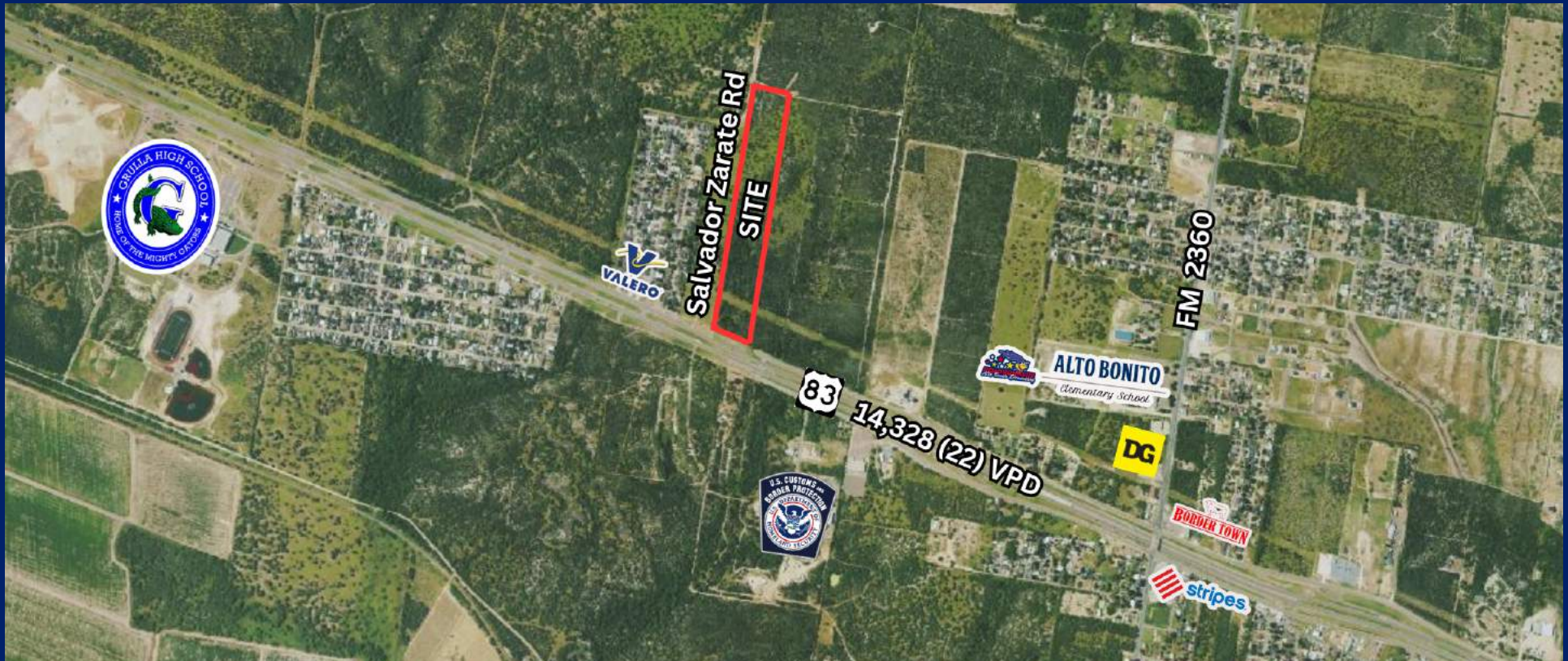


# LA GRULLA DEVELOPMENT LAND

U.S. HIGHWAY 83

La Grulla, TX 78582



Sale Price: \$950,000

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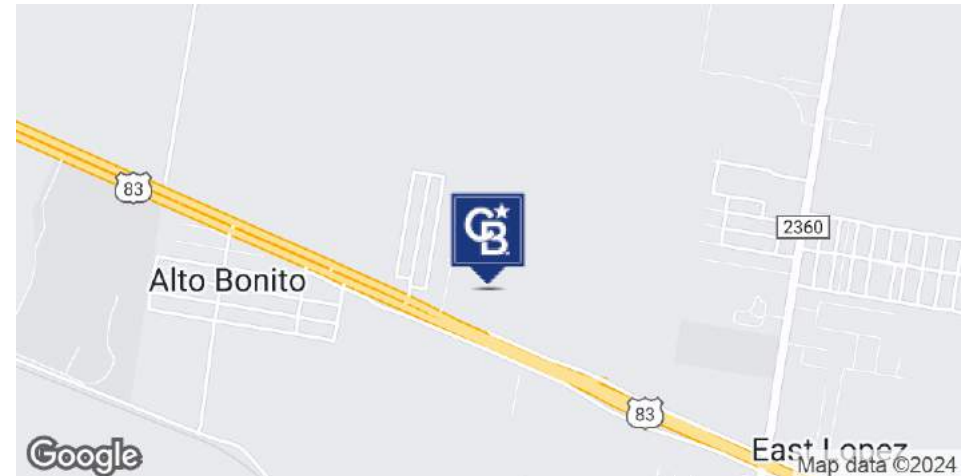


