

OWASSA DEVELOPMENT LAND

17 ACRES FOR SALE

Owassa Road San Juan, TX 78589



SALE PRICE

\$115,000 / acre

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

OWASSA DEVELOPMENT LAND

Owassa Road San Juan, TX 78589



OFFERING SUMMARY

Sale Price:	\$115,000 / acre
Available SF:	762,735.60
Lot Size:	17.51 Acres
Market:	Rio Grande Valley
Submarket:	San Juan

PROPERTY OVERVIEW

Incredible investment opportunity in the heart of San Juan, Texas, where growth and prosperity are on the rise. Presenting 17.51 Acres of development land nestled between Raul Longoria Rd and Cesar Chavez Rd. This highly sought-after location offers immense potential for visionary development plans.

PROPERTY HIGHLIGHTS

- 17.51 acres of development land in the city of San Juan, Texas.
- Located between Raul Longoria Rd. and Cesar Chavez Rd.
- Incredible investment opportunity with immense potential for residential, commercial, or mixed-use development.
- Strategic location with excellent connectivity to major transportation routes including HWY 281.
- Booming city with a thriving economy and expanding population, offering a favorable market for real estate investing.

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

OWASSA DEVELOPMENT LAND

Owassa Road San Juan, TX 78589



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

LOCATION MAP

OWASSA DEVELOPMENT LAND

Owassa Road San Juan, TX 78589



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

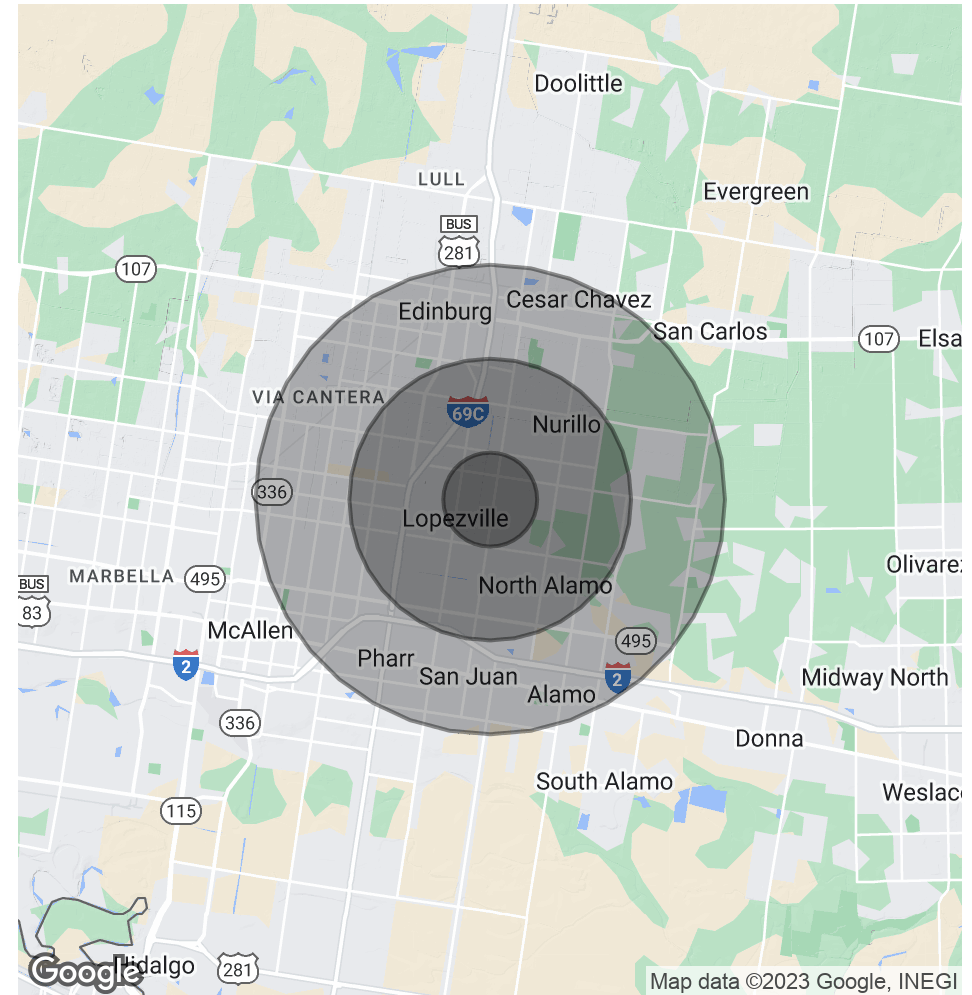
OWASSA DEVELOPMENT LAND

Owassa Road San Juan, TX 78589

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,737	74,894	209,693
Average Age	24.7	29	31.2
Average Age (Male)	28.3	28.6	29.7
Average Age (Female)	22.3	29.4	32.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,395	23,235	71,613
# of Persons per HH	3.6	3.2	2.9
Average HH Income	\$49,386	\$57,463	\$56,735
Average House Value	\$78,357	\$110,589	\$114,632

* 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