



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

US HIGHWAY 281

Pharr, TX 78577

ASKING PRICE
\$2,000,000



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



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OFFERING SUMMARY

Sale Price: \$2,000,000

Lot Size: 9.47 Acres

Market: Rio Grande Valley

Submarket: Pharr

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PROPERTY OVERVIEW

This 9.47 acre tract of land is located in the heart of Hidalgo County, in the midst of McAllen, Edinburg and Pharr, TX. The site has excellent frontage on Interstate 69C and has access to all of the area's major arterial roads.

PROPERTY HIGHLIGHTS

- Development
- Excellent Expressway Frontage
- High Traffic Area



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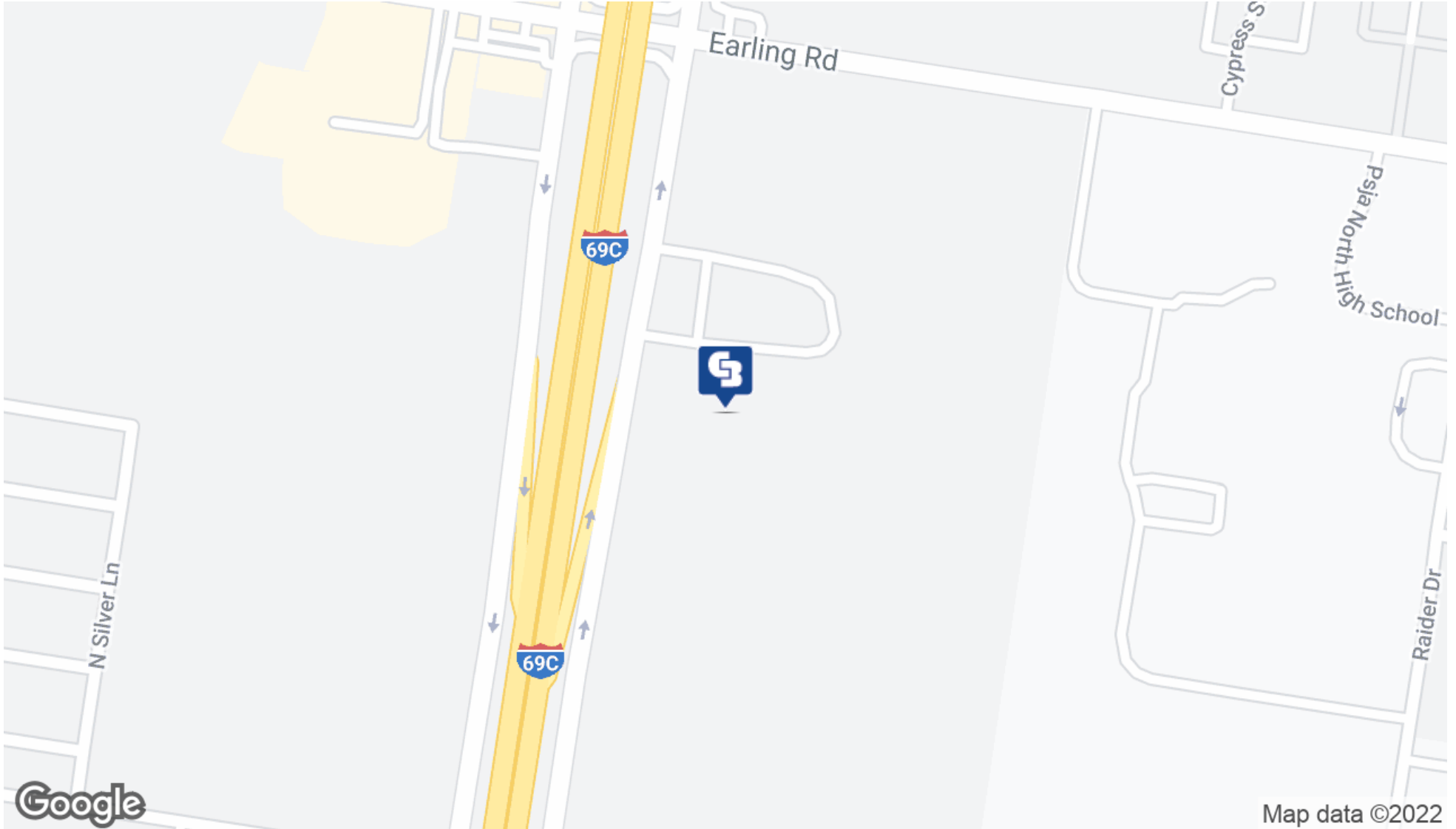
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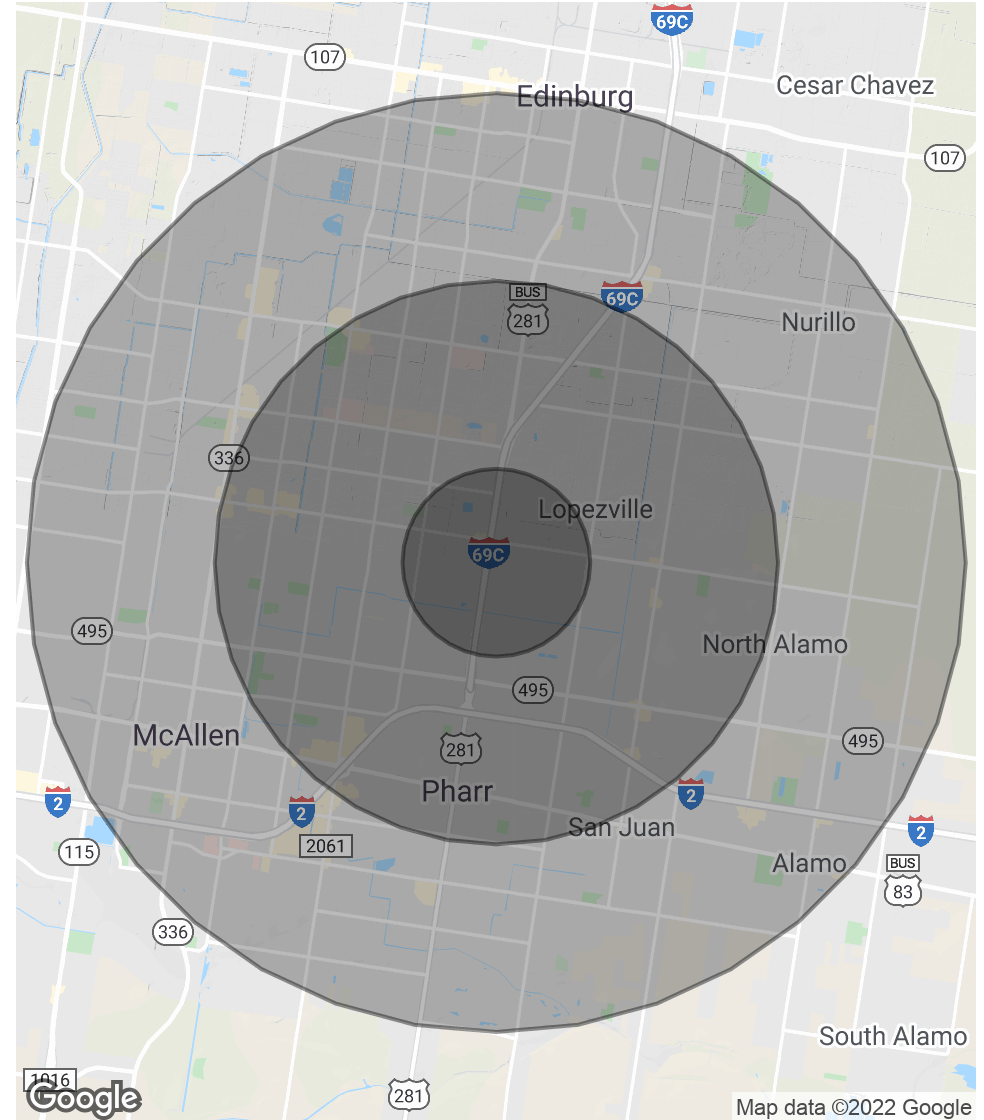
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,116	75,655	188,065
Average age	32.6	29.9	29.9
Average age (Male)	31.6	28.2	28.0
Average age (Female)	34.4	31.8	31.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,946	22,653	56,186
# of persons per HH	3.3	3.3	3.3
Average HH income	\$36,286	\$45,425	\$48,134
Average house value	\$68,419	\$92,378	\$102,125

* Demographic data derived from 2010 US Census



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