

PENITAS, TX LAND

SE EXPRESSWAY 83

Penitas, TX 78576



SALE PRICE

\$475,000

Daniel Galvan, SIOR, CCIM

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COMMERCIAL
RIO GRANDE VALLEY

PROPERTY OVERVIEW

SE EXPRESSWAY 83

Penitas, TX 78576



OFFERING SUMMARY

Sale Price:	\$475,000
Lot Size:	1 Ac
Zoning:	Commercial
Market:	Penitas
Submarket:	Rio Grande Valley

PROPERTY OVERVIEW

This 1 Acre tract, of Penitas, TX, located in close proximity to established national brands such as Dollar Tree, Denny's, Blue Wave, Domino's Pizza, Little Caesars, Wingstop, First Cash, and Murphy Express. Positioned with strategic advantage, this location boasts high visibility from Expressway 83, registering an impressive traffic count of 44,780 vehicles per day. With substantial potential for growth and success, this opportunity aligns well with the dynamic commercial landscape of the area.

PROPERTY HIGHLIGHTS

- High Visible from Expressway 83 with 44,780 VPD
- Ideal for Development
- New Users in the Area under Development Include: Chick-Fil-A, Starbucks, Wendy's and Take 5 Oil Change
- High Traffic Location

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AERIAL

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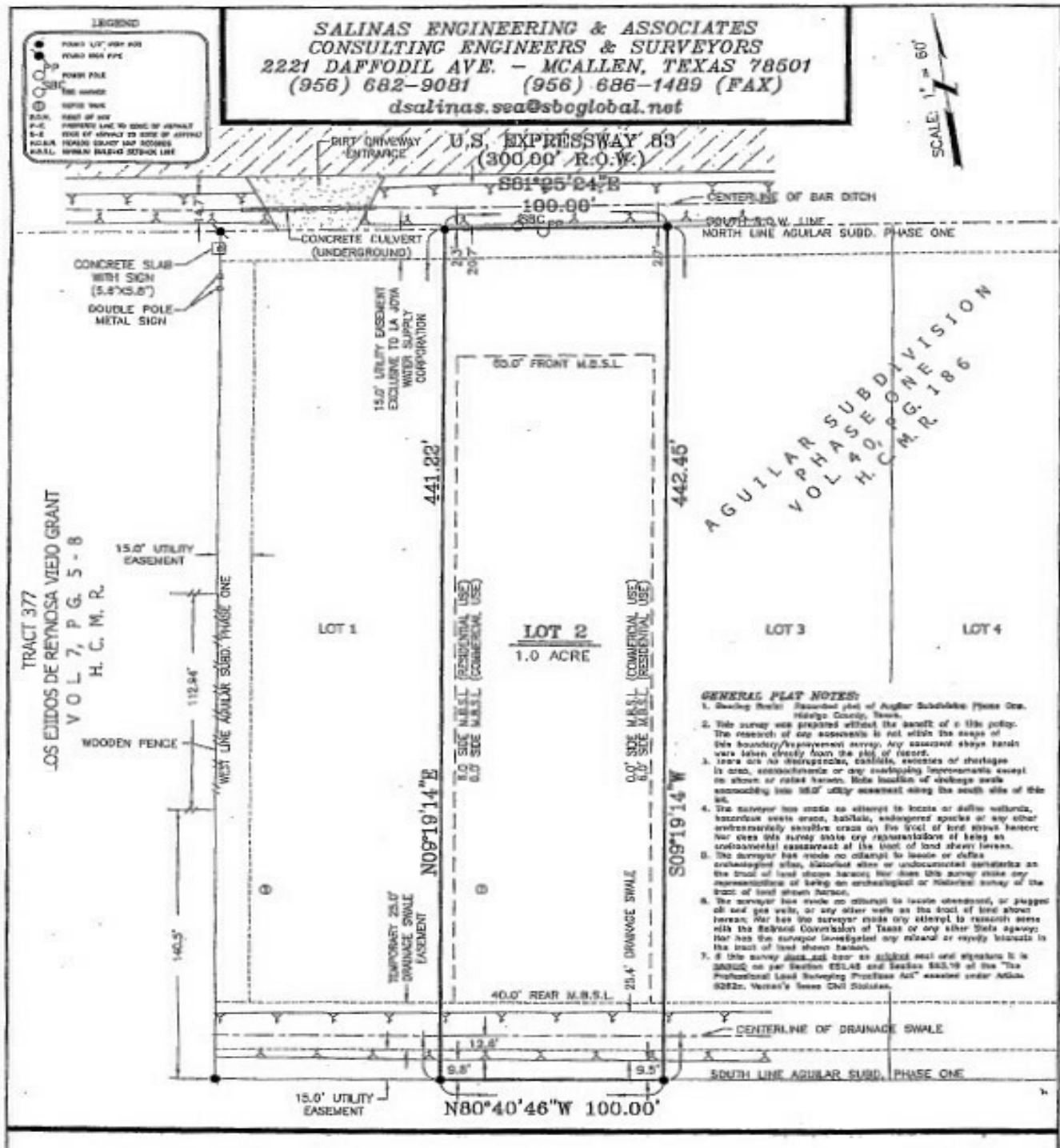


