

# INTERNATIONAL BOULEVARD - PAD SITE

910 MONTERREY STREET

Hidalgo, TX 78540



Signalized Intersection  
All or Part  
Hard Corner Location

**Daniel Galvan, SIOR, CCIM**  
956 451 2983  
dgalvan@cbcworldwide.com



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RIO GRANDE VALLEY

# PROPERTY OVERVIEW

**910 MONTERREY STREET**

Hidalgo, TX 78557



## OFFERING SUMMARY

Ground Lease Rate:	\$85,000 Per Pad
Proposed Lot A:	0.90 AC
Proposed Lot B:	0.86 AC
Market:	Rio Grande Valley
Submarket:	Hidalgo
Zoning:	General Commercial

## PROPERTY OVERVIEW

Located at the crossroads of the United States - Mexico Border, this unique pad site opportunity sits within walking distance of the Port of Entry. The signalized intersection is the final intersection before entering the Mexican Port of Entry and is suitable for a variety of different uses. The site is well connected with major highways and is well positioned among conforming uses. With 2,000,000 pedestrian crossings annually, this location is arguably the highest foot trafficked location in the region.

## PROPERTY HIGHLIGHTS

- 5th Busiest Port of Entry into The United States
- Walkability to The McAllen-Hidalgo International Bridge
- All or Part Available
- Annual Foot Traffic - 2 Million People

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# AERIAL

## 910 MONTERREY STREET

Street Hidalgo, TX 78557



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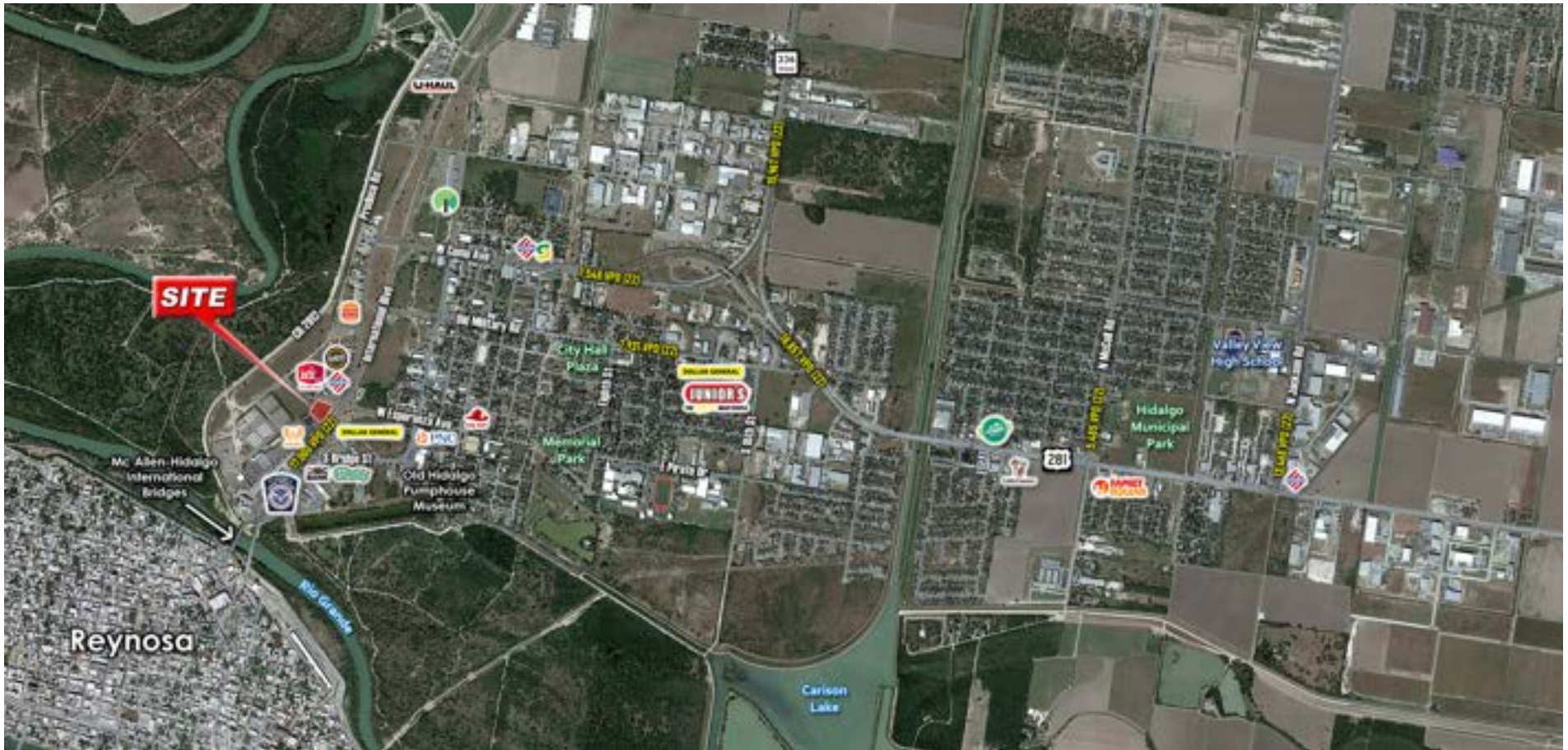
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# AERIAL MAP

