



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

SAN JUAN, TX DEVELOPMENT LAND

SWC of FM 495 & Cesar Chavez Rd

AVAILABLE

9.21 Acres

ASKING PRICE

\$1,100,000



FOR SALE

CBCWORLDWIDE.COM

Development Land

Daniel Galvan, SIOR, CCIM
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COLDWELL BANKER COMMERCIAL
RIO GRANDE VALLEY
508 E Dove Ave, McAllen, TX 78504
956.631.1322



SALE

SAN JUAN, TX DEVELOPMENT LAND

SWC of FM 495 & Cesar Chavez Rd



OFFERING SUMMARY

Sale Price: \$1,100,000

Lot Size: 9.21 Acres

Price / SF: \$2.74

PROPERTY OVERVIEW

Excellent, corner piece of property in Alamo, Texas. Site is ideal for sub-development.

PROPERTY HIGHLIGHTS

- Corner Location
- High Traffic Area
- Ideal for Sub-development

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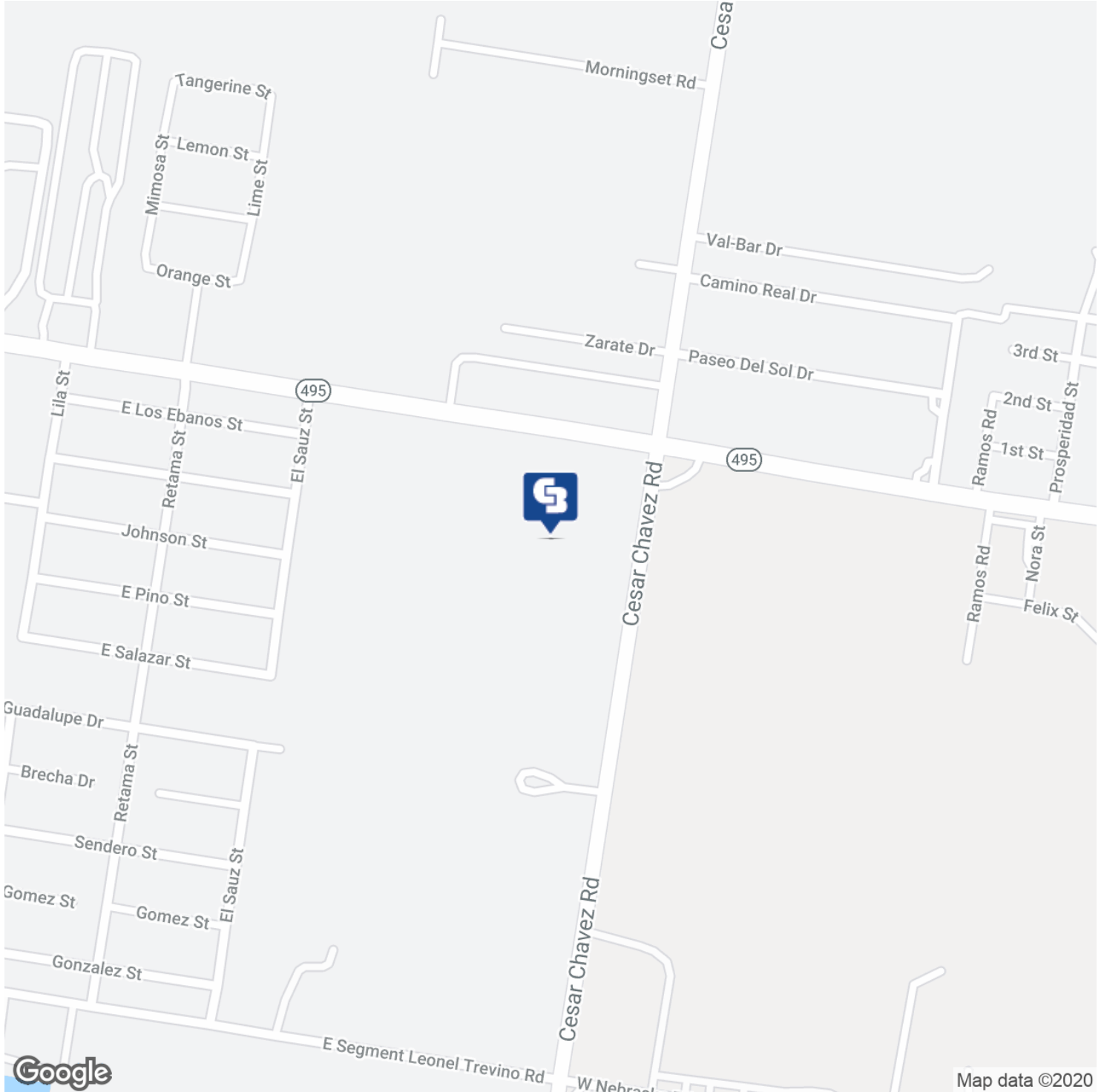




