



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

FOR SALE

SOUTH McALLEN DEVELOPMENT SITE

South Tenth Street & Col. Rowe (2nd Street)

AVAILABLE SPACE

4.19 Acres

ASKING PRICE

\$775,000

FEATURES

- Proximity to McAllen's Miller International Airport
- Proximity to Simon's La Plaza Mall
- Easy access to and from International Bridges



DEVELOPMENT LAND

Daniel Galvan, SIOR, CCIM
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COLDWELL BANKER COMMERCIAL
RIO GRANDE VALLEY
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SOUTH 10TH STREET & 2ND STREET

McAllen, TX 78501

SALE



OFFERING SUMMARY

Sale Price: \$699,000

Lot Size: 4.19 Acres

Market: Rio Grande Valley

Submarket: McAllen

PROPERTY OVERVIEW

Site is ideal for redevelopment with proximity to airport and State Farm Arena. Excellent high traffic area with great visibility and proximity to major shopping and dining.

PROPERTY HIGHLIGHTS

- High Traffic Location
- Property fronts major arterial road
- Ideal for Development
- Excellent Investment Opportunity
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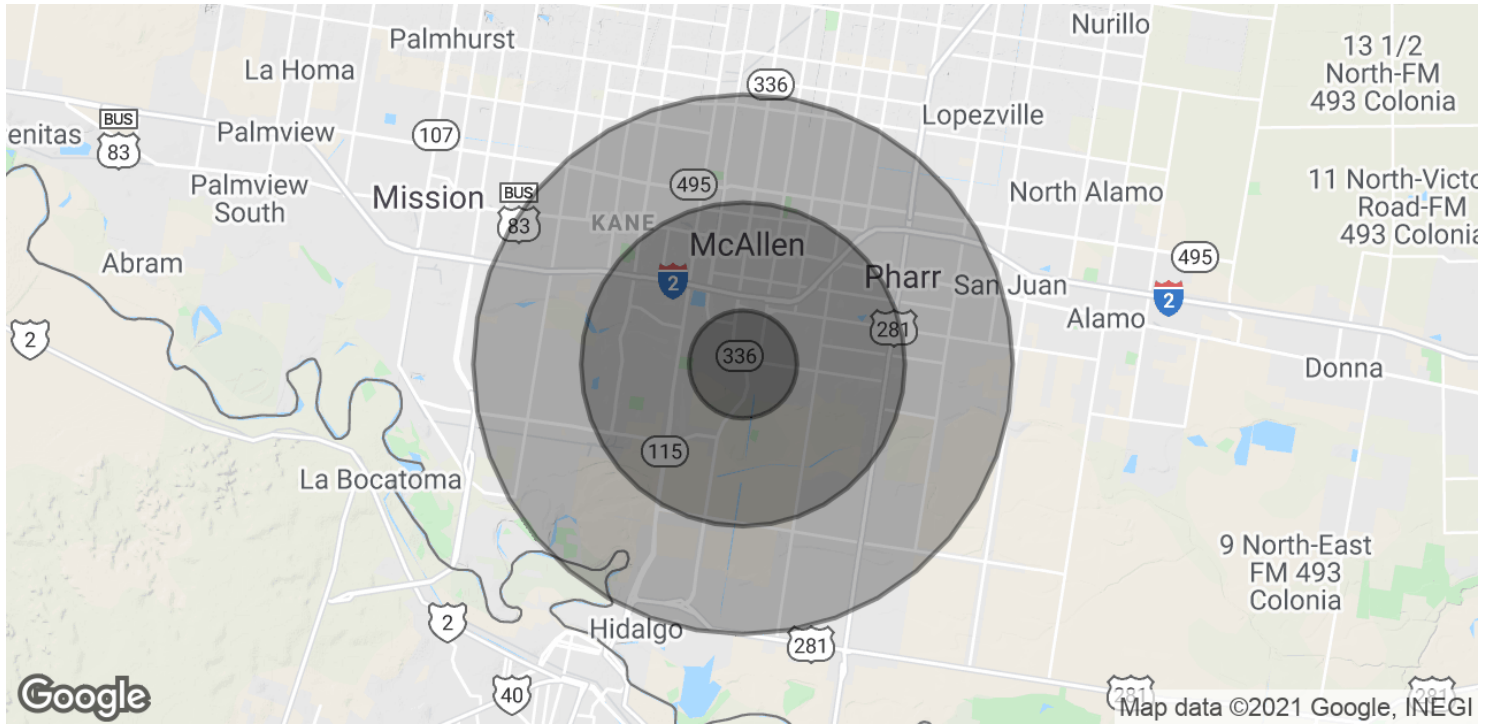
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SOUTH 10TH STREET & 2ND STREET

McAllen, TX 78501



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,585	45,808	150,363
Average age	34.4	31.7	31.4
Average age (Male)	33.2	30.4	29.7
Average age (Female)	35.5	33.1	33.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	912	14,481	46,656
# of persons per HH	2.8	3.2	3.2
Average HH income	\$80,705	\$47,722	\$48,283
Average house value	\$254,943	\$152,008	\$116,320

* Demographic data derived from 2010 US Census

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