

EDINBURG, TX DEVELOPMENT LAND

FOR SALE



SALE PRICE

\$425,000

Rodolfo Guerra

956 309 5002

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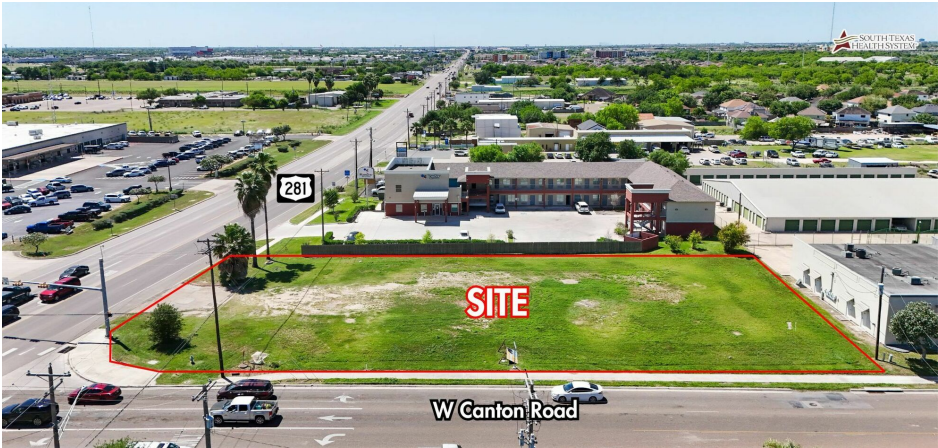
COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

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PROPERTY OVERVIEW

2721 S BUSINESS HIGHWAY 281

Edinburg, TX 78539



OFFERING SUMMARY

Sale Price:	\$425,000
Lot Size:	0.6 Acres
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Edinburg
	+/- 16,285(19) Canton Road
VPD:	+/-14,537(22) Business 281

PROPERTY OVERVIEW

Located on a prominent corner lot along the bustling Business Highway 281 in Edinburg, TX, this property presents an exceptional opportunity for businesses in search of premium exposure within a highly sought-after retail locale. With unmatched visibility and accessibility, this prime location provides an ideal backdrop for retailers aiming to thrive in a vibrant commercial atmosphere.

PROPERTY HIGHLIGHTS

- Hard Corner Lot
- Proximity to Shopping and Dining
- Excellent Visibility on Business Highway 281
- Heavy Traffic Location

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AERIAL 1

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AERIAL 2

2721 S BUSINESS HIGHWAY 281

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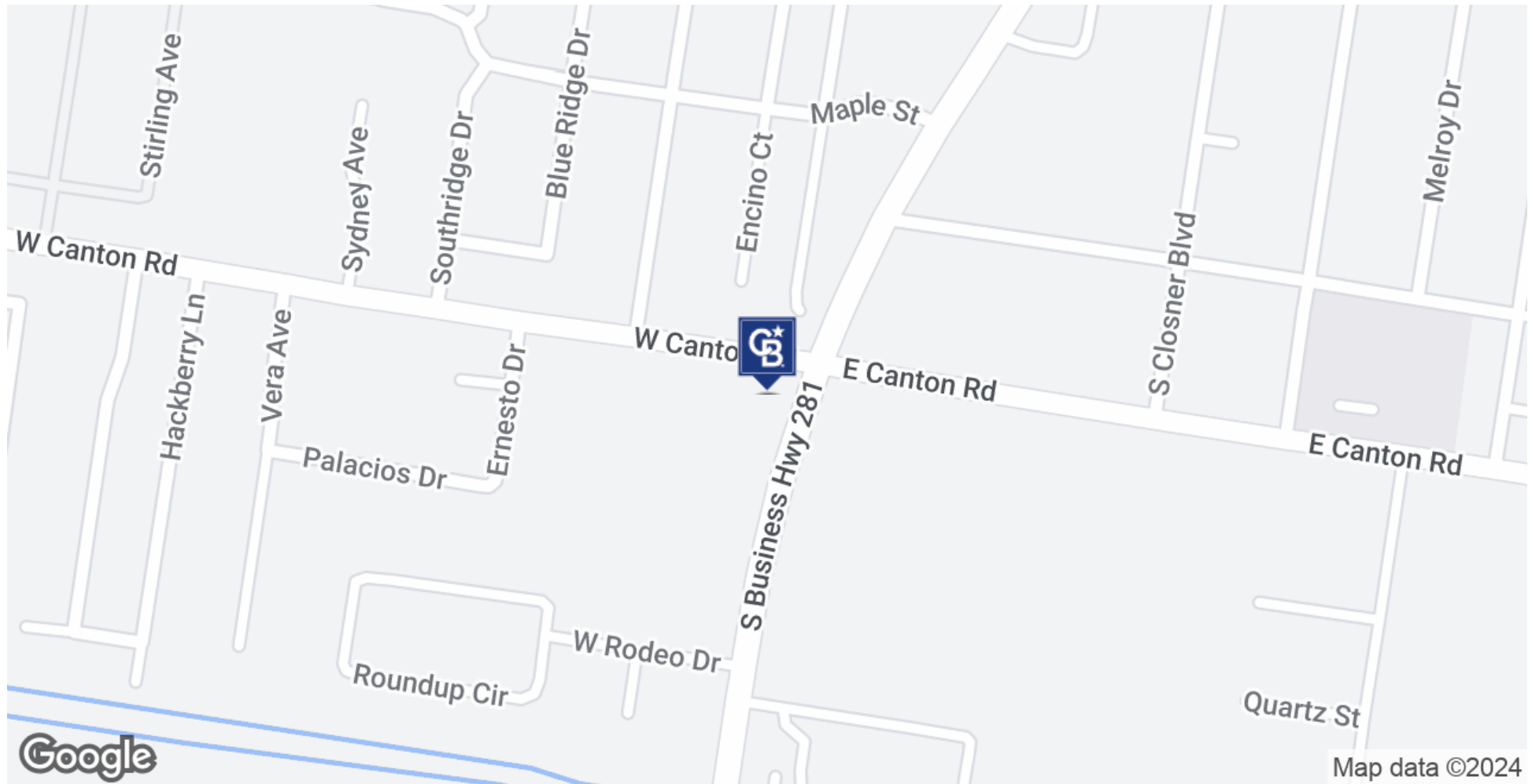