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VALLEY

# PROPERTY OVERVIEW

**U.S. HIGHWAY 83**

La Grulla , TX 78582



## OFFERING SUMMARY

Sale Price:	\$950,000
Lot Size:	19.92 Acres
Zoning:	Commercial
Submarket:	La Grulla
Market:	Rio Grande Valley
Price / Acre:	\$47,691

## PROPERTY OVERVIEW

Situated along the bustling U.S. Highway 83 in Grulla, Texas, this expansive 19.92-acre tract offers a versatile opportunity for development. With its prime location, this property is ideally suitable for single-family residences, multi-family dwellings, and commercial ventures. This property represents a unique and coveted opportunity for both investors and developers alike.

## PROPERTY HIGHLIGHTS

- Development Land
- Excellent Visibility on U.S. Highway 83
- +/- 14,328 (22) VPD

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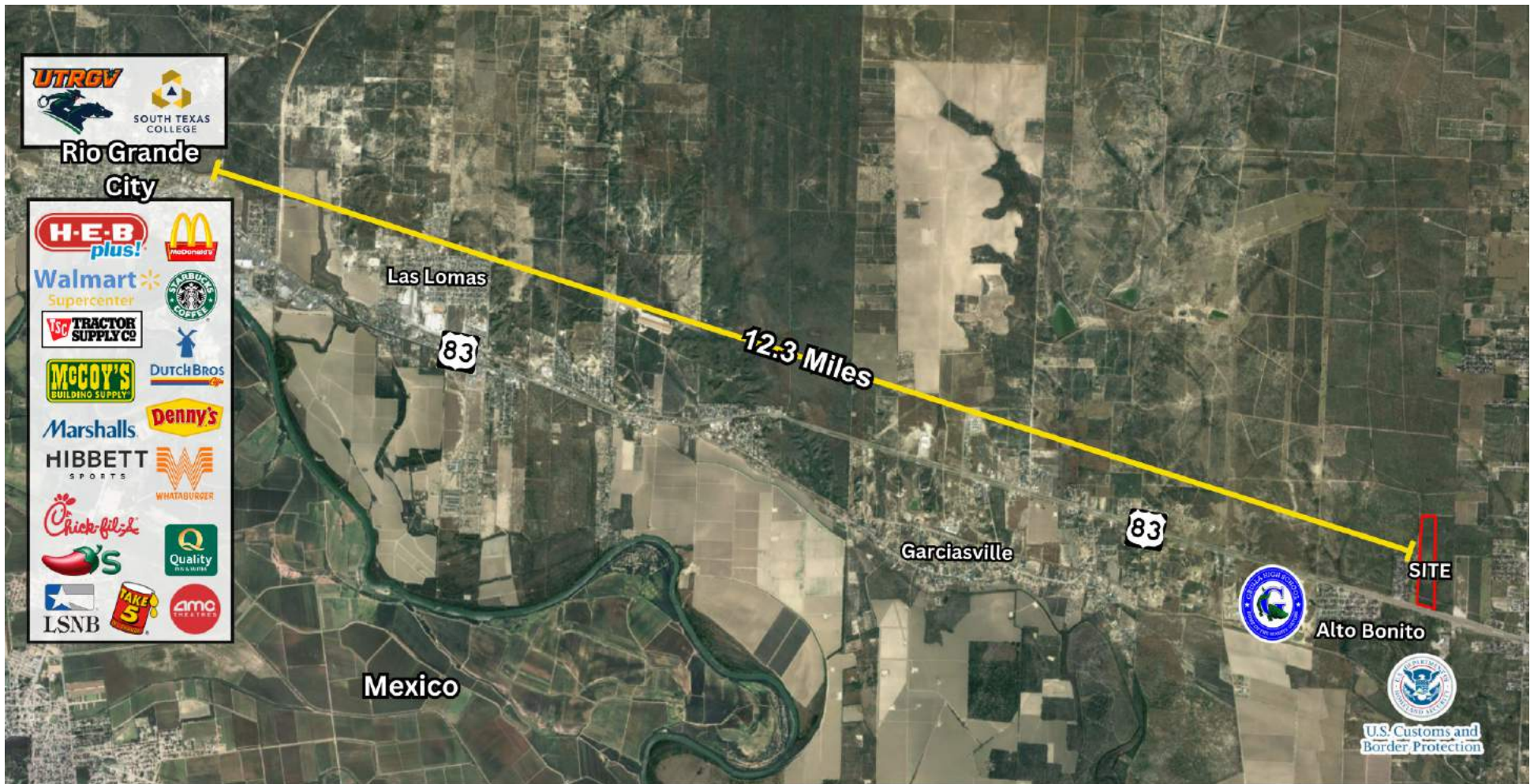