910 MONTERREY STREET

Hidalgo, TX 78557



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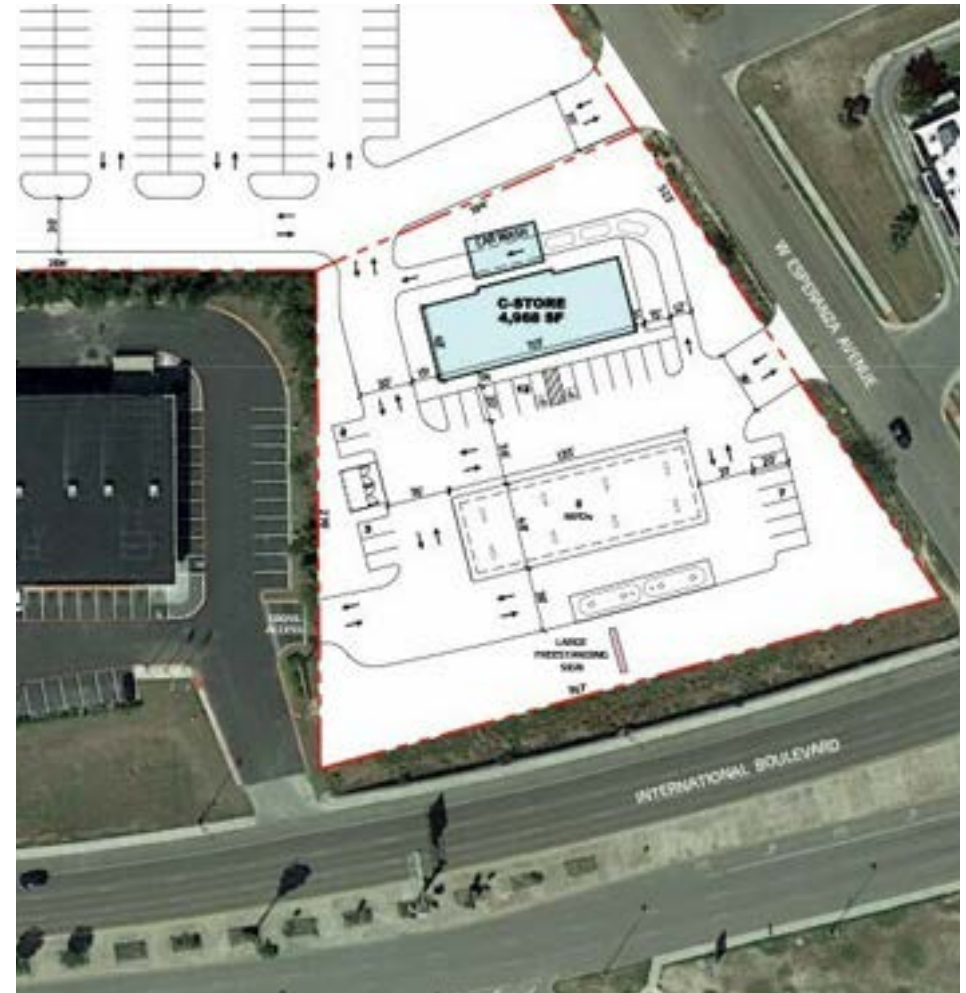
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# CONCEPTUAL SITE PLANS

