

DEVELOPMENT LAND - MERCEDES, TX

INTERSTATE 2 & MILE 2 E RD

Mercedes, TX 78570



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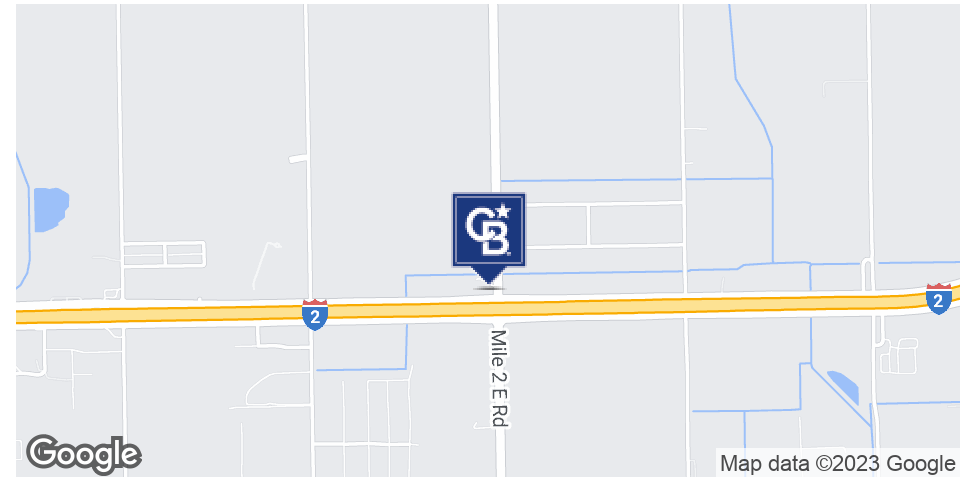
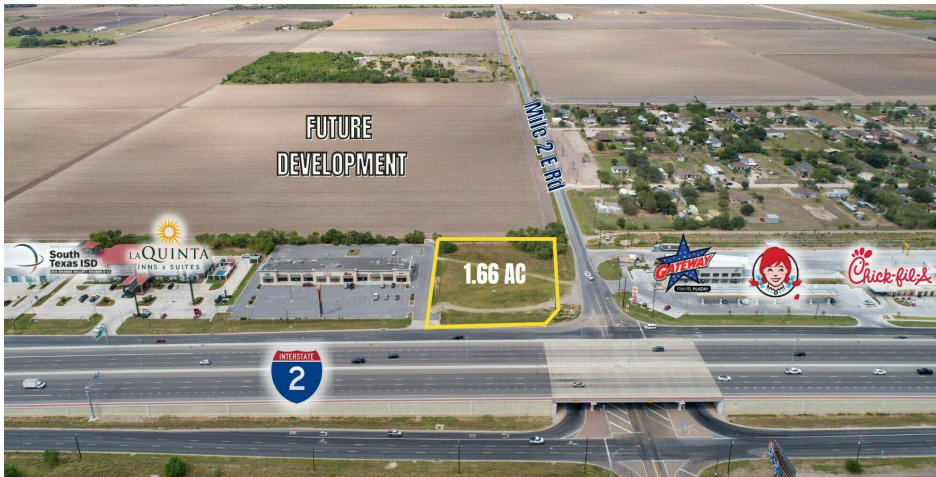
COLDWELL BANKER
COMMERCIAL

RIO
GRANDE VALLEY

PROPERTY SUMMARY

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PROPERTY DESCRIPTION

This corner site boasts direct frontage along a major expressway, ensuring high visibility and accessibility for any user. Situated near the renowned Rio Grande Valley Outlets, this location is at the epicenter of retail, commerce, and leisure. Shoppers and visitors flock to the outlets year-round, making this area a hub for economic activity and foot traffic.

