

# RETAIL PAD SITE OPPORTUNITY - DONNA, TX

NEC INTERSTATE 2 & MAIN STREET

Donna, TX 78537



SALE PRICE

\$1,499,000

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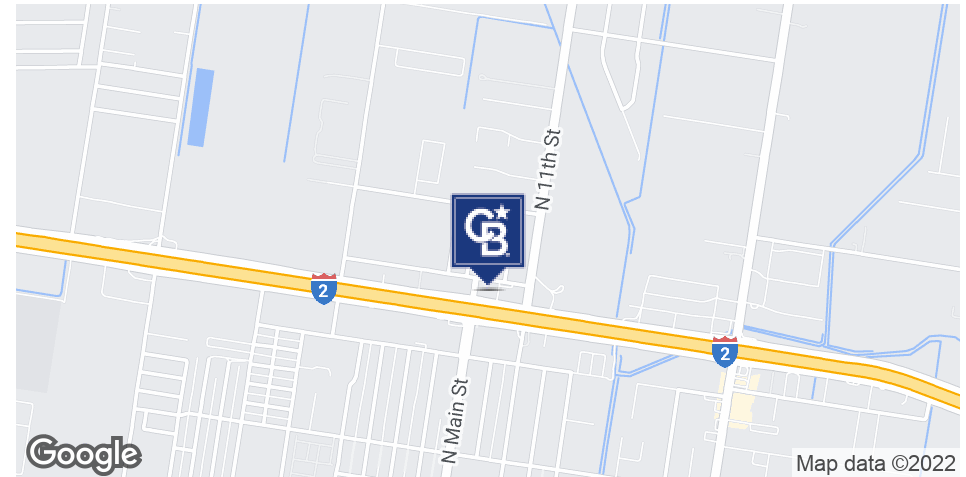
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GRANDE VALLEY

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## PROPERTY DESCRIPTION

Retail Pad Site opportunity on Interstate 2. Property benefits from direct access on and off IH2 at Main St in Donna. High traffic counts and strong retail synergy make this site ideal for single tenant retail use: QSR, Large Format Restaurant, Bank, and C-store with fuel.

## PROPERTY HIGHLIGHTS

- Excellent Visibility
- Expressway Frontage
- Corner Lot
- Signalized Intersection

## OFFERING SUMMARY

Sale Price:	\$1,499,000
Lot Size:	1.681 Acres
Market:	Rio Grande Valley
Submarket:	Donna

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,521	26,979	86,484
Total Population	4,983	97,768	318,204
Average HH Income	\$33,334	\$39,788	\$40,449

