

INDUSTRIAL LAND - FOR SALE

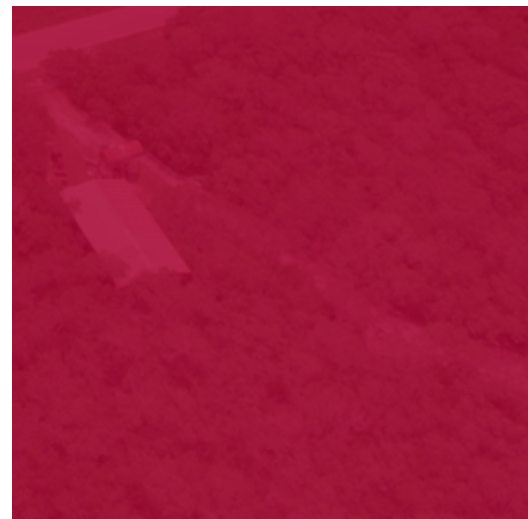
20943
US HWY 77



20943

US HWY 77

COMBES, TX

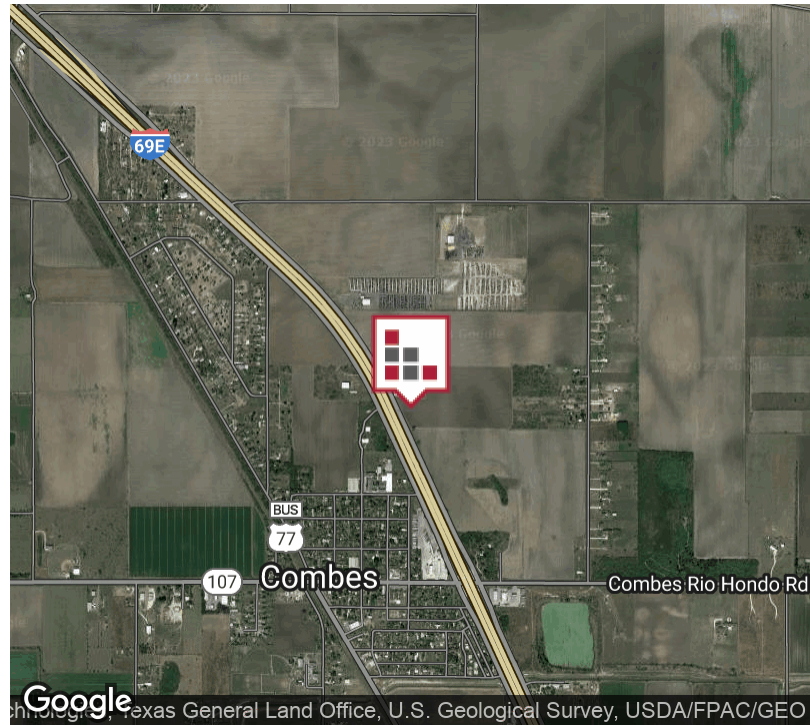


+/- 23.11 Acres of Land located adjacent to the New Tuff Shed Facility on US 77 Frontage Road, Combes, Texas. Currently Zoned AG, this Land can be subdivided in no less than 10 Acres for your Industrial or Manufacturing Use. Irregular Lot with approximate Dimensions of 442' x 1.479'. Great Visibility with Easy On/Off from Expressway 77.



FOR SALE 20943 US HWY 77 LAND

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$499,000
Lot Size:	23.11 Acres
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Combes

PROPERTY OVERVIEW

+/- 23.11 Acres of Land located adjacent to the New Tuff Shed Facility on US 77 Frontage Road, Combes, Texas. Currently Zoned AG, this Land can be subdivided in no less than 10 Acres for your Industrial or Manufacturing Use. Irregular Lot with approximate Dimensions of 442' x 1.479'. Great Visibility with Easy On/Off from Expressway 77.