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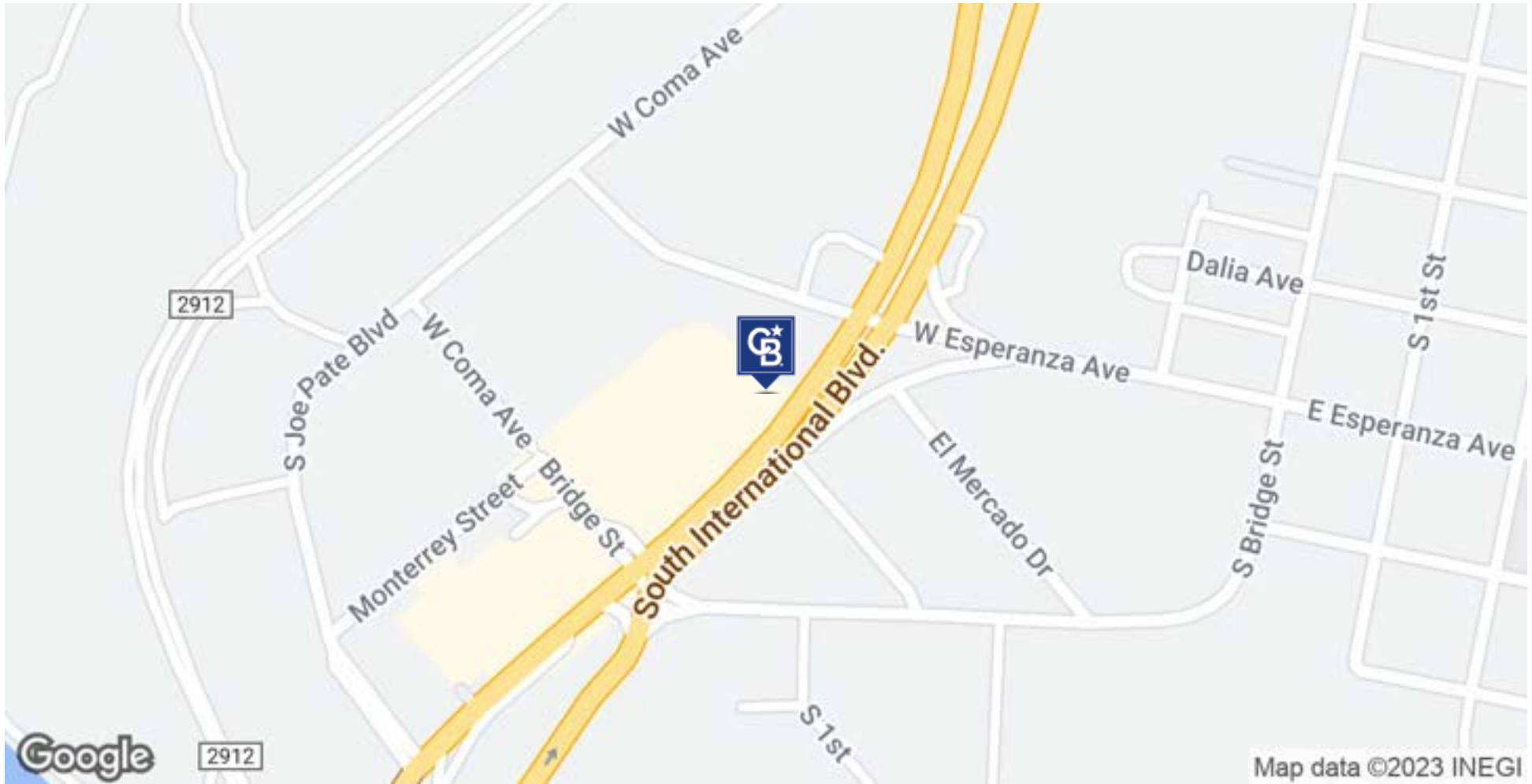