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MAP LOCATION

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DEMOGRAPHICS

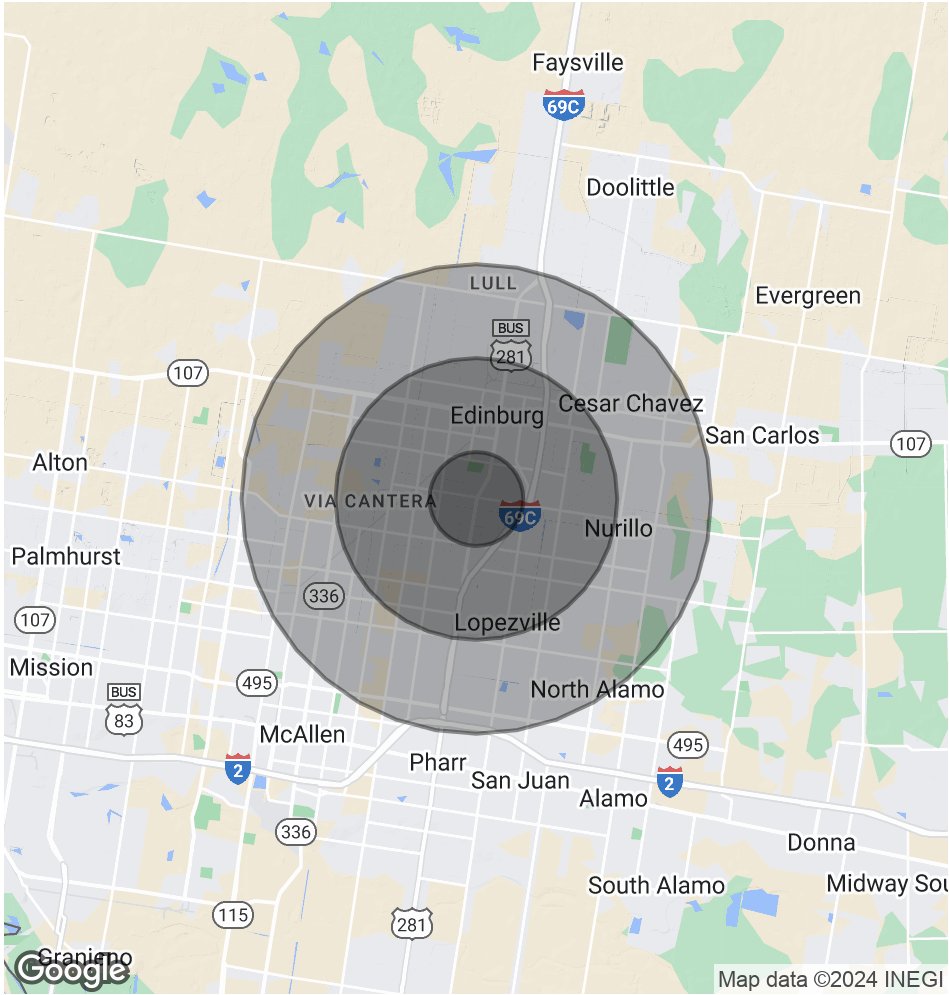
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,243	77,910	201,239
Average Age	36.2	30.8	30.6
Average Age (Male)	33.8	29.5	29.1
Average Age (Female)	39.5	33.4	32.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,433	27,538	69,496
# of Persons per HH	3	2.8	2.9
Average HH Income	\$82,508	\$67,884	\$64,370
Average House Value	\$158,397	\$130,758	\$130,986

* Demographic data derived from 2020 ACS - US Census



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