



**COLDWELL  
BANKER  
COMMERCIAL**

RIO GRANDE VALLEY

## TEXAS NATIONAL BANK



### Land

Daniel Galvan, SIOR, CCIM  
956 451 2983  
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Michael Pacheco  
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# FOR SALE

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**COLDWELL BANKER COMMERCIAL**  
RIO GRANDE VALLEY  
508 E Dove Ave, McAllen, TX 78504  
956.631.1322



## TEXAS NATIONAL BANK

W. I-2 Frontage Road , San Juan, TX 78589

SALE



### OFFERING SUMMARY

Lot 2:	1.29 AC
Sale Price:	\$18/SF
Lot 4:	0.91 AC
Sale Price:	\$18/SF
Lot 5:	3.01 AC ( All or Part)
Sale Price:	\$14-18 per SF
Zoning:	Commercial
Submarket:	San Juan
Market:	Rio Grande Valley

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### PROPERTY OVERVIEW

Multiple pad sites available adjacent to Texas National Bank, beside the future Bluewave Carwash. Ideal from a logistics point of view being down the street from the signal-controlled intersection of N Veterans Blvd. and Interstate 2 frontage. Pad sites are cadi corner to HEB Plus and surrounded by attractions including; CarMax, Burger King, Taco Palenque, Wing Barn, Lexus, Jack in the Box and many more.

### PROPERTY HIGHLIGHTS

- Adjacent to Texas National Bank
- Excellent Proximity to Major Retail, Hotels, and Entertainment
- High Traffic Location
- Corner of Veterans and Interstate 2
- Cadi- Corner to H-E-B Plus

