



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

SANTA CRUZ MEDICAL PLAZA

\$1,000,000

AVAILABLE SPACE
8,300 SF



FOR SALE

CBCWORLDWIDE.COM

Medical - Office

Daniel Galvan, SIOR, CCIM
956 451 2983
dgalvan@cbcworldwide.com

Michael Ramey
956 607 5905
michaeljramey@yahoo.com
TX #379060

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



SANTA CRUZ MEDICAL PLAZA

5448 E. US Highway 83, Rio Grande City, TX 78582

SALE



OFFERING SUMMARY

Sale Price: \$1,000,000

Lot Size: 0.80 Acres

Year Built: 1997

Building Size: 8,300 SF

Submarket: Starr County

Market: Rio Grande City

PROPERTY OVERVIEW

Santa Cruz Medical Plaza is a large, medical building in Rio Grande City, Texas. The building is currently set up for medical and is perfect for any medical or office user. Excellent accessibility and visibility from US Highway 83.

PROPERTY HIGHLIGHTS

- Ideal for Medical & Office User
- Excellent Accessibility to US Highway 83
- Starr County Location
- Great Expressway Visibility

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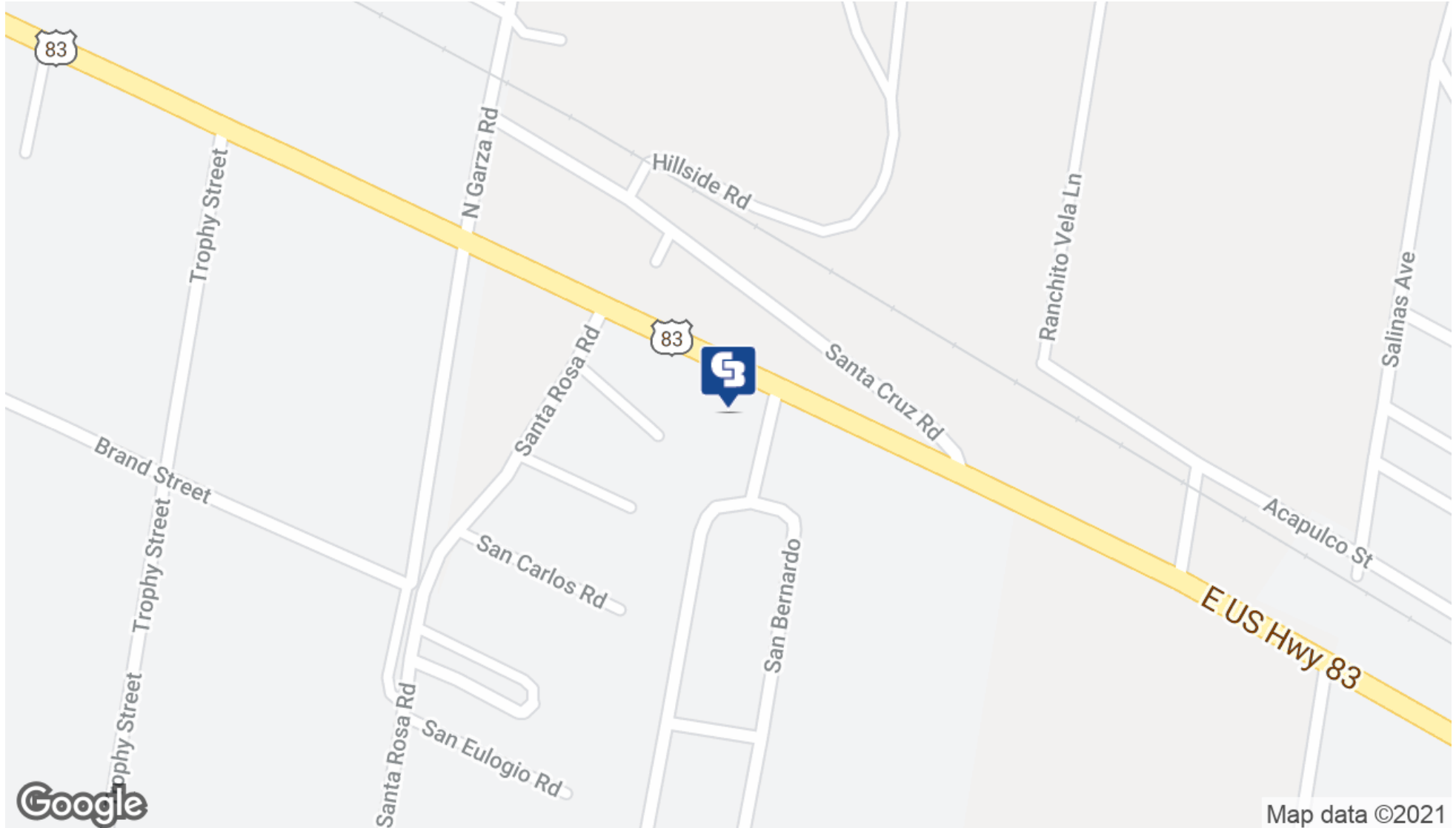
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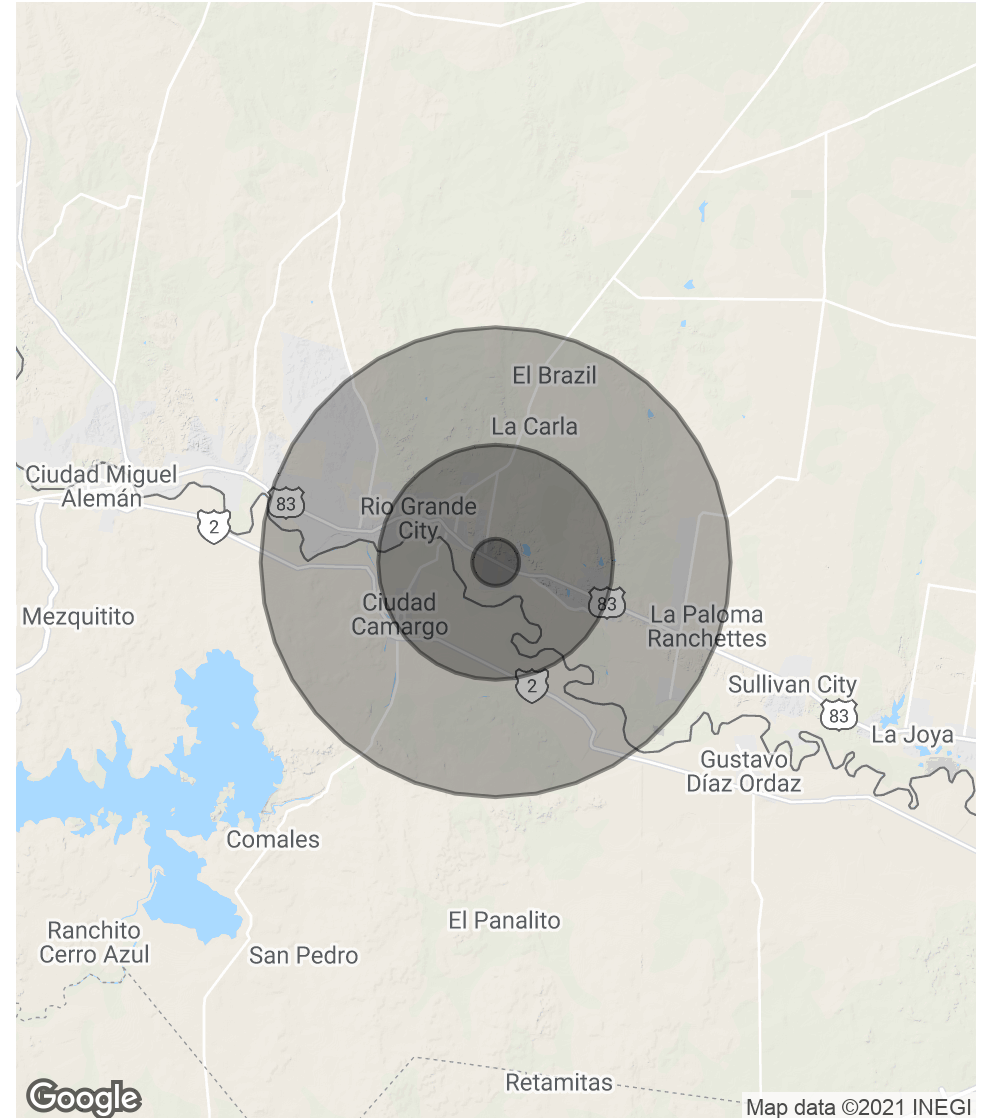
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SALE

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,701	18,285	31,156
Average age	34.2	31.4	29.9
Average age (Male)	35.3	30.4	28.6
Average age (Female)	33.4	32.9	31.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	750	4,919	8,197
# of persons per HH	3.6	3.7	3.8
Average HH income	\$29,163	\$35,318	\$39,979
Average house value		\$108,031	\$113,749

* Demographic data derived from 2010 US Census



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