

LAND FOR SALE

EXPY LOT MERCEDDES TX



MERCEDDES TEXAS
MERCEDDES, TX

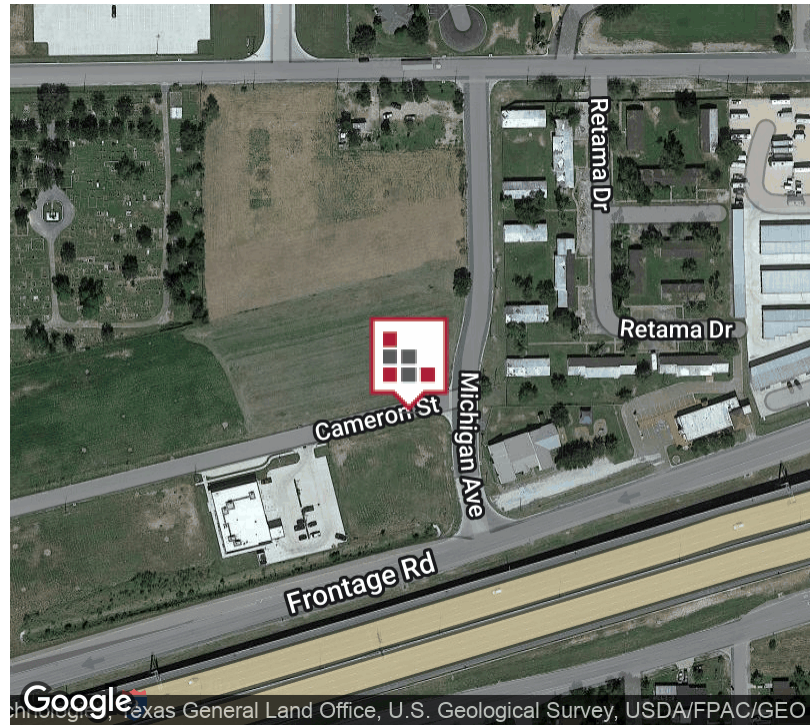


+/- 2.1723 Subdivided Lot located on Interstate 2 Frontage Road off Mile 2 West exit. This Industrial Development has been developed in conjunction with the Mercedes EDC and currently houses DaVita Dialysis Center. 2.1723 acres consist of Lots 3 & 4 - Mercedes Light Industrial Park, a rapidly growing area. Lot Purchase is not subject to Light Industrial Use.



FOR SALE EXPY LOT - MERCEDES TEXAS

EXECUTIVE SUMMARY



Sale Price

\$249,900

OFFERING SUMMARY

Lot Size:	2.172 Acres
Price / Acre:	\$115,055
Market:	Rio Grande Valley
Submarket:	Mercedes

PROPERTY OVERVIEW

+/- 2.1723 Subdivided Lot located on Interstate 2 Frontage Road off Mile 2 West exit. This Industrial Development has been developed in conjunction with the Mercedes EDC and currently houses DaVita Dialysis Center. 2.1723 acres consist of Lots 3 & 4 - Mercedes Light Industrial Park, a rapidly growing area. Lot Purchase is not subject to Light Industrial Use and The City of Mercedes is Pro-Business at this new Park in Mercedes. Good visibility from Interstate 2 with 65,450 CPD TXDot 2022 on Interstate 2. Incentives may also be available through Mercedes EDC for qualified users. Seller is motivated!

