

EDINBURG, TX HARD CORNER DEVELOPMENT

RAUL LONGORIA ROAD

Edinburg, TX 78542



FOR SALE

SALE PRICE \$3,932,500

Daniel Galvan, SIOR, CCIM

956 451 2983

dgalvan@cbcworldwide.com

Alejandro Adame

956 448 4930

alejandro.adame@coldwellbanker.com



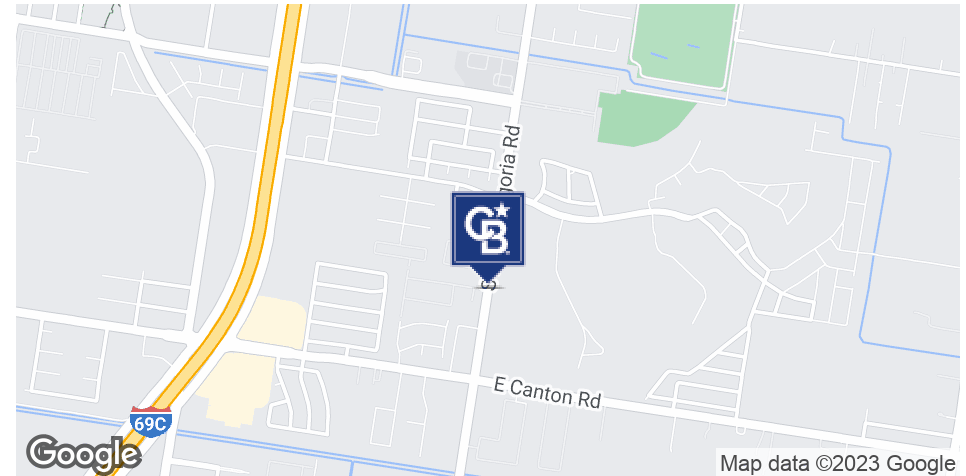
**COLDWELL BANKER
COMMERCIAL**

RIO
GRANDE VALLEY

PROPERTY OVERVIEW

RAUL LONGORIA ROAD

Edinburg, TX 78542



OFFERING SUMMARY

Sale Price:	\$3,932,500
Lot Size:	31.46 Acres
Price / Acre:	\$125,000
Zoning:	Agriculture
Market:	Rio Grande Valley
Submarket:	Edinburg

PROPERTY OVERVIEW

Located in the city of Edinburg, Texas, this expansive 31-acre property presents a remarkable opportunity for commercial development. Boasting an enviable location near prominent local attractions and popular retailers, this land offers immense potential for various commercial ventures. With roughly 1,400 feet of frontage on Alberta and two convenient access points on Raul Longoria Road, this property ensures exceptional visibility and accessibility for business. This property is also in close proximity to the Bert Ogden arena, home of the Rio Grande Valley Vipers Basketball Team, as well as nearby retailers. Including, Dollar General, Dollar Tree, and El Tigre Convenience Store. In addition to this, sitting directly across the street sits, La Palmilla Apartments, a newly developed contemporary multifamily residential complex. Presenting an excellent opportunity for businesses targeting the growing local population.

PROPERTY HIGHLIGHTS

- Exceptional visibility and accessibility with approximately 1,400 feet of frontage on Alberta Road.
- Two convenient access points on Raul Longoria Road.
- Growing local population and the influx of visitors to nearby attractions.
- Close proximity to the Bert Ogden Arena, home of the Rio Grande Valley Vipers.

