

# HARD CORNER DEVELOPMENT LAND

NEC OF JACKSON ROAD AND LA VISTA AVENUE

McAllen, TX 78501



**Daniel Galvan, SIOR, CCIM**

956 451 2983

[dgalvan@cbcworldwide.com](mailto:dgalvan@cbcworldwide.com)

**Tristan Flores**

956 720 2798

[tristan.flores@cbcworldwide.com](mailto:tristan.flores@cbcworldwide.com)



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY

PROPERTY OVERVIEW

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Sale Price	\$2,199,000
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OFFERING SUMMARY

Lot Size:	9.39 AC
Price / Foot:	\$5.376

PROPERTY OVERVIEW

Prime location for development. Ideal for multifamily, singe family, or mixed use projects. Nearby apartment complexes. Less than a mile away from Dollar General and half a mile from restaurants and popular cuisines. Including: Delia's Tamales, Khans Grill, Lin's Express, Bau Cuisine, and others. Textbook real estate for the advantageous investor to break ground and make this property impactful for the community.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,455	39,406	88,543
Total Population	11,251	103,231	251,756
Average HH Income	\$49,004	\$56,618	\$58,985

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# AERIAL PHOTO

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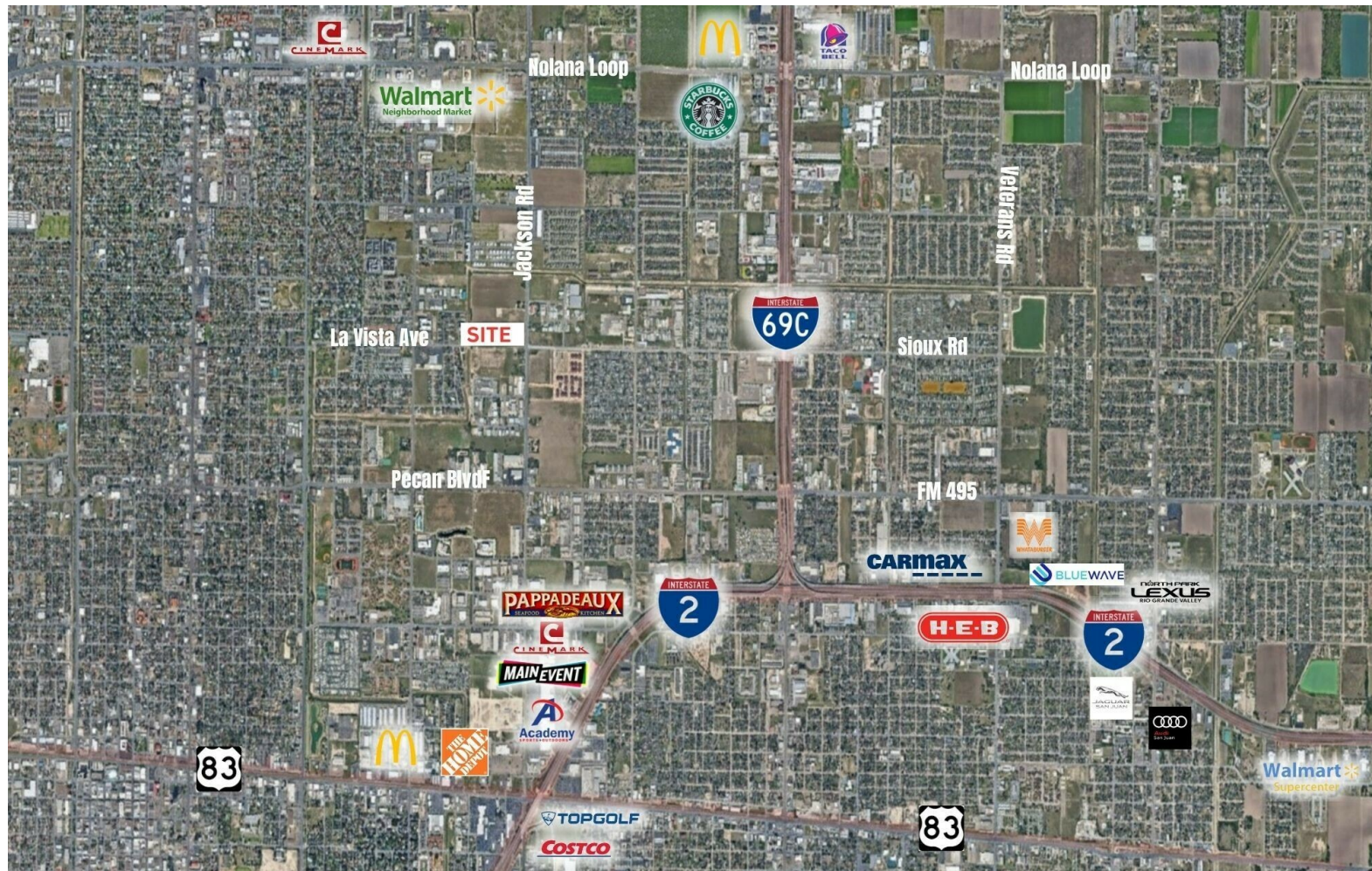
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# AERIAL MAP

