

# FORMER QSR LOCATION - MCALLEN, TX

1300 E. JACKSON AVENUE

McAllen, TX 78503



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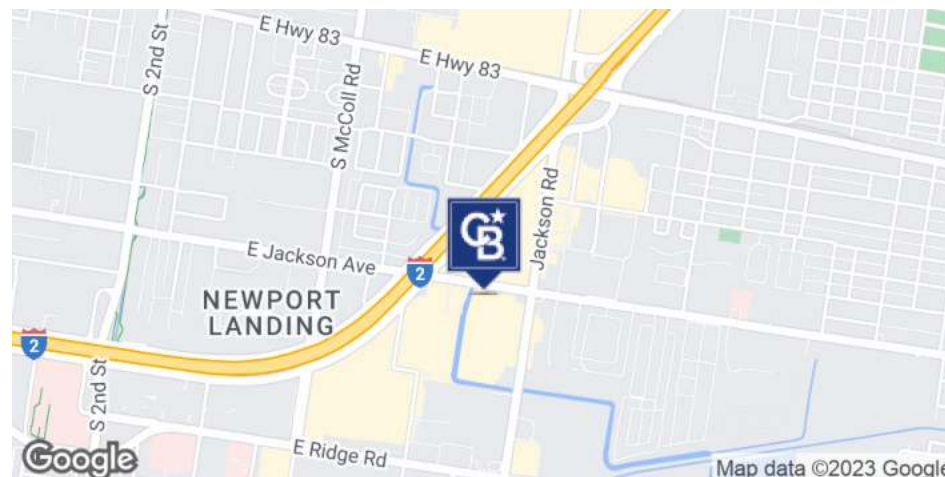


**COLDWELL BANKER  
COMMERCIAL**  
RIO  
GRANDE VALLEY

# PROPERTY SUMMARY

**1300 E. JACKSON AVENUE**

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## PROPERTY DESCRIPTION

This freestanding 2nd generation restaurant with drive thru is located on a high traffic corridor making it easily visible and accessible. The site has proximity to major medical facilities, major thoroughfares and other prominent national retailers and shadow anchors Sam's Club.

## PROPERTY HIGHLIGHTS

- Freestanding
- Proximity to major arterial roads
- Excellent visibility on Jackson Avenue
- Sam's Club shadow anchored

## OFFERING SUMMARY

|                |             |
|----------------|-------------|
| Sale Price:    | \$2,550,000 |
| Building Size: | 3,528 SF    |
| Zoning:        | C-3         |
| Lot Size:      | 40,026 SF   |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 3,303    | 33,075   | 77,847   |
| Total Population  | 7,642    | 84,661   | 220,883  |
| Average HH Income | \$45,097 | \$43,940 | \$52,700 |