PROPERTY HIGHLIGHTS

- Corner Location
- Excellent Visibility
- Expressway Frontage

OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	1.66 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	458	4,972	10,646
Total Population	1,954	16,195	30,483
Average HH Income	\$66,648	\$45,619	\$46,348

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MAP

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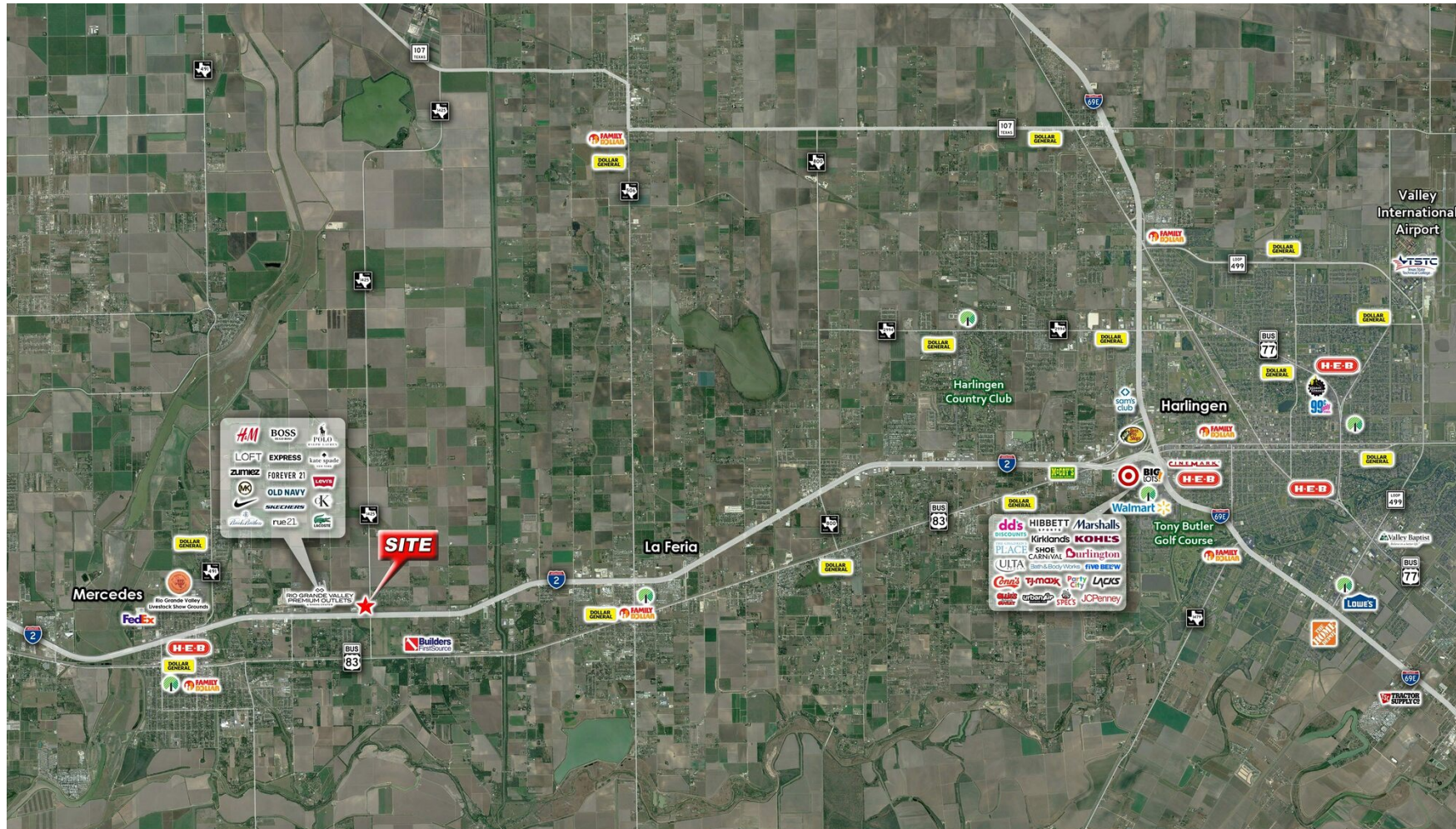


