

CITY CENTER DEVELOPMENT

SOUTH MCCOLL ROAD

Edinburg, TX 78539



Michael Pacheco

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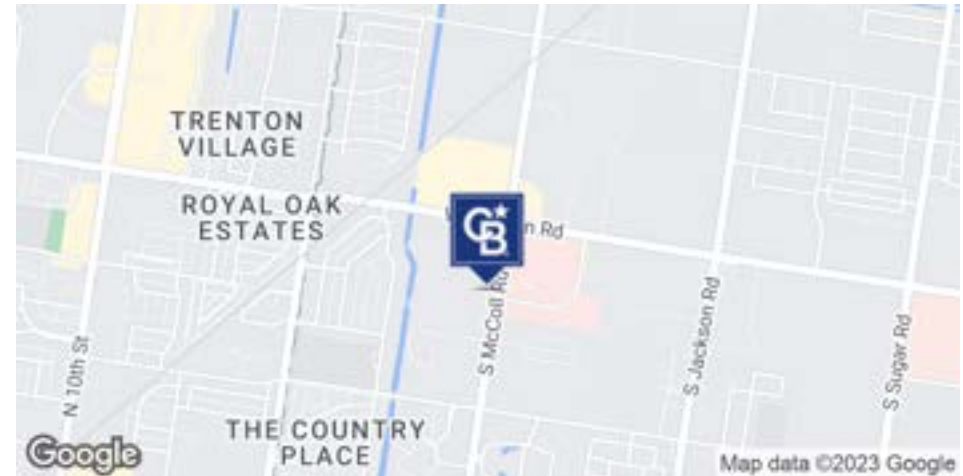
**COLDWELL BANKER
COMMERCIAL**

RIO
GRANDE VALLEY

PROPERTY SUMMARY

SOUTH MCCOLL ROAD

Edinburg, TX 78539



OFFERING SUMMARY

| | |
|----------------------|-------------------|
| Sale Price: | \$25.00 PSF |
| Pad Sites Available: | 7 |
| Submarket: | Rio Grande Valley |
| Market: | Edinburg |
| Zoning: | CO |
| Market: | Rio Grande Valley |
| Submarket: | Edinburg |

PROPERTY OVERVIEW

Coldwell Banker Commercial Rio Grande Valley is proud to present the sell of 7 pad sites strategically positioned in a prime location, offering outstanding accessibility and visibility. Conveniently located near a Walmart Supercenter benefiting from the substantial foot traffic generated. Situated in proximity to Edinburg's medical corridor and major healthcare facilities, ensuring a consistent flow of visitors. This makes for an appealing destination for businesses spanning across different industries. Given Edinburg's ongoing expansion and progress, these pad sites have the potential for long-term value appreciation.

PROPERTY HIGHLIGHTS

- Prime Location
- Excellent Accessibility
- Proximity to Shopping and Dining
- High Traffic Location