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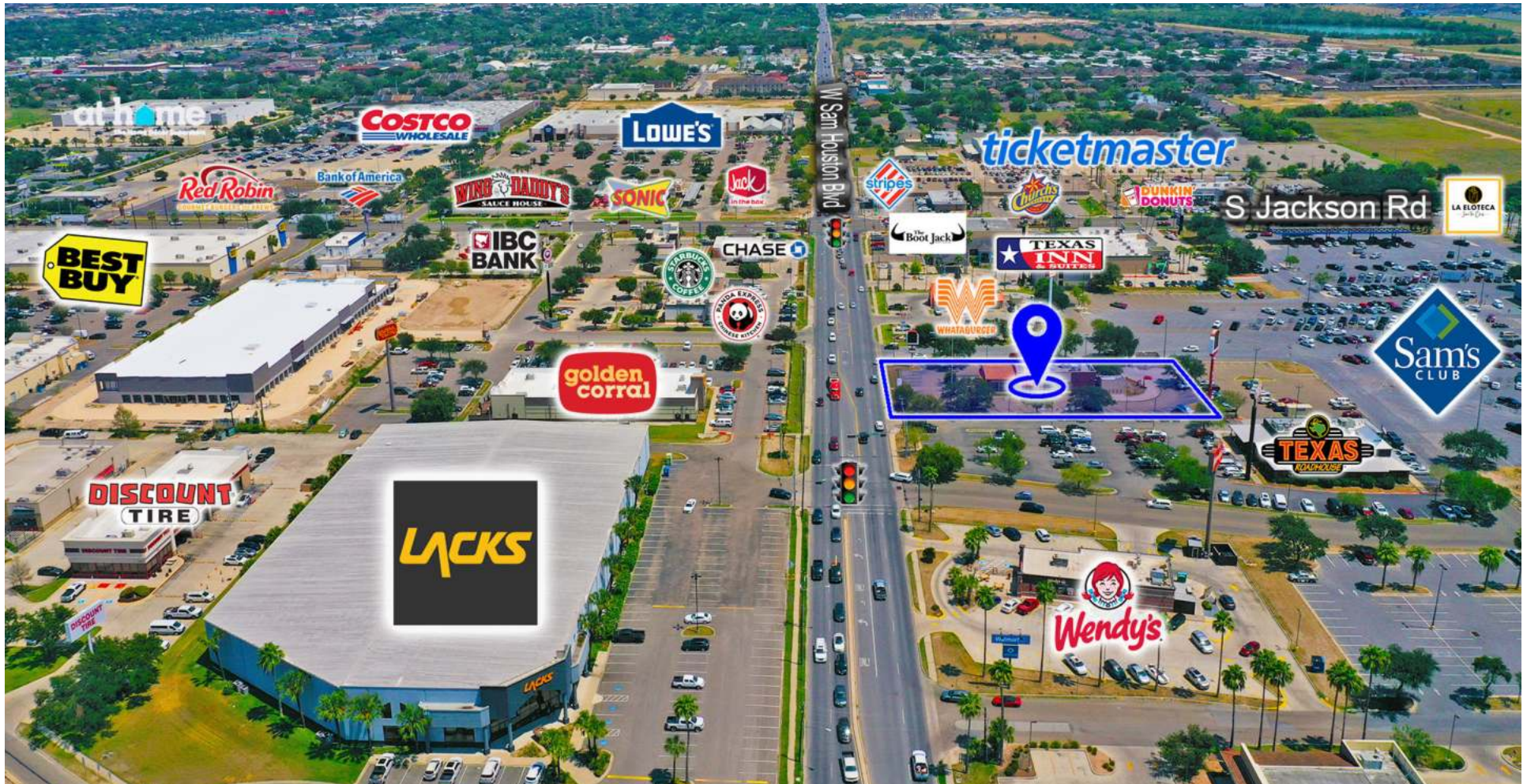


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# AERIAL MAP

1300 E. JACKSON AVENUE

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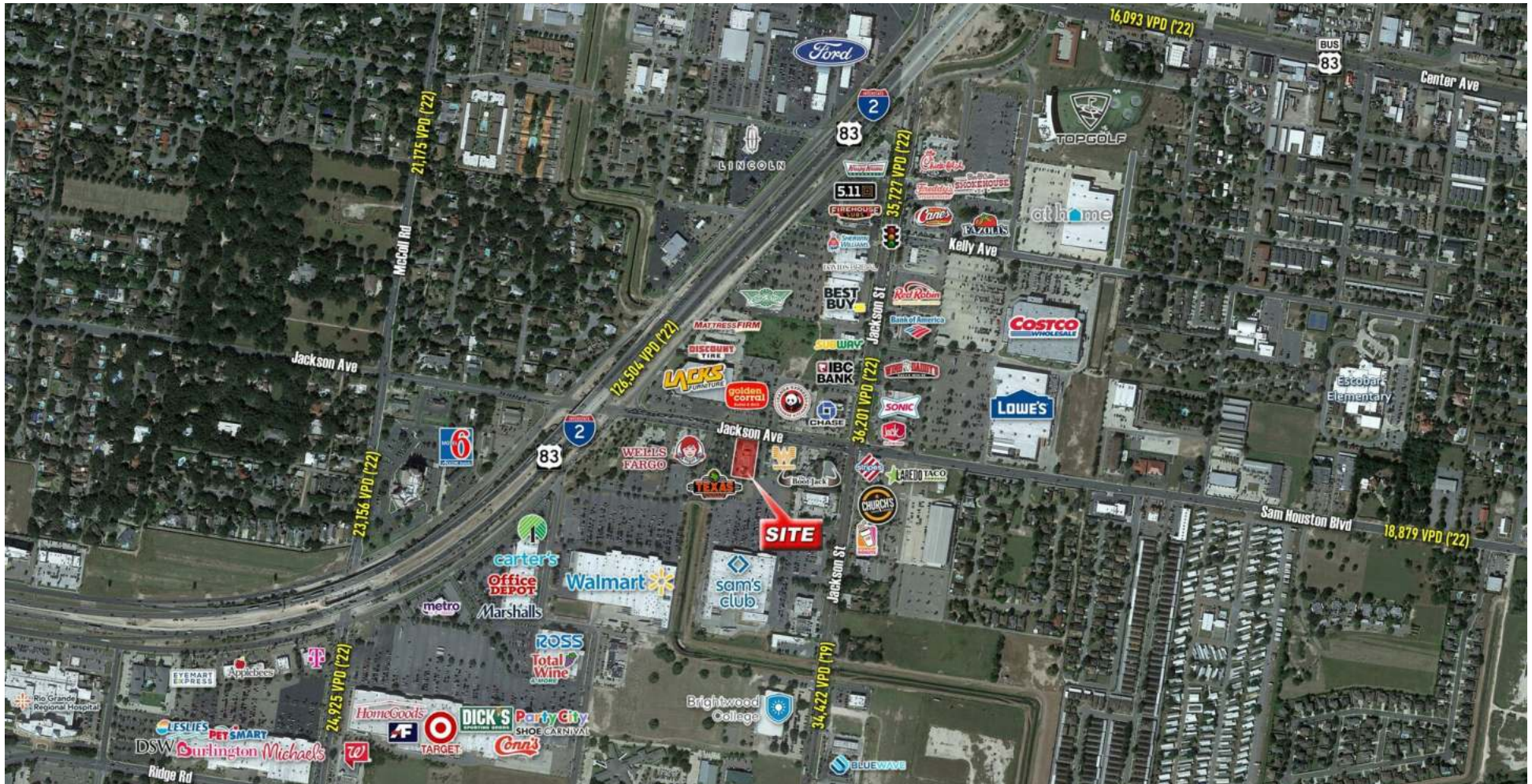