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AERIAL MAP

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DEMOGRAPHICS

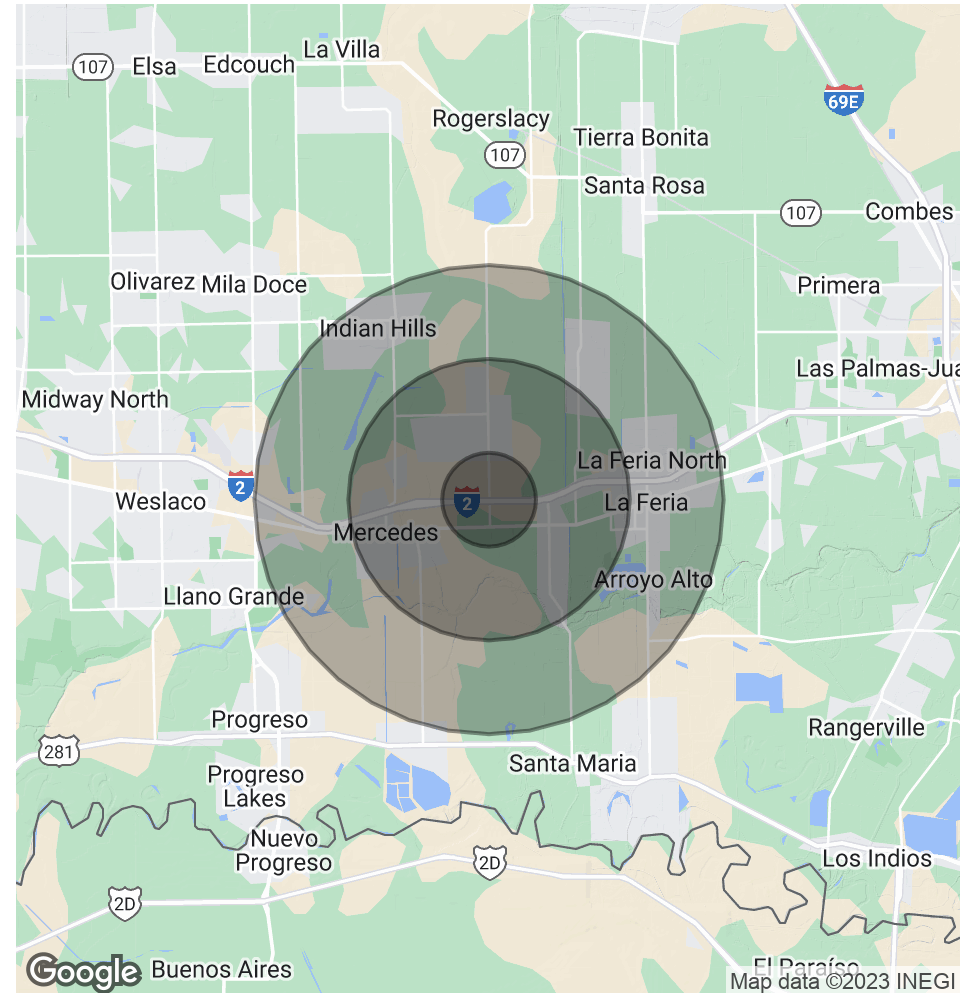
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,954	16,195	30,483
Average Age	29	30.5	33.2
Average Age (Male)	24.4	29	32.7
Average Age (Female)	38.3	32.5	34.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	458	4,972	10,646
# of Persons per HH	4.3	3.3	2.9
Average HH Income	\$66,648	\$45,619	\$46,348
Average House Value	\$322,036	\$123,801	\$144,414

* Demographic data derived from 2020 ACS - US Census



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