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

Alejandro Adame
956 448 4930
alejandro.adame@coldwellbanker.com

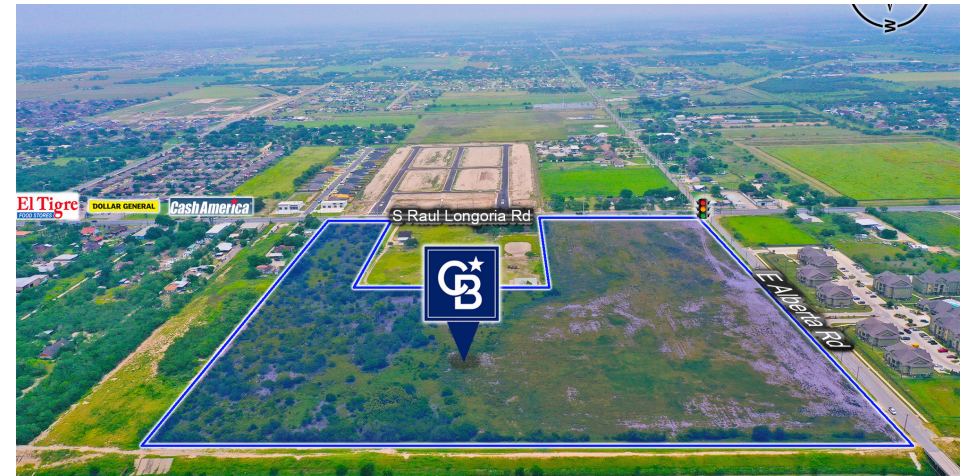


**COLDWELL BANKER
COMMERCIAL**
RIO
GRANDE VALLEY

AERIAL

RAUL LONGORIA ROAD

Edinburg, TX 78542



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

Alejandro Adame
956 448 4930
alejandro.adame@coldwellbanker.com

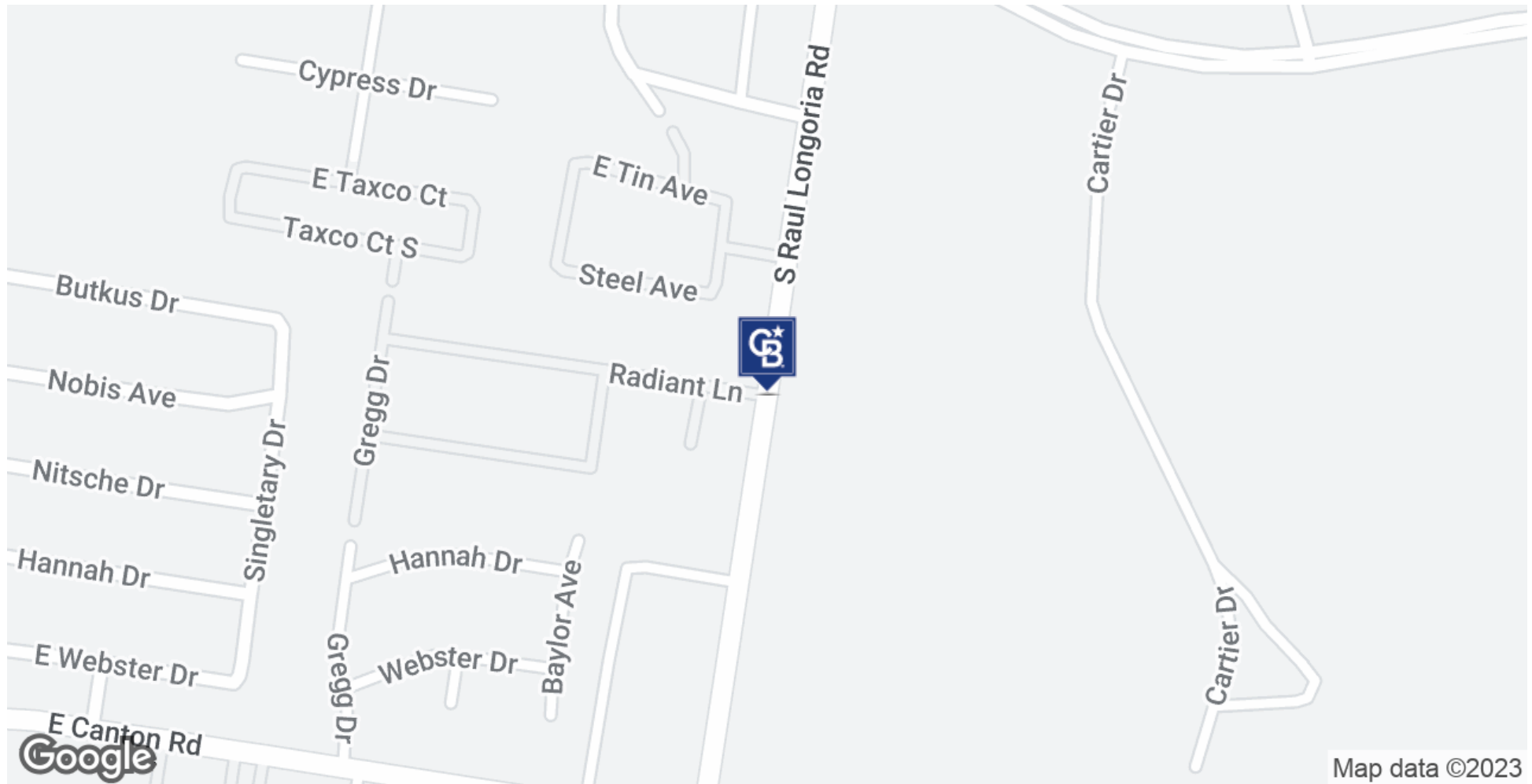


**COLDWELL BANKER
COMMERCIAL**
RIO
GRANDE VALLEY

MAP

RAUL LONGORIA ROAD

Edinburg, TX 78542



Daniel Galvan, SIOR, CCIM

956 451 2983

dgalvan@cbcworldwide.com

Alejandro Adame

956 448 4930

alejandro.adame@coldwellbanker.com



**COLDWELL BANKER
COMMERCIAL**

RIO
GRANDE VALLEY