## NEC OF JACKSON RD & LA VISTA AVE.

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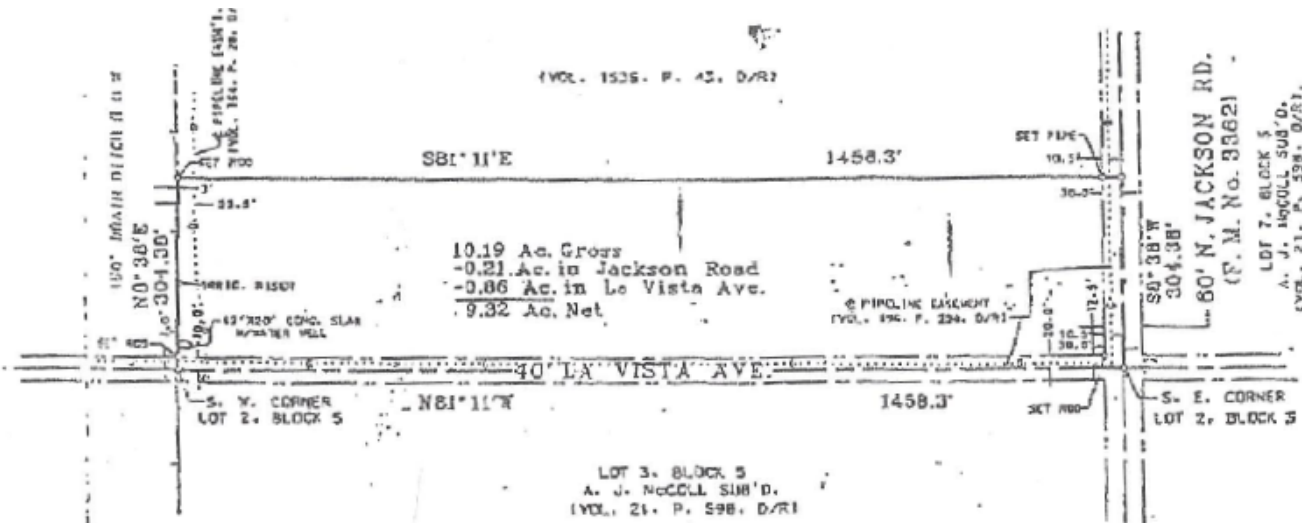


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## NEC OF JACKSON ROAD & LA VISTA AVENUE

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I, FLINIO C. MEDINA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP TO BE A REPRESENTATION OF SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP.

FLINID G. MEDINA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MCALLEN, TEXAS

MAP

OF  
THE SOUTH 10.18 ACRES  
OF LOT 2, BLOCK 5,  
A. J. McCOLL SUBDIVISION,  
OF PORCION 85,  
HIDALGO COUNTY, TEXAS

RECORDED IN VOL. 21, P. 597-598, D/R.