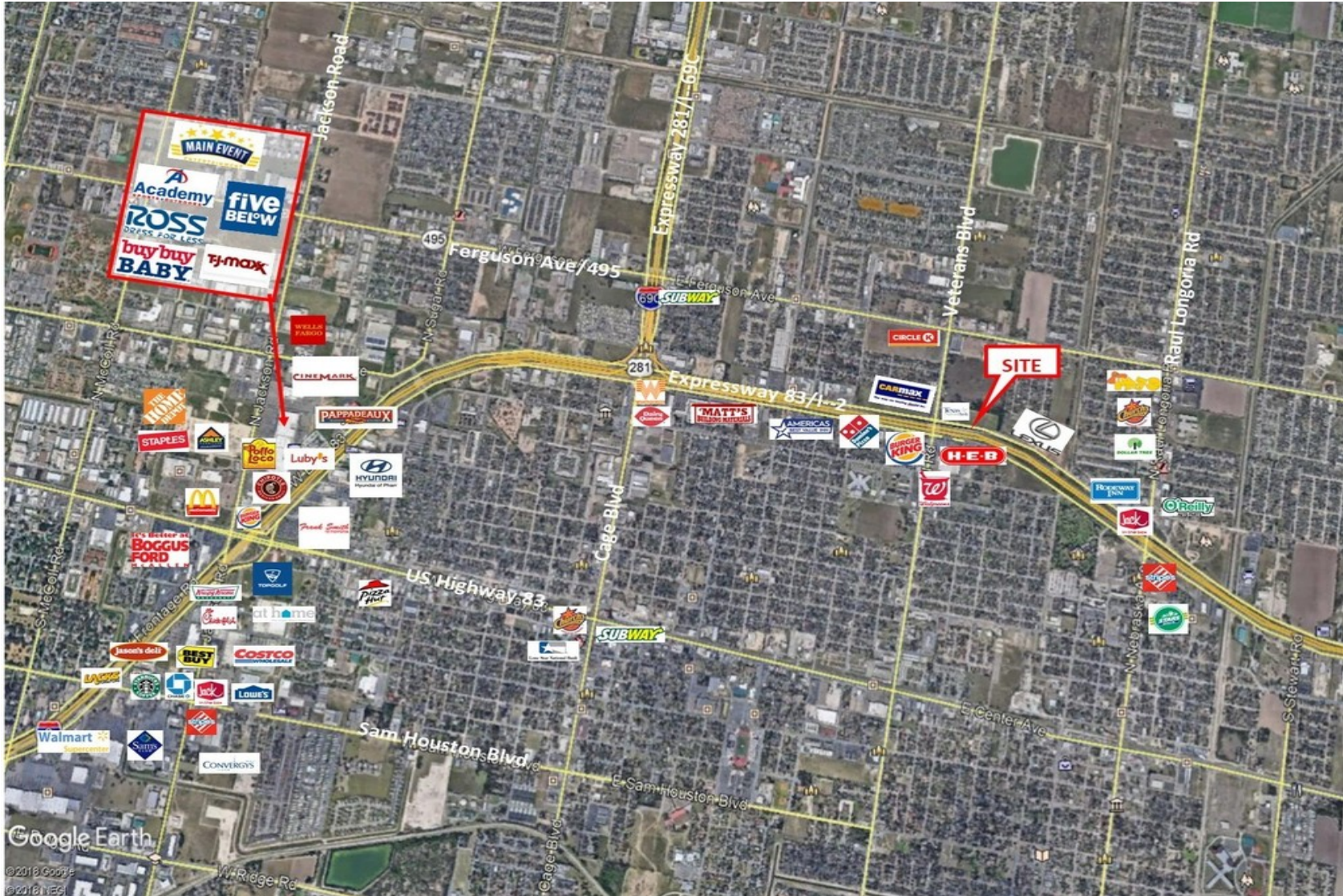




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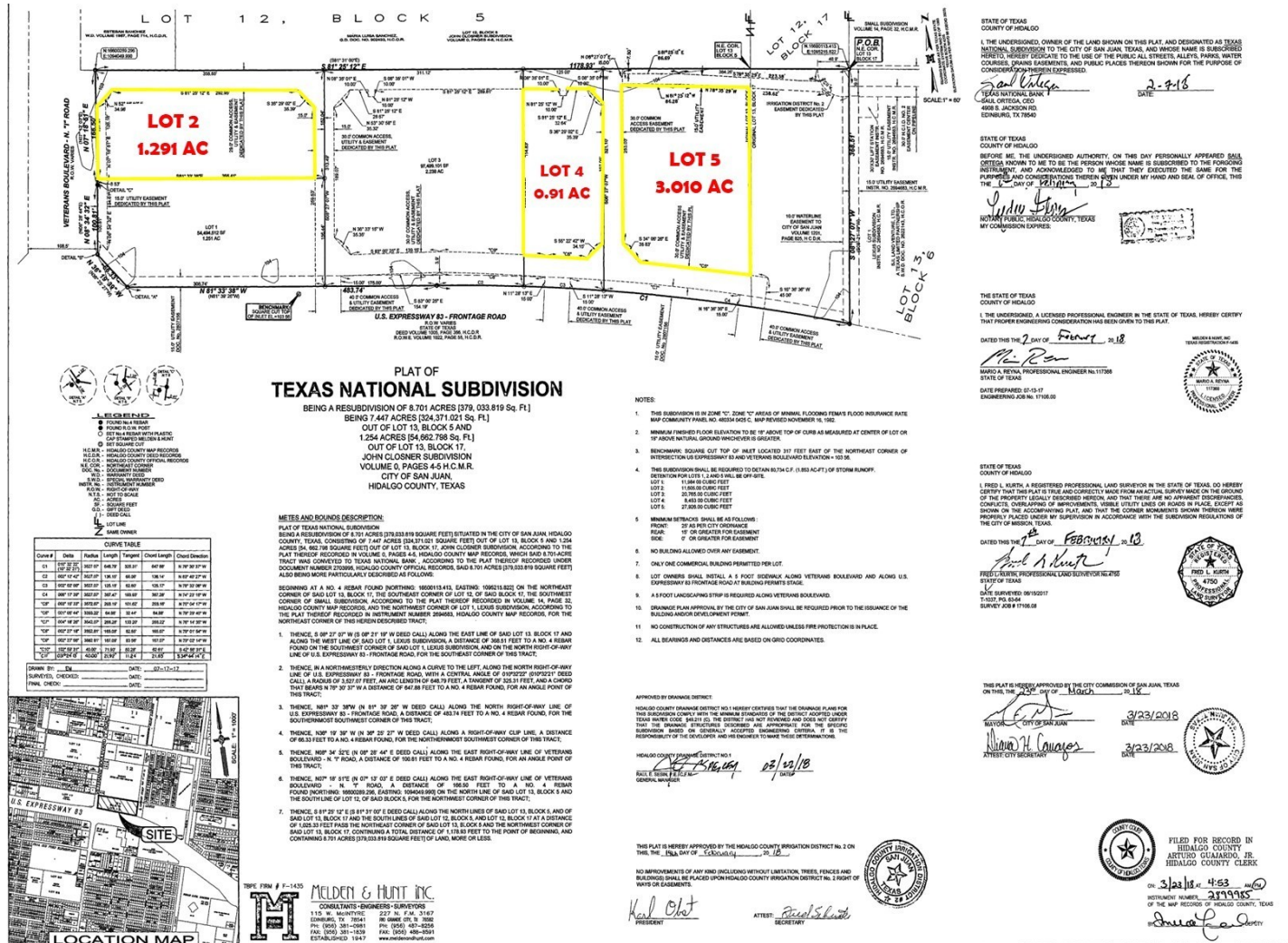




