

MERCEDES, TX DEVELOPMENT OPPORTUNITY

FOR SALE

2679 East Business 83 Mercedes, TX 78570



SALE PRICE

\$1,325,000

Jessie Jimenez

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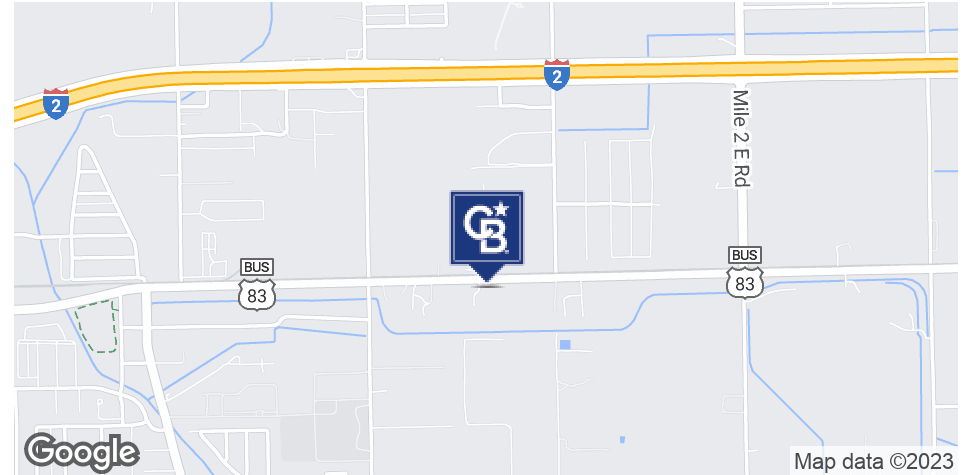


COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

PROPERTY SUMMARY

2679 E. BUSINESS 83

Mercedes, TX 78570



PROPERTY DESCRIPTION

Investment opportunity in Mercedes, Located off Business 83 with 118 storage units and development potential. A prime spot for diverse income streams and future growth.

PROPERTY HIGHLIGHTS

- 118 Self Storage Units
- Located off Business 83
- Room for Expanding

OFFERING SUMMARY

Sale Price:	\$1,325,000
Number of Units:	118
Lot Size:	9.76 Acres
Building Size:	12,920 SF
Zoning:	F1

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	882	5,967	15,231
Total Population	2,802	18,818	42,727
Average HH Income	\$57.790	\$47.517	\$40.148

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AERIAL

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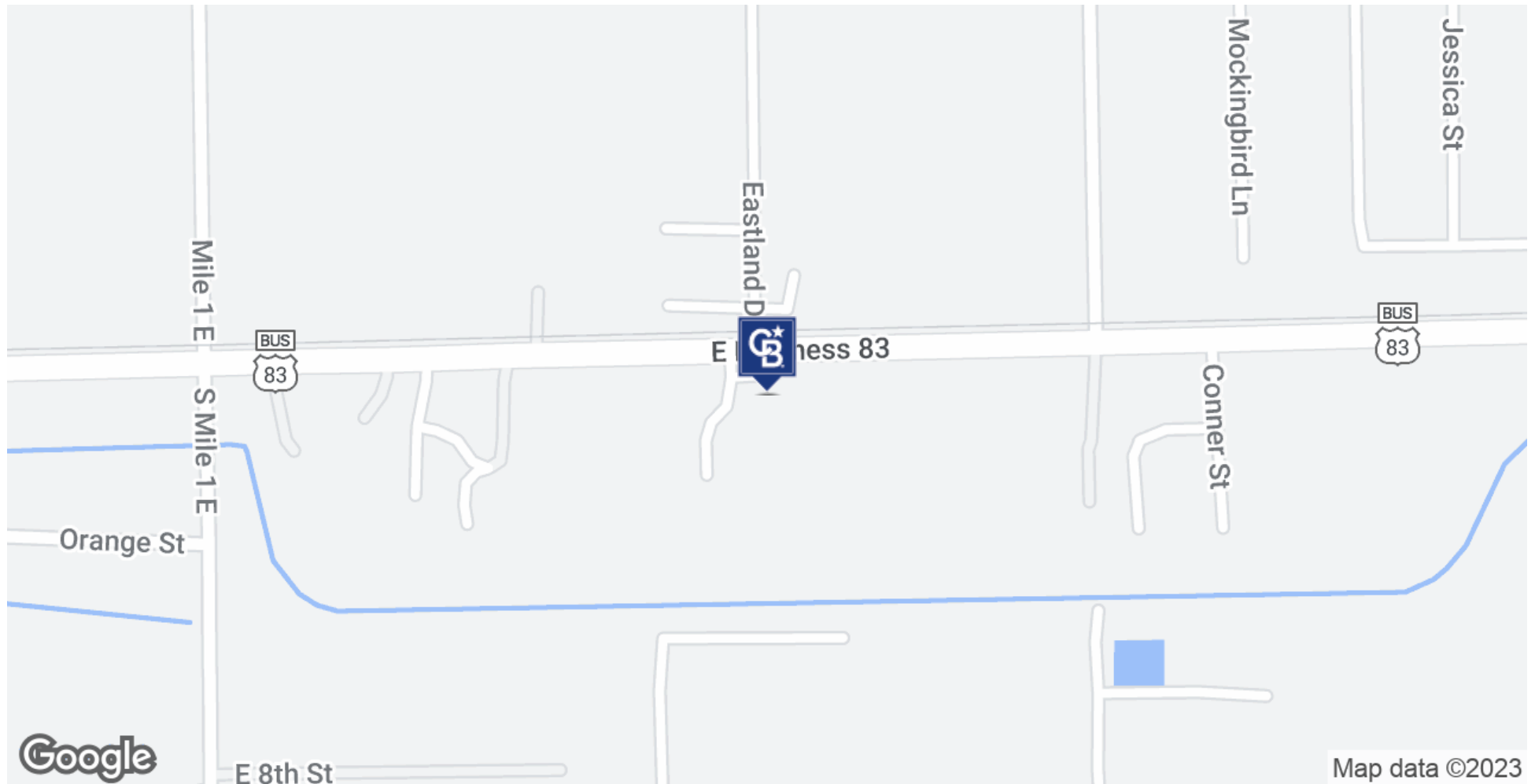