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# AERIAL

## U.S. HIGHWAY 83

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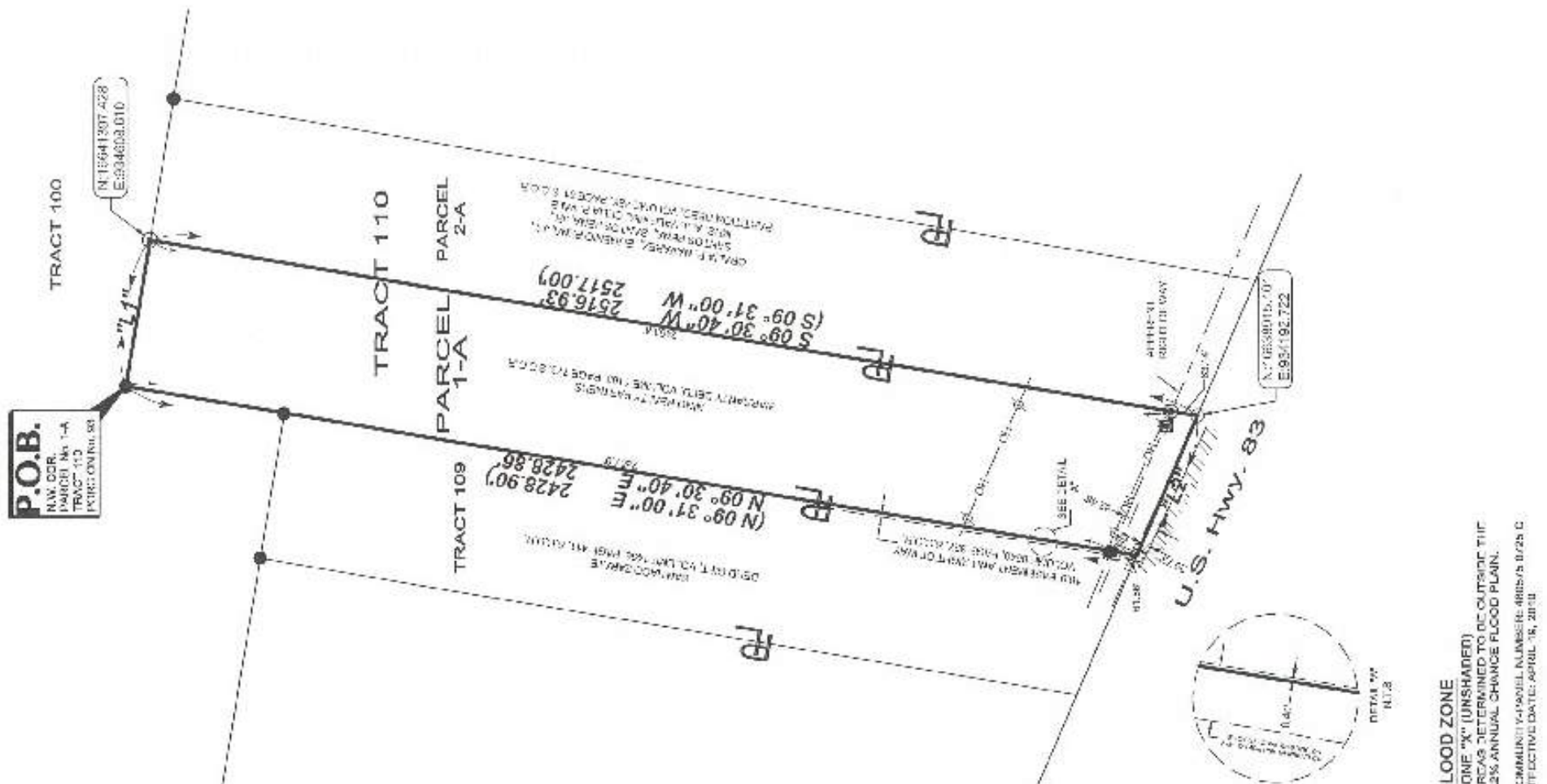


