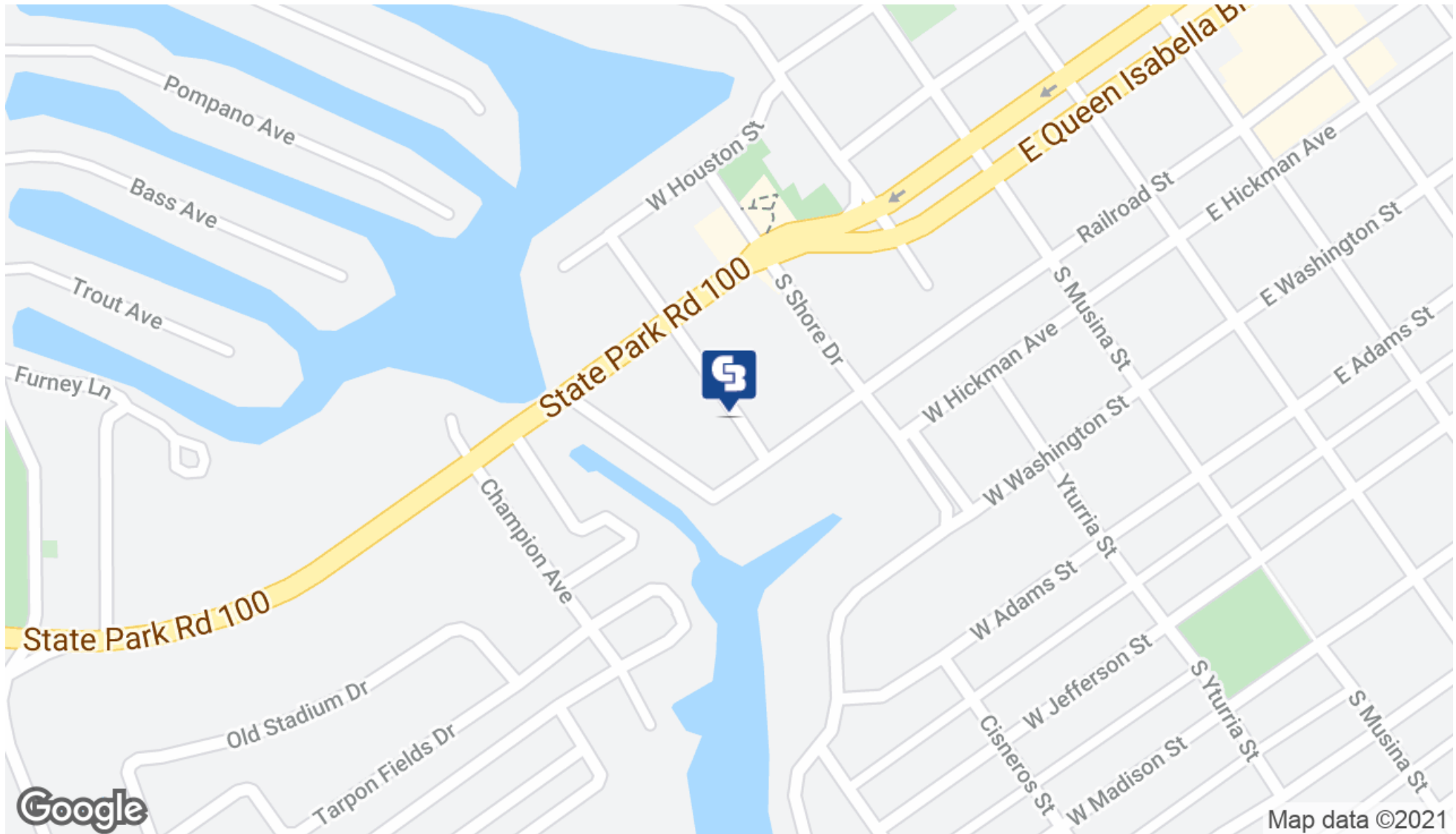
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