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# MAP LOCATION

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# DEMOGRAPHICS

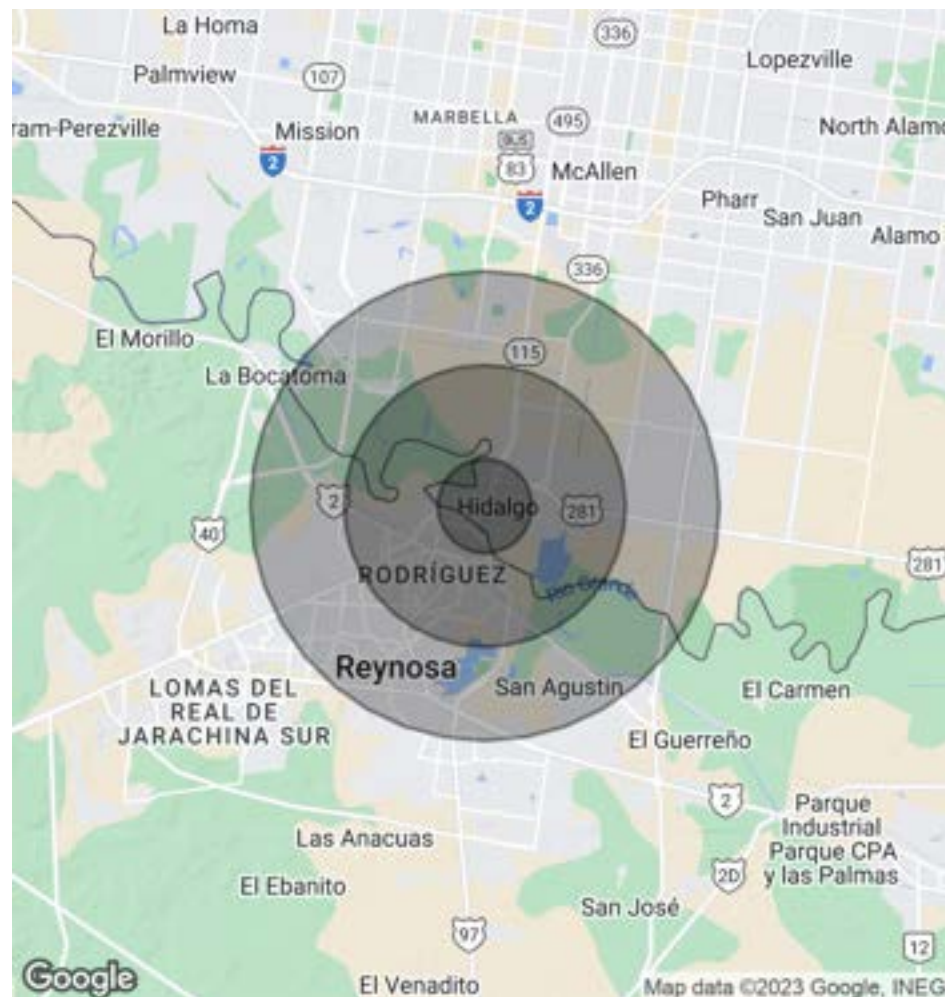
## 910 MONTERREY STREET

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,651	10,025	44,313
Average Age	28	32.4	30
Average Age (Male)	28.3	29.2	26.7
Average Age (Female)	24.2	33.4	32.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	572	3,003	12,852
# of Persons per HH	2.9	3.3	3.4
Average HH Income	\$35,048	\$46,512	\$50,141
Average House Value	\$65,676	\$108,138	\$105,651

\* Demographic data derived from 2020 ACS - US Census



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