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SURVEY

SE EXPRESSWAY 83

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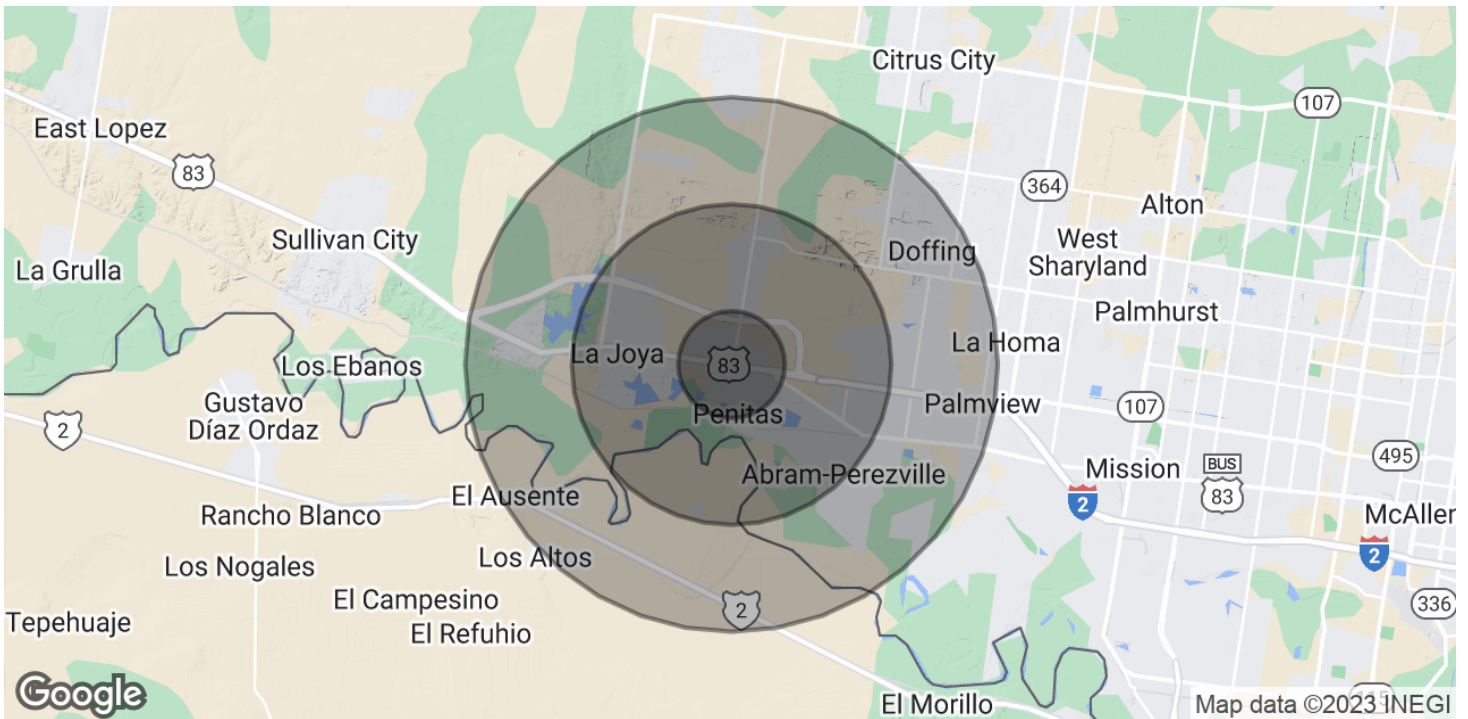


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DEMOGRAPHICS

SE EXPRESSWAY 83

Penitas, TX 78576



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,914	56,287	140,286
Average Age	36.7	29.3	28.4
Average Age (Male)	33.7	27.6	27.1
Average Age (Female)	37.6	30.6	29.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,759	15,353	37,764
# of Persons per HH	3.4	3.7	3.7
Average HH Income	\$42,449	\$39,538	\$39,574
Average House Value	\$90,967	\$87,794	\$82,534

* Demographic data derived from 2020 ACS - US Census

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