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AERIAL

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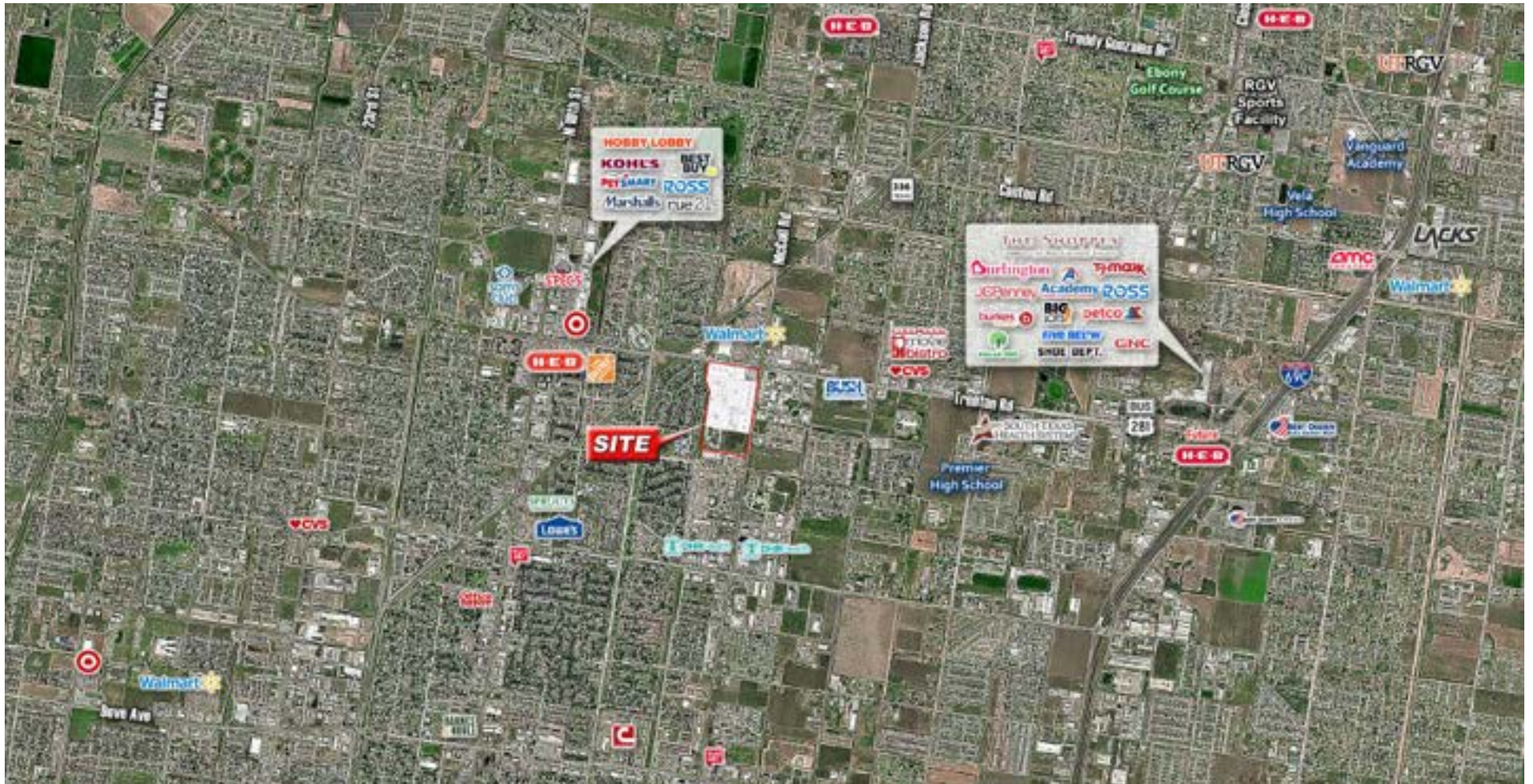
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SITE PLAN

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SITE PLAN ABOVE IS CONCEPTUAL AND SUBJECT TO CHANGE

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PAD SITES

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| STATUS | LOT # | ADDRESS | SUB-TYPE | SIZE | PRICE |
|-----------|--------|-------------------|------------|-------------|----------|
| Available | Pad 7 | South McColl Road | Retail-Pad | 1.136 Acres | \$25 PSF |
| Available | Pad 8 | South McColl Road | Retail-Pad | 1.033 Acres | \$25 PSF |
| Available | Pad 9 | South McColl Road | Retail-Pad | 0.895 Acres | \$25 PSF |
| Available | Pad 10 | South McColl Road | Retail-Pad | 1.013 Acres | \$25 PSF |
| Available | Pad 11 | South McColl Road | Retail-Pad | 1.313 Acres | \$25 PSF |
| Available | Pad 12 | South McColl Road | Retail-Pad | 1.271 Acres | \$25 PSF |
| Available | Pad 13 | South McColl Road | Retail-Pad | 1.275 Acres | \$25 PSF |