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MAP

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DEMOGRAPHICS

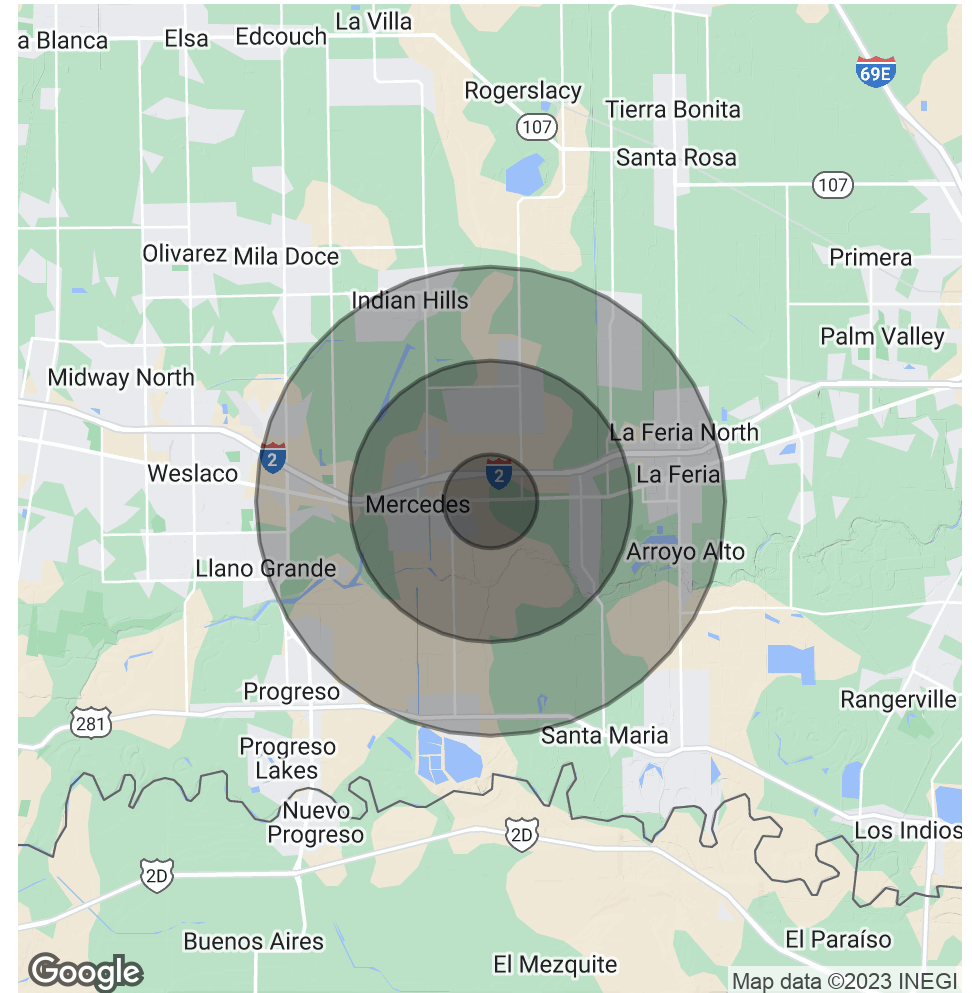
2679 E. BUSINESS 83

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,802	18,818	42,727
Average Age	31.7	31.4	30.9
Average Age (Male)	32.3	31.5	30.2
Average Age (Female)	35	33.6	33

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	882	5,967	15,231
# of Persons per HH	3.2	3.2	2.8
Average HH Income	\$57,790	\$47,517	\$40,148
Average House Value	\$111,076	\$76,390	\$74,605

* Demographic data derived from 2020 ACS - US Census



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