DEMOGRAPHICS

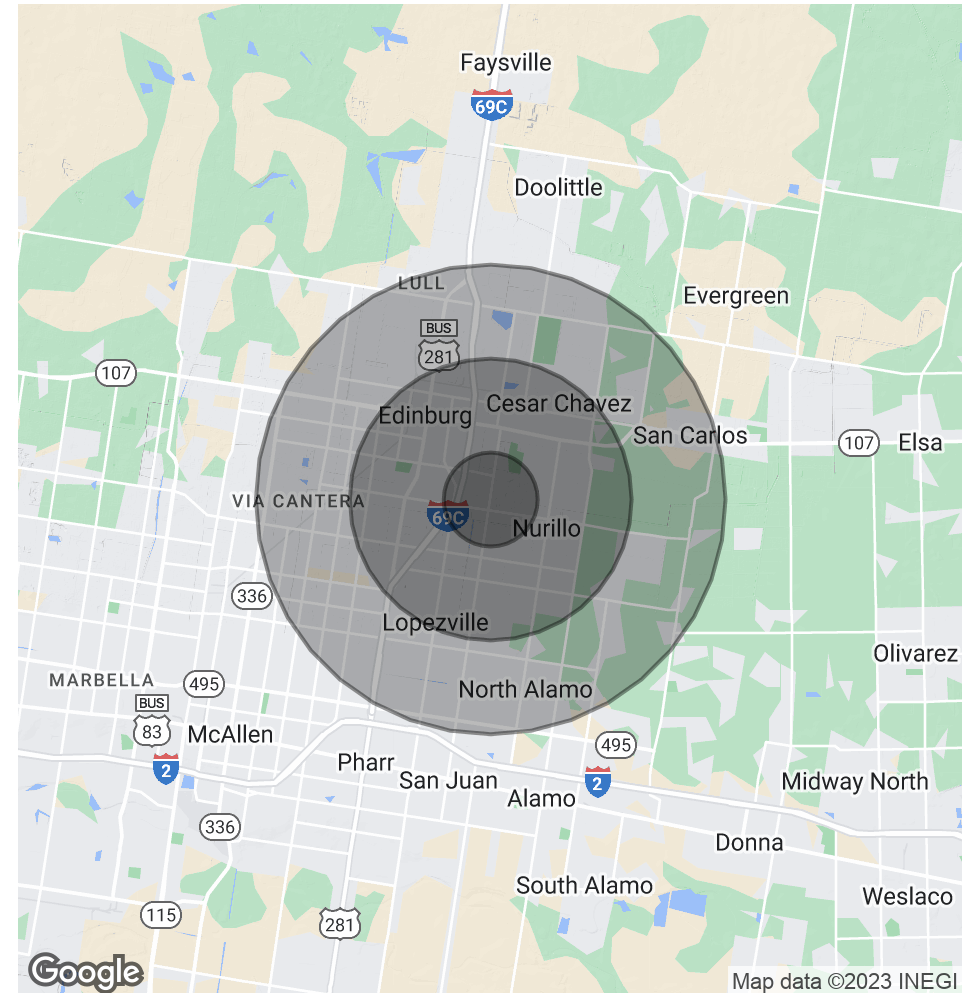
RAUL LONGORIA ROAD

Edinburg, TX 78542

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,337	65,981	167,722
Average Age	24	30	29.6
Average Age (Male)	23.2	28.9	28.6
Average Age (Female)	28.3	32.1	30.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,688	21,115	55,842
# of Persons per HH	3.5	3.1	3
Average HH Income	\$66,115	\$63,192	\$60,766
Average House Value	\$144,882	\$127,872	\$121,050

* Demographic data derived from 2020 ACS - US Census



Daniel Galvan, SIOR, CCIM

956 451 2983

dgalvan@cbcworldwide.com

Alejandro Adame

956 448 4930

alejandro.adame@coldwellbanker.com



**COLDWELL BANKER
COMMERCIAL**

RIO
GRANDE VALLEY