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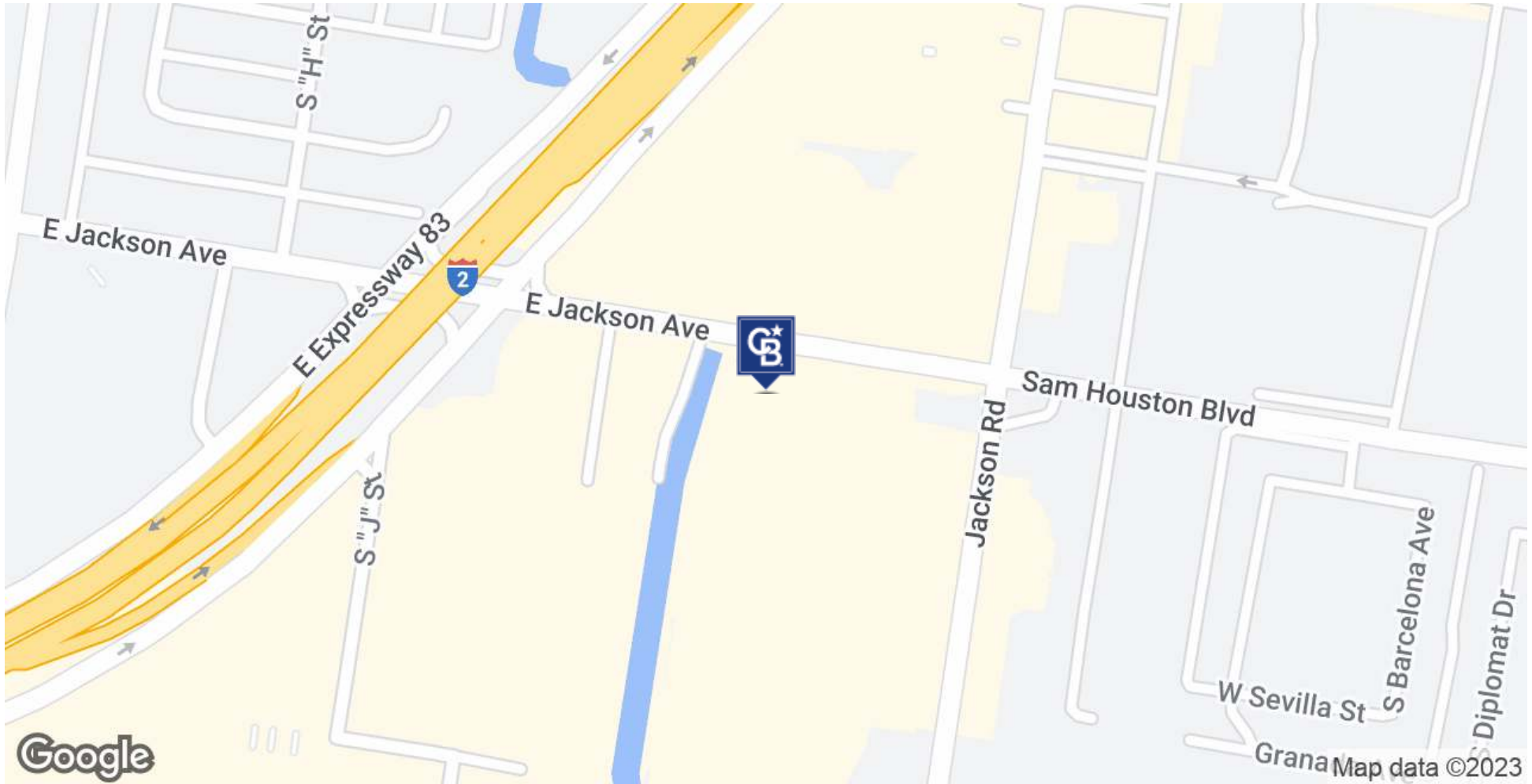
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# DEMOGRAPHICS