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# SURVEY

U.S. HIGHWAY 83

La Grulla, TX 78582



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# DEMOGRAPHICS

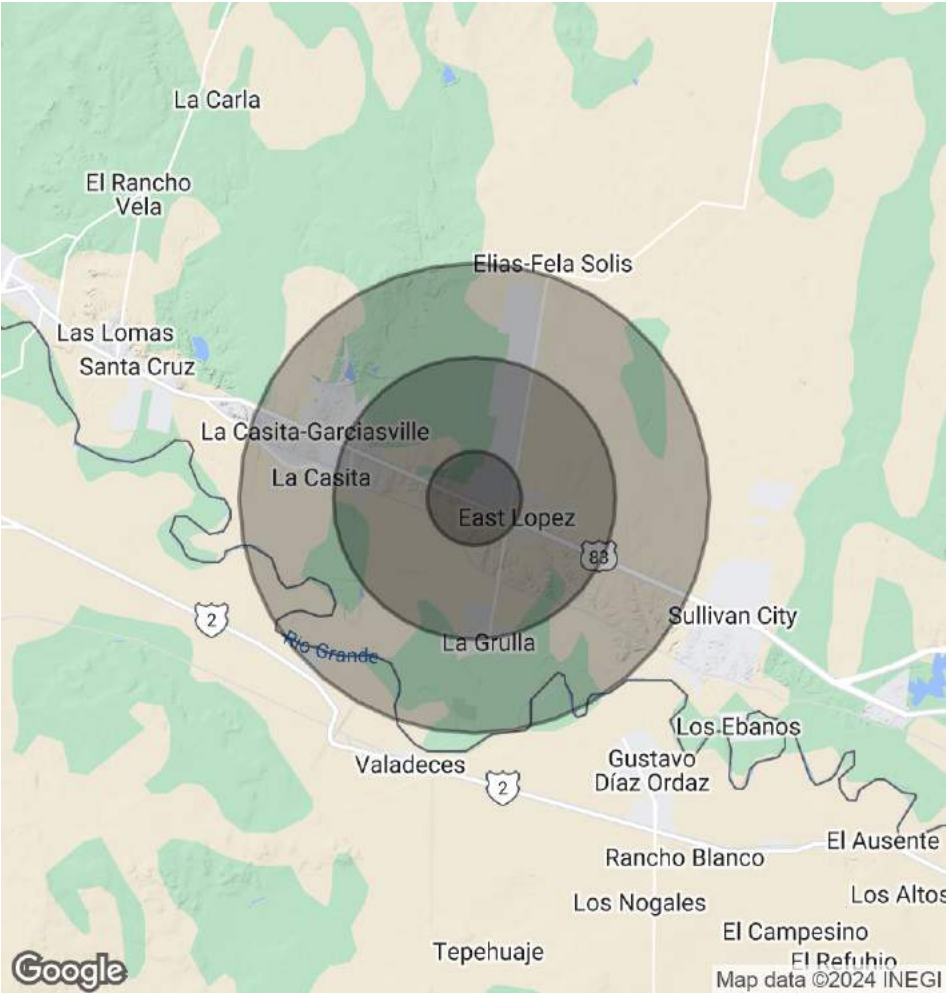
## U.S. HIGHWAY 83

La Grulla , TX 78582

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,141	7,923	21,593
Average Age	22.8	25	26.9
Average Age (Male)	23.7	25.9	28.1
Average Age (Female)	22.6	25.2	26.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	336	2,307	6,119
# of Persons per HH	3.4	3.4	3.5
Average HH Income	\$56,888	\$47,082	\$47,278
Average House Value	\$105,919	\$94,277	\$97,671

\* Demographic data derived from 2020 ACS - US Census



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