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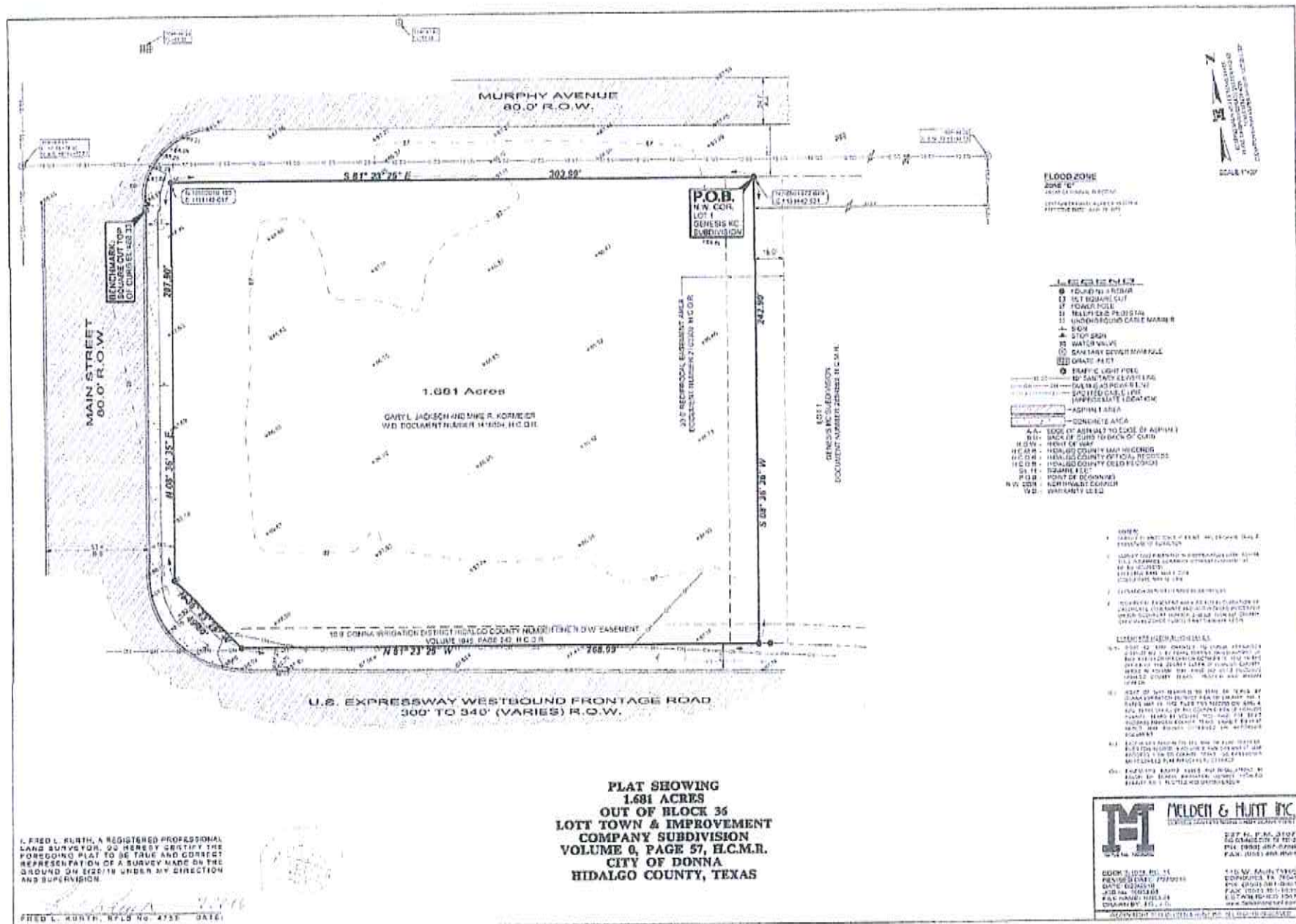
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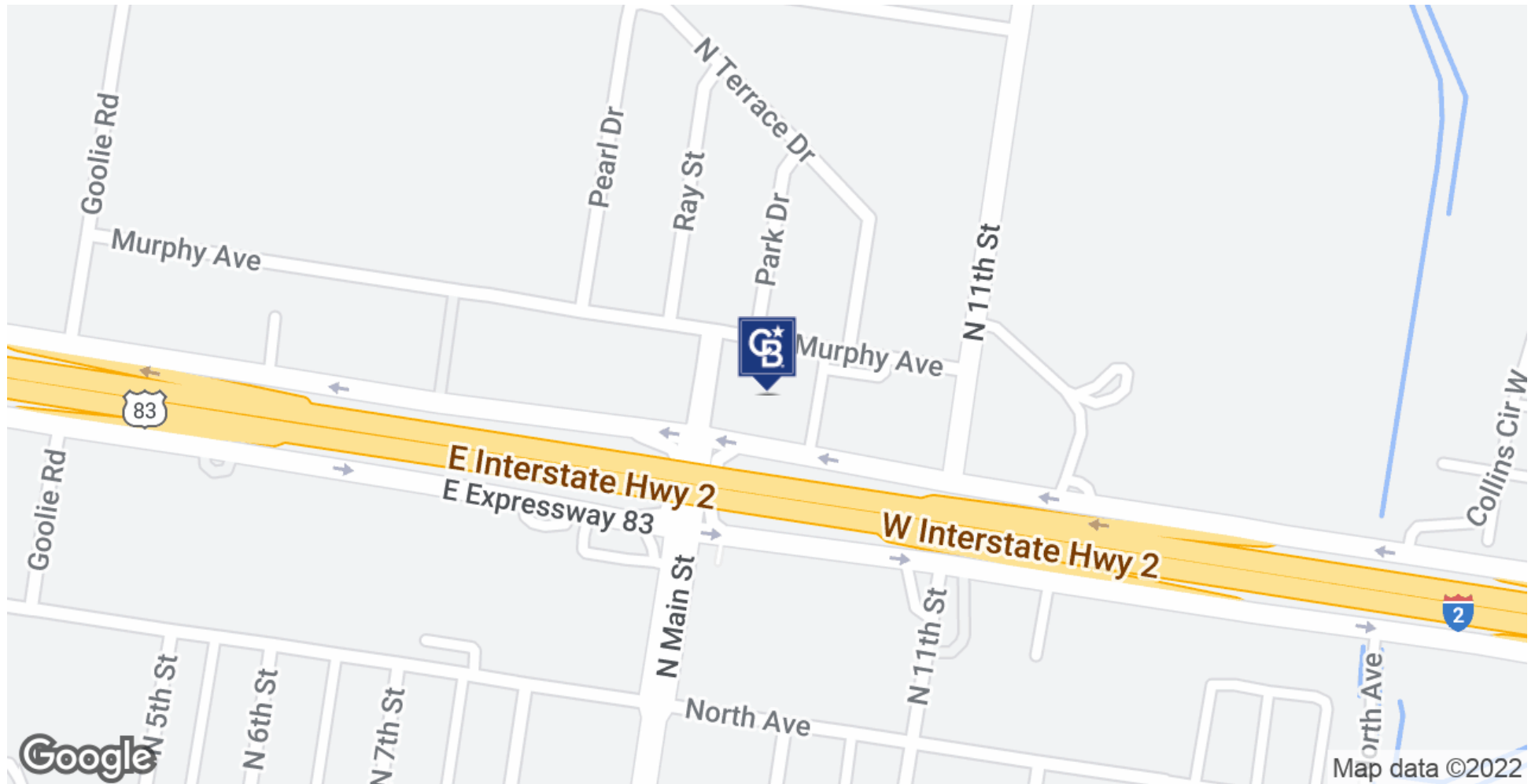