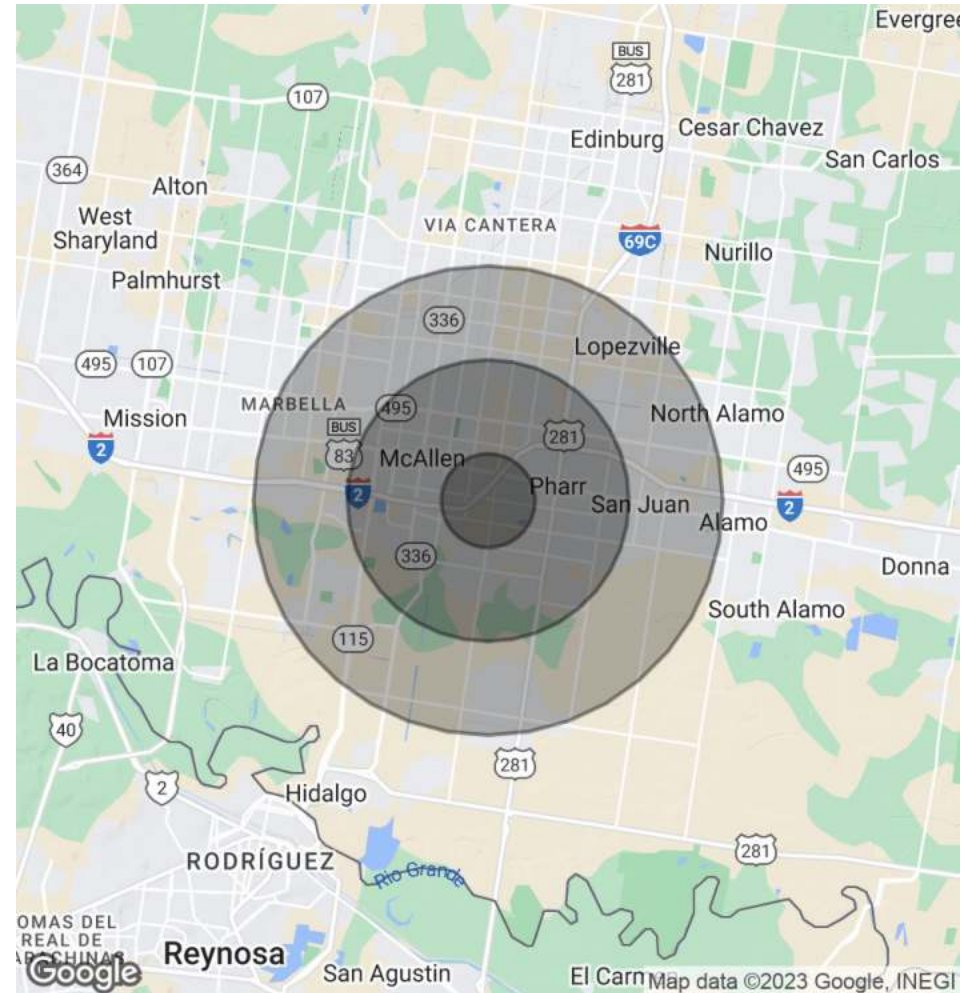
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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 7,642  | 84,661  | 220,883 |
| Average Age          | 33.1   | 34.5    | 32.6    |
| Average Age (Male)   | 27.1   | 32.1    | 30.5    |
| Average Age (Female) | 35.1   | 36.9    | 35      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,303     | 33,075    | 77,847    |
| # of Persons per HH | 2.3       | 2.6       | 2.8       |
| Average HH Income   | \$45,097  | \$43,940  | \$52,700  |
| Average House Value | \$199,666 | \$103,610 | \$112,420 |

\* Demographic data derived from 2020 ACS - US Census



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