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DEMOGRAPHICS

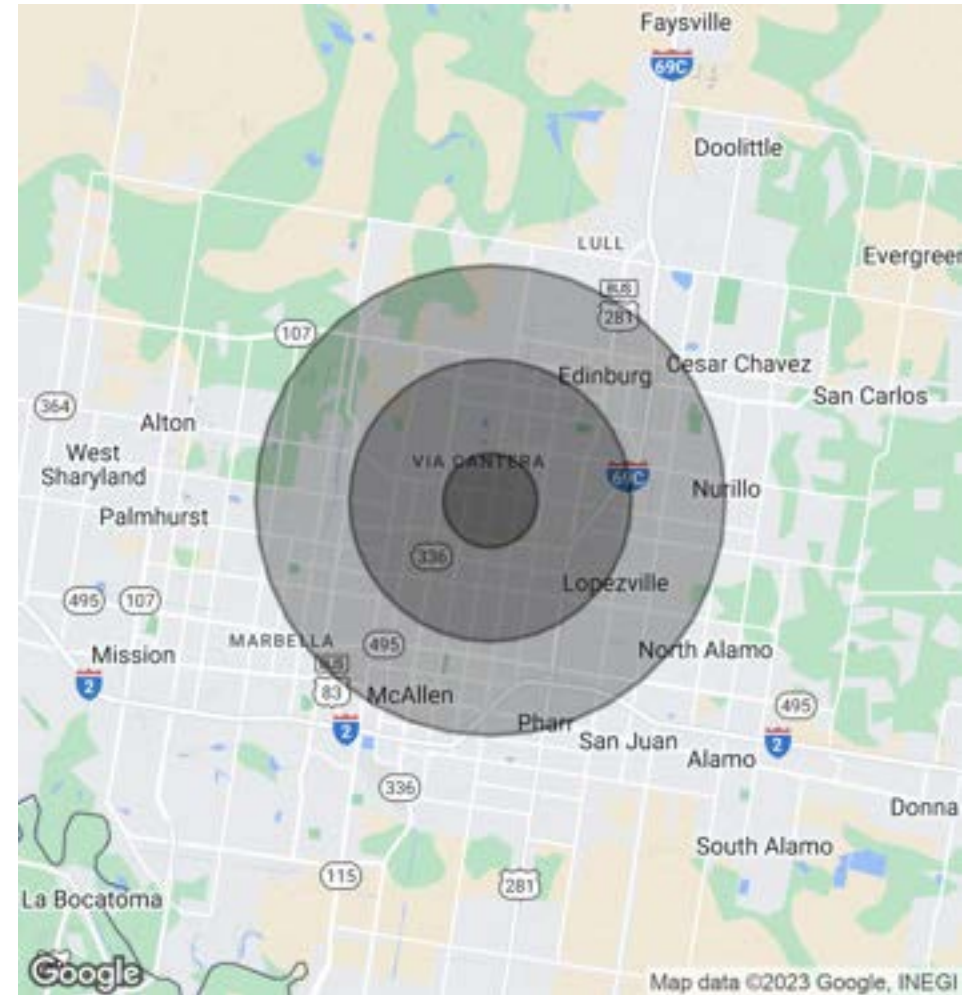
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 5,108 | 85,039 | 215,607 |
| Average Age | 34.5 | 32.9 | 30.9 |
| Average Age (Male) | 30.3 | 30.4 | 29.1 |
| Average Age (Female) | 42.9 | 36.1 | 33.2 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,719 | 31,901 | 74,619 |
| # of Persons per HH | 3 | 2.7 | 2.9 |
| Average HH Income | \$119,067 | \$73,881 | \$65,117 |
| Average House Value | \$233,409 | \$151,179 | \$130,086 |

* Demographic data derived from 2020 ACS - US Census



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