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# OF LOTS - 3

TOTAL LOT SIZE 0.91 - 3.01 ACRES

TOTAL LOT PRICE \$18/SF

STATUS	LOT #	ADDRESS	SIZE	ZONING
Available	Lot 2	1400 N. Veterans	1.29 Acres	Commercial
Available	Lot 4	814 N. Interstate 2	0.91 Acres	Commercial
Available	Lot 5	806 W. IH 2	3.01 Acres	Commercial

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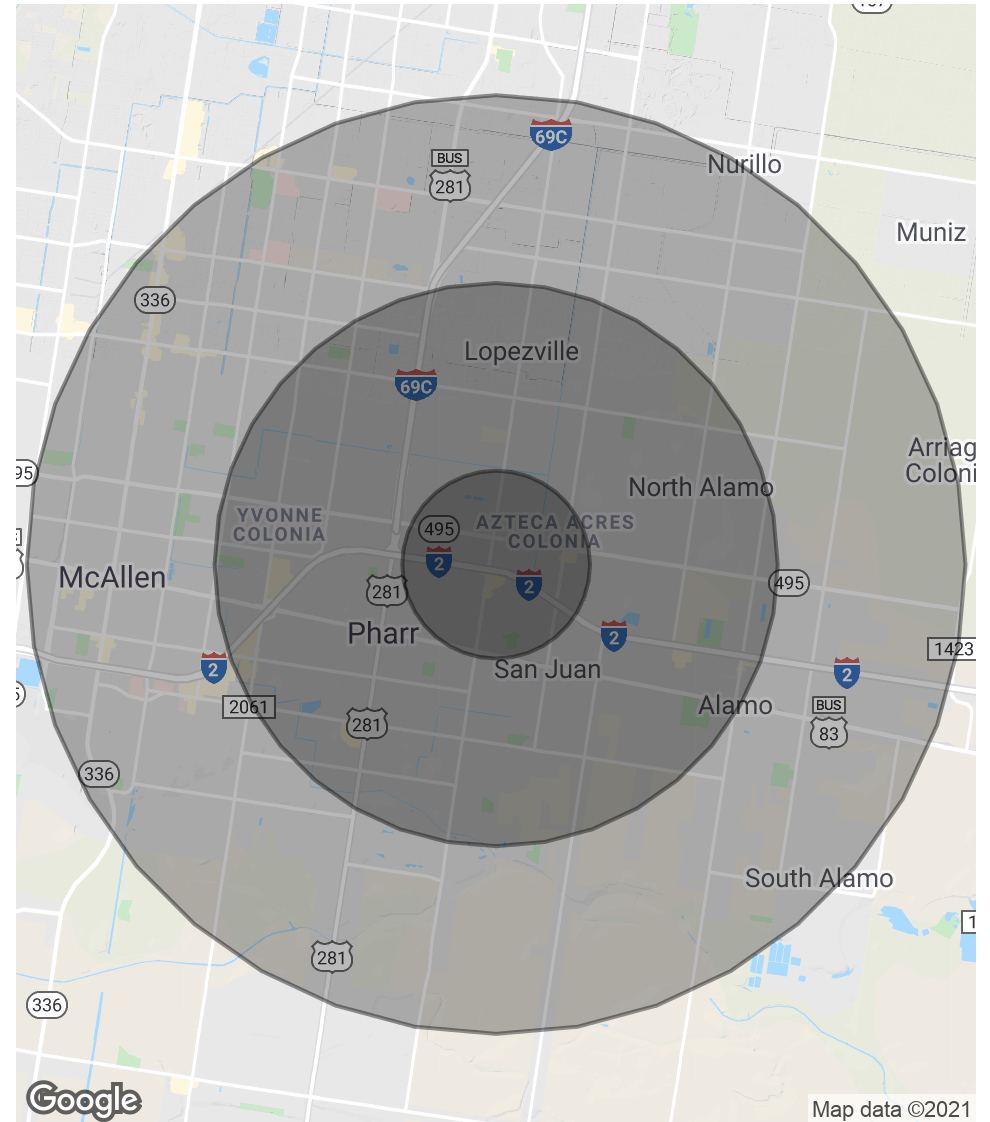
## TEXAS NATIONAL BANK

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,261	82,494	175,222
Average age	27.9	28.6	29.8
Average age (Male)	26.7	26.8	28.0
Average age (Female)	29.5	30.5	31.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,542	22,921	51,545
# of persons per HH	3.7	3.6	3.4
Average HH income	\$36,572	\$40,681	\$49,324
Average house value	\$75,388	\$78,691	\$98,852

\* Demographic data derived from 2010 US Census



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