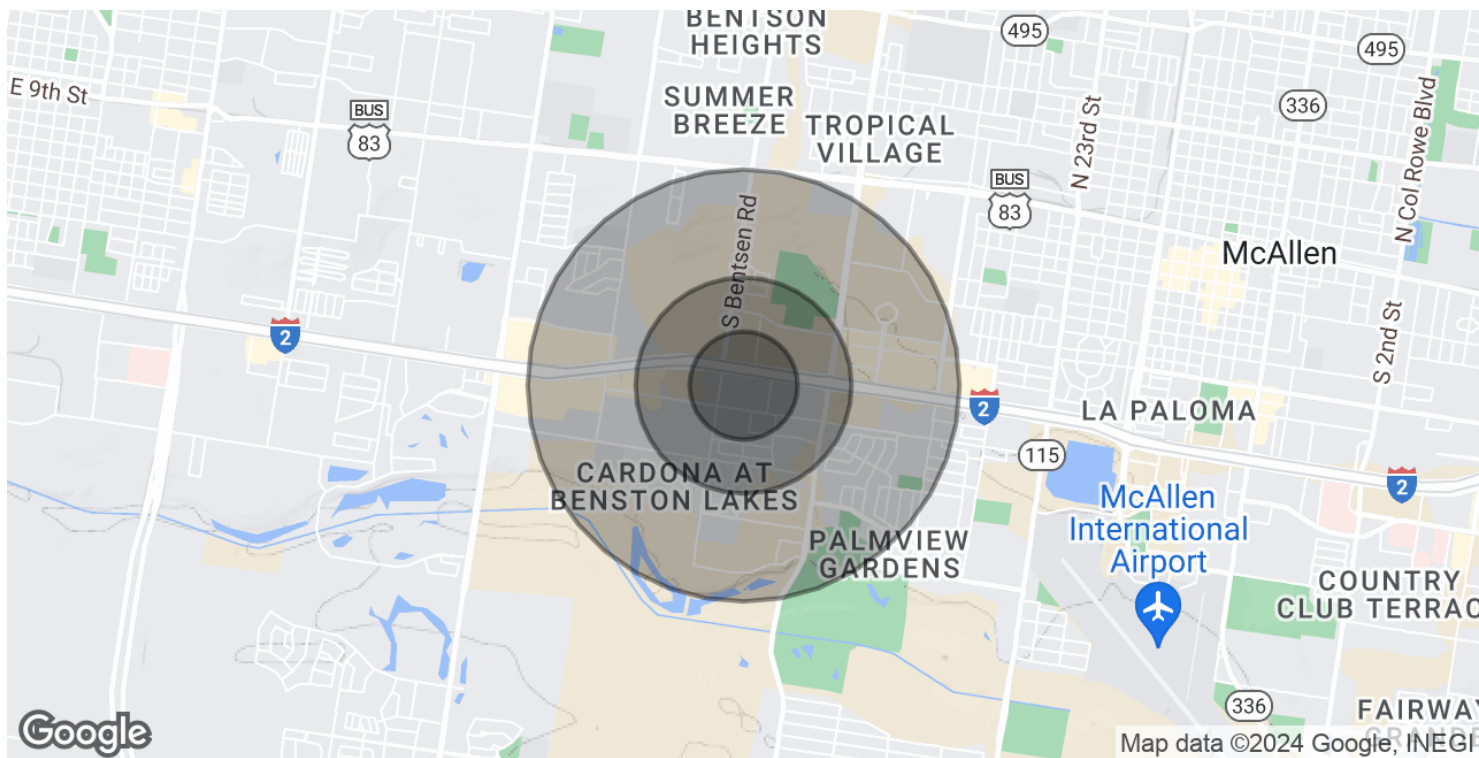


DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	336	1,262	5,759
Average Age	26.0	28.1	32.4
Average Age (Male)	25.9	27.8	30.7
Average Age (Female)	33.1	35.1	40.4

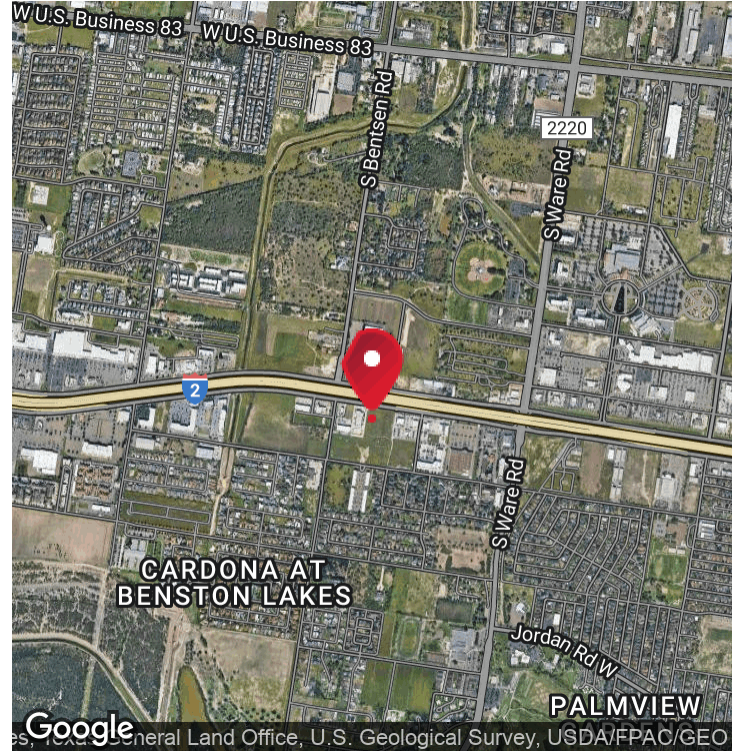
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	107	435	2,177
# of Persons per HH	3.1	2.9	2.6
Average HH Income	\$41,221	\$43,312	\$45,623
Average House Value	\$129,120	\$125,570	\$98,937

* Demographic data derived from 2020 ACS - US Census

FOR SALE

P 1

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,569,726
Building Size:	0 SF
Available Acreage	2
Price / Acre	784863

PROPERTY OVERVIEW

Perfect location for a retailer looking to capitalize on high volume traffic from Hwy. 2 and its retail infrastructure while being able to develop a large lot (2 acres) and maintain independence from large established malls. High volume traffic running East West throughout the whole RGV passing through multiple restaurants hubs, night life scene, and entertainment zones.

PROPERTY HIGHLIGHTS

- Located in the Main access Hwy to McAllen which is Hwy 2 / 83
- McAllen airport - 5 min drive - 1.8 miles
- Sharyland Super malls - 6 min drive
- Location is already in the middle of a fast food corridor, a restaurant corridor,
- and shopping mall corridor

FOR SALE

P 2