FABIAN, NELSON & MEDINA, INC.

TEL. 328 H. 15th ST. FAX  
181842-3414 McALLEN, TEXAS 78501 (218) 422-3416

PLINIO C. MEDINA, MICHAEL FARJAN  
REGISTERED PROFESSIONAL  
LAND SURVEYORS

Y. O. # 38450

BK. 357-H

1987, p. 208

... ..



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# DEMOGRAPHICS

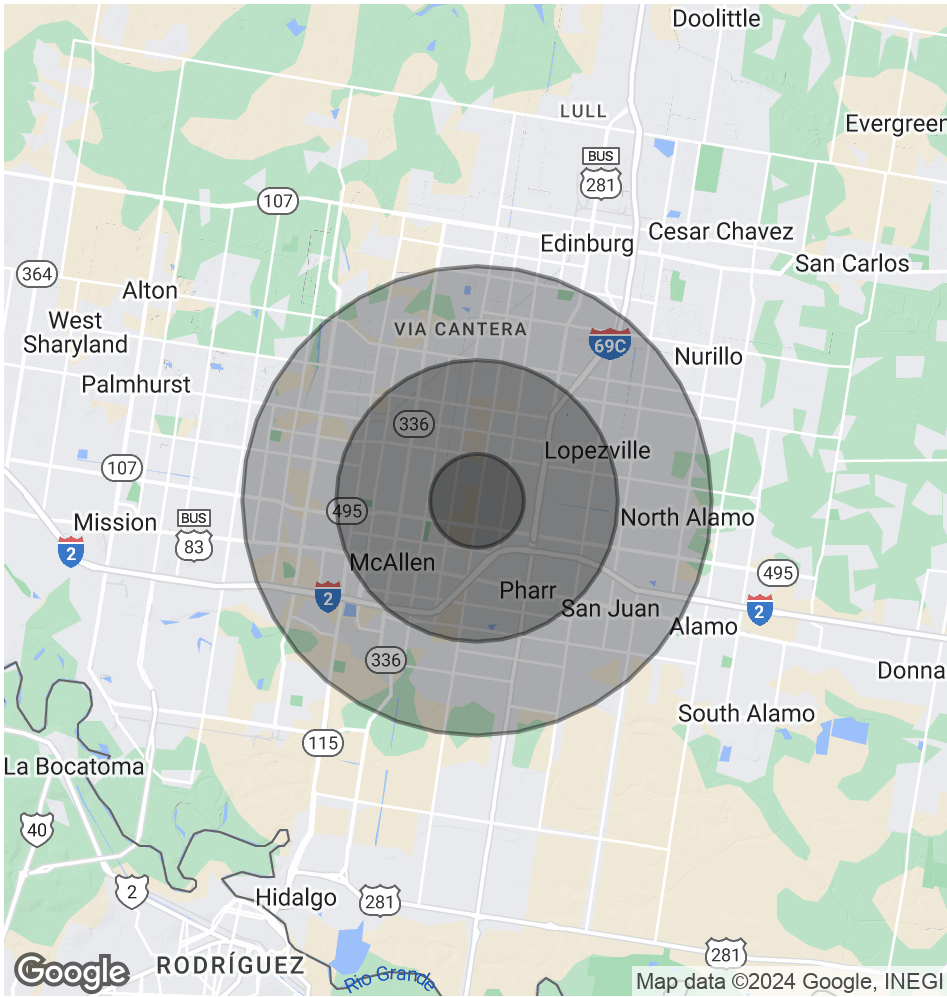
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,251	103,231	251,756
Average Age	28.4	33.7	32.6
Average Age (Male)	26.3	31	30.5
Average Age (Female)	29.9	36.2	35.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,455	39,406	88,543
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$49,004	\$56,618	\$58,985
Average House Value	\$98,587	\$124,821	\$124,627

\* Demographic data derived from 2020 ACS - US Census

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