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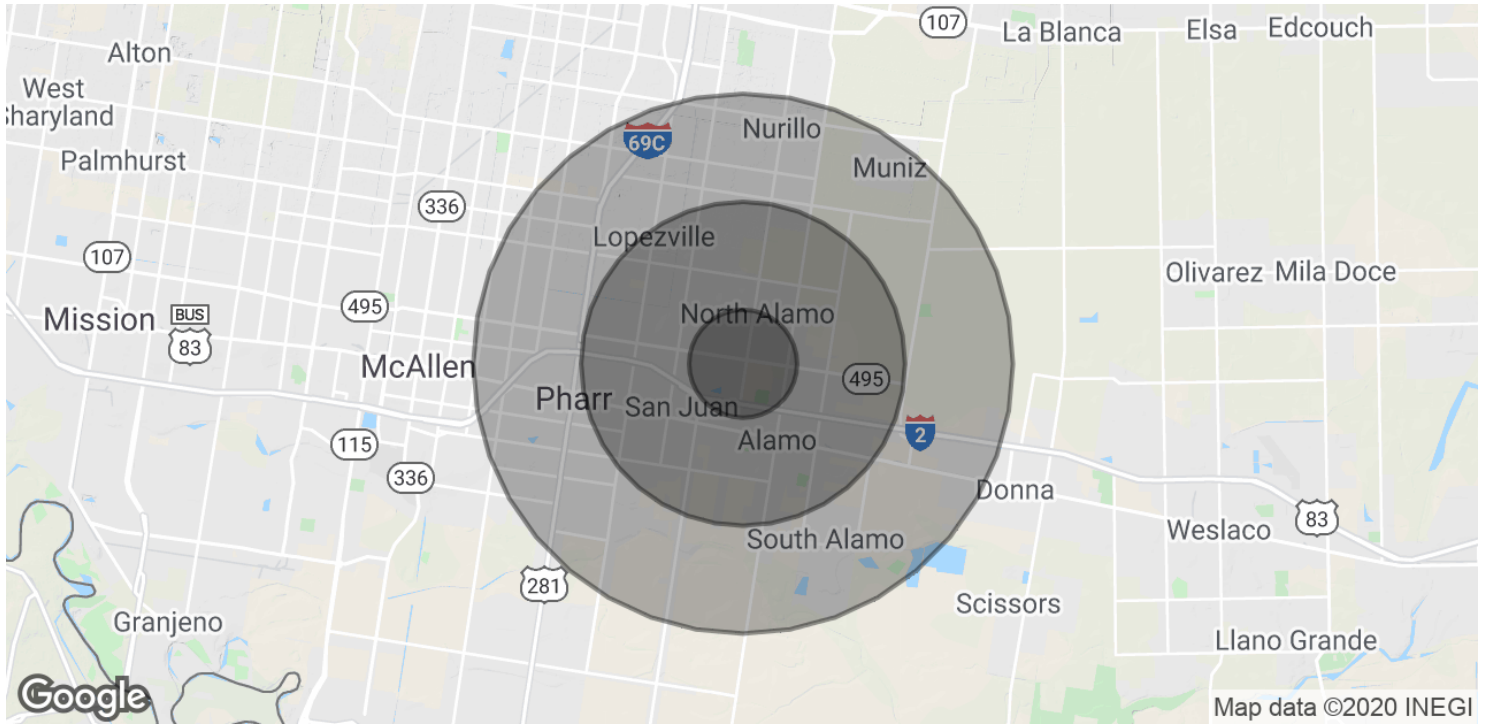


RIO GRANDE VALLEY



SAN JUAN, TX DEVELOPMENT LAND

SWC of FM 495 & Cesar Chavez Rd



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,957	68,591	156,797
Average age	27.4	28.4	28.8
Average age (Male)	25.3	26.9	27.0
Average age (Female)	29.9	30.0	30.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,295	18,249	43,256
# of persons per HH	3.9	3.8	3.6
Average HH income	\$38,862	\$39,496	\$42,767
Average house value	\$80,304	\$80,958	\$87,651

* Demographic data derived from 2010 US Census

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