PROPERTY HIGHLIGHTS

- **Great Exposure on US HWY 77**
- **+/- 23.11 Acres can be subdivided**
- **Adjacent to New Tuff Shed Facility**

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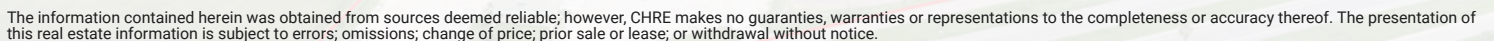
PLAT



AERIAL MAP



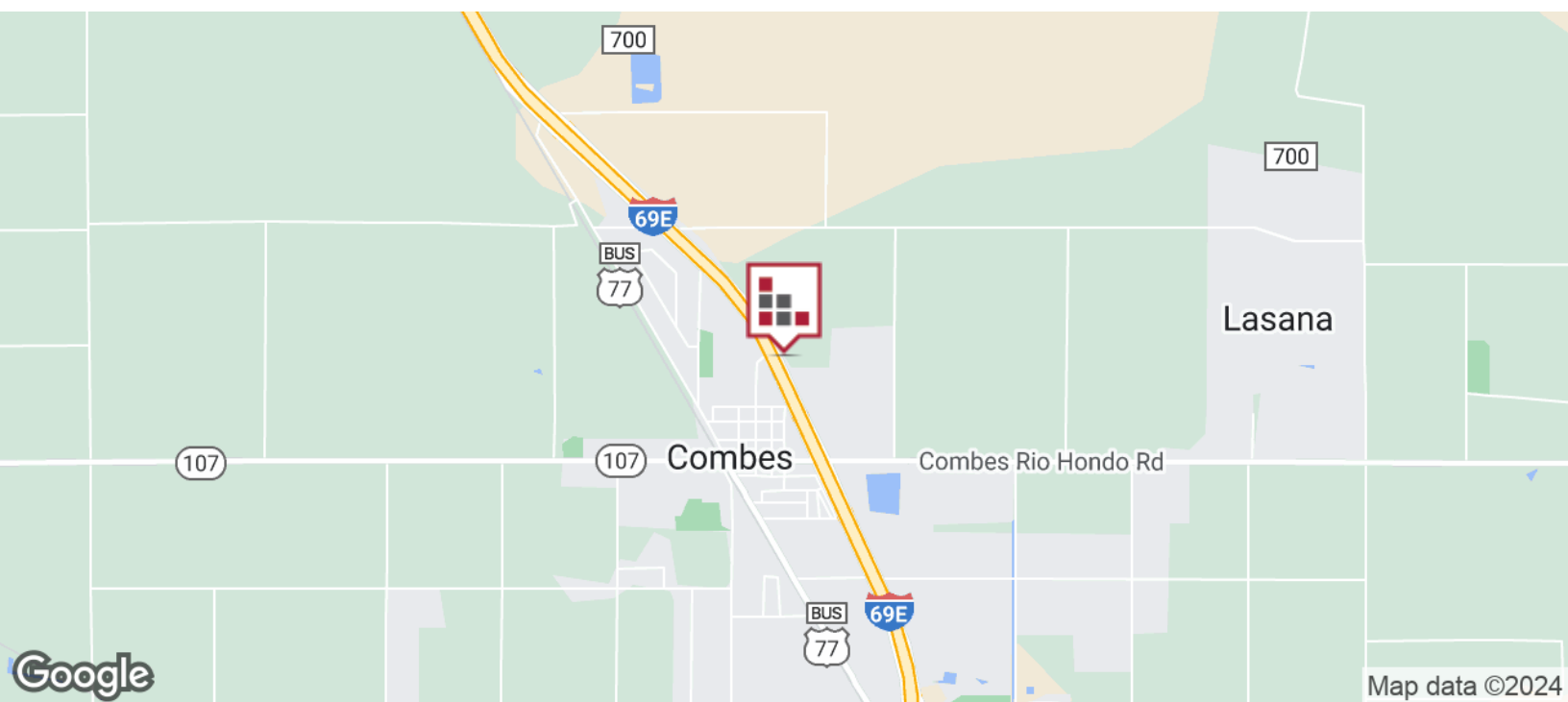
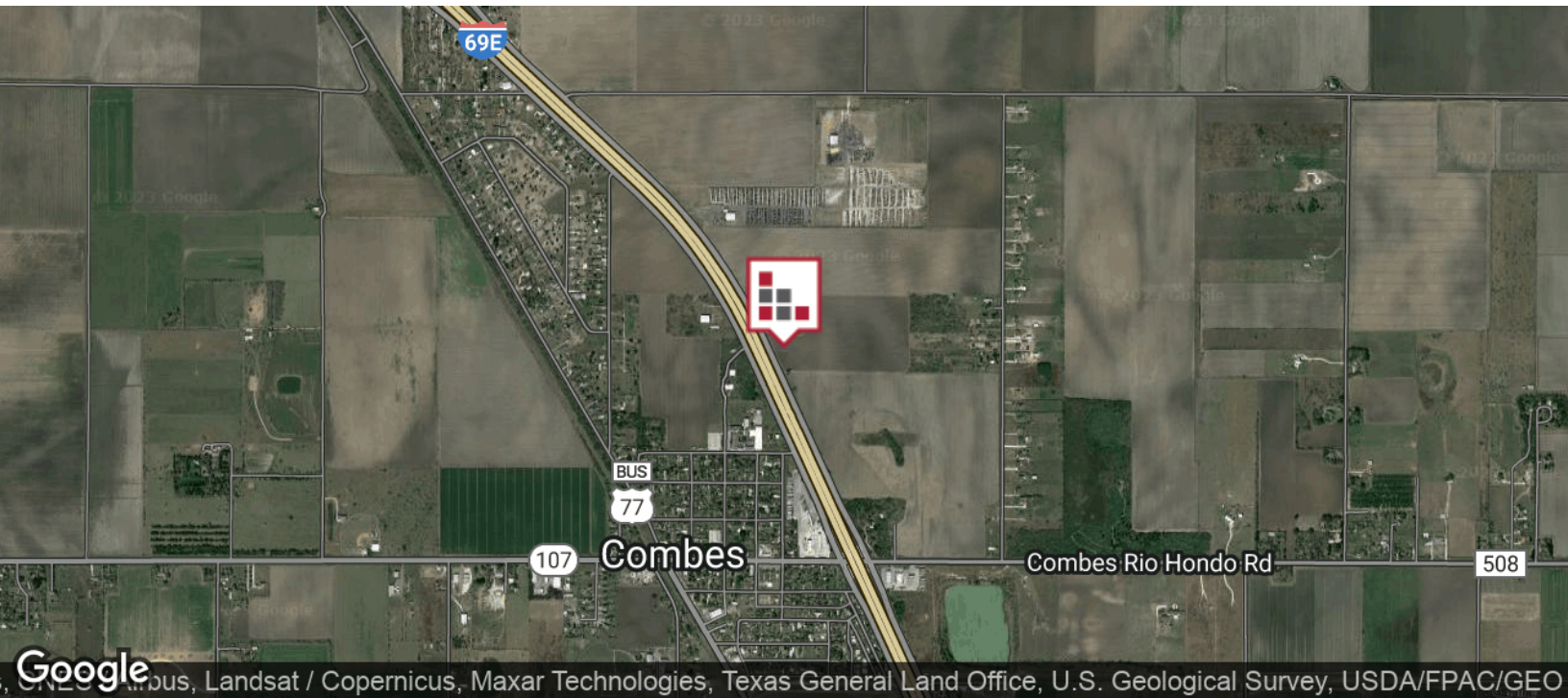
Map data ©2021 Imagery ©2021 , Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA Farm Service Agency



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LOCATION MAPS



CINDY HOPKINS REAL ESTATE

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FOR SALE

20943 US HWY 77 LAND

DEMOGRAPHICS MAP



POPULATION

	10 MILES	20 MILES	30 MILES
Total population	121,948	303,546	674,114
Median age	33.2	31.2	29.4
Median age (Male)	31.4	29.9	27.7
Median age (Female)	35.3	32.8	31.1

HOUSEHOLDS & INCOME

	10 MILES	20 MILES	30 MILES
Total households	39,032	88,896	188,749
# of persons per HH	3.1	3.4	3.6
Average HH income	\$47,796	\$43,336	\$43,280
Average house value	\$81,762	\$79,804	\$89,733

ETHNICITY (%)

	10 MILES	20 MILES	30 MILES
Hispanic	79.9%	86.4%	88.8%

RACE (%)

	10 MILES	20 MILES	30 MILES
White	87.6%	76.7%	79.5%
Black	0.7%	0.5%	0.5%
Asian	1.1%	0.7%	0.7%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.2%	0.2%	0.2%
Other	9.4%	21.0%	18.0%

* Demographic data derived from 2020 ACS - US Census