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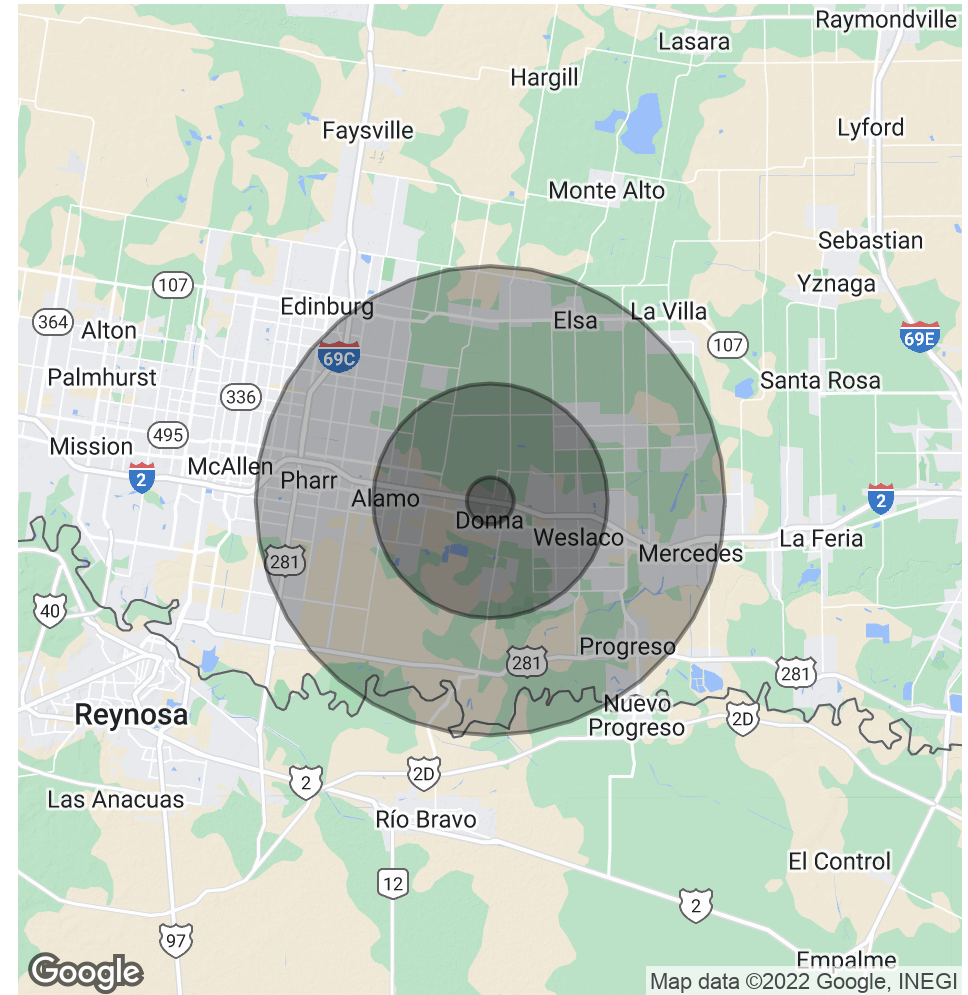
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,983	97,768	318,204
Average Age	32.9	29.4	28.4
Average Age (Male)	33.4	28.5	27.2
Average Age (Female)	32.6	29.8	29.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,521	26,979	86,484
# of Persons per HH	3.3	3.6	3.7
Average HH Income	\$33,334	\$39,788	\$40,449
Average House Value		\$73,258	\$79,832

\* Demographic data derived from 2020 ACS - US Census



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