PROPERTY HIGHLIGHTS

- **65,450 CPD TXDot 2022 on Interstate 2**
- **Expressway Visibility**
- **Subdivided Lot**

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ADDITIONAL PHOTOS



DaVita Dialysis at Mercedes Light Industrial Park



Centrally located in Mercedes, Texas



Corner Lot at Michigan Avenue and Cameron off Frontage Road



Clean Lot



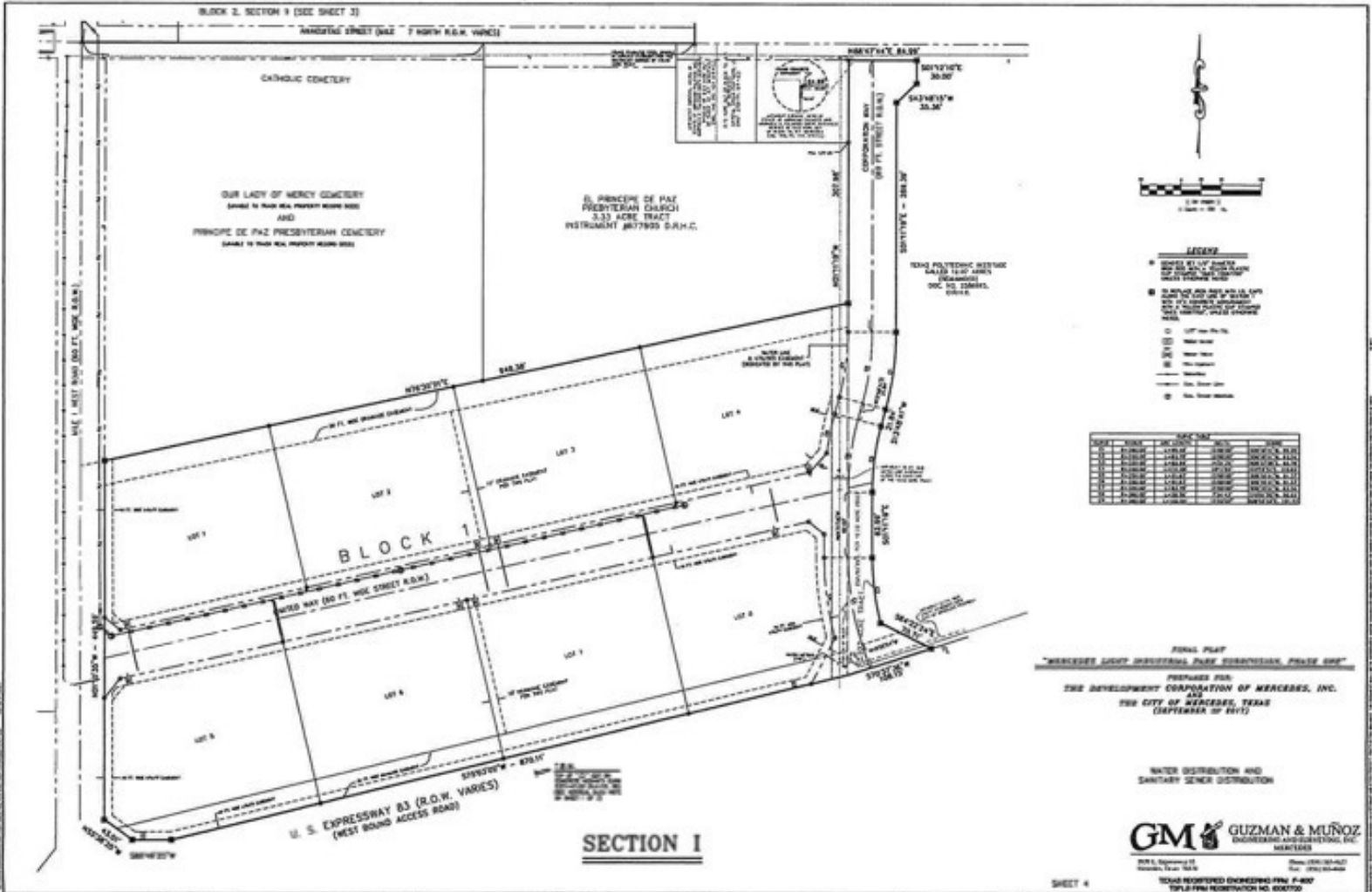
Fed Ex Distribution Center in proximity



Head Start Program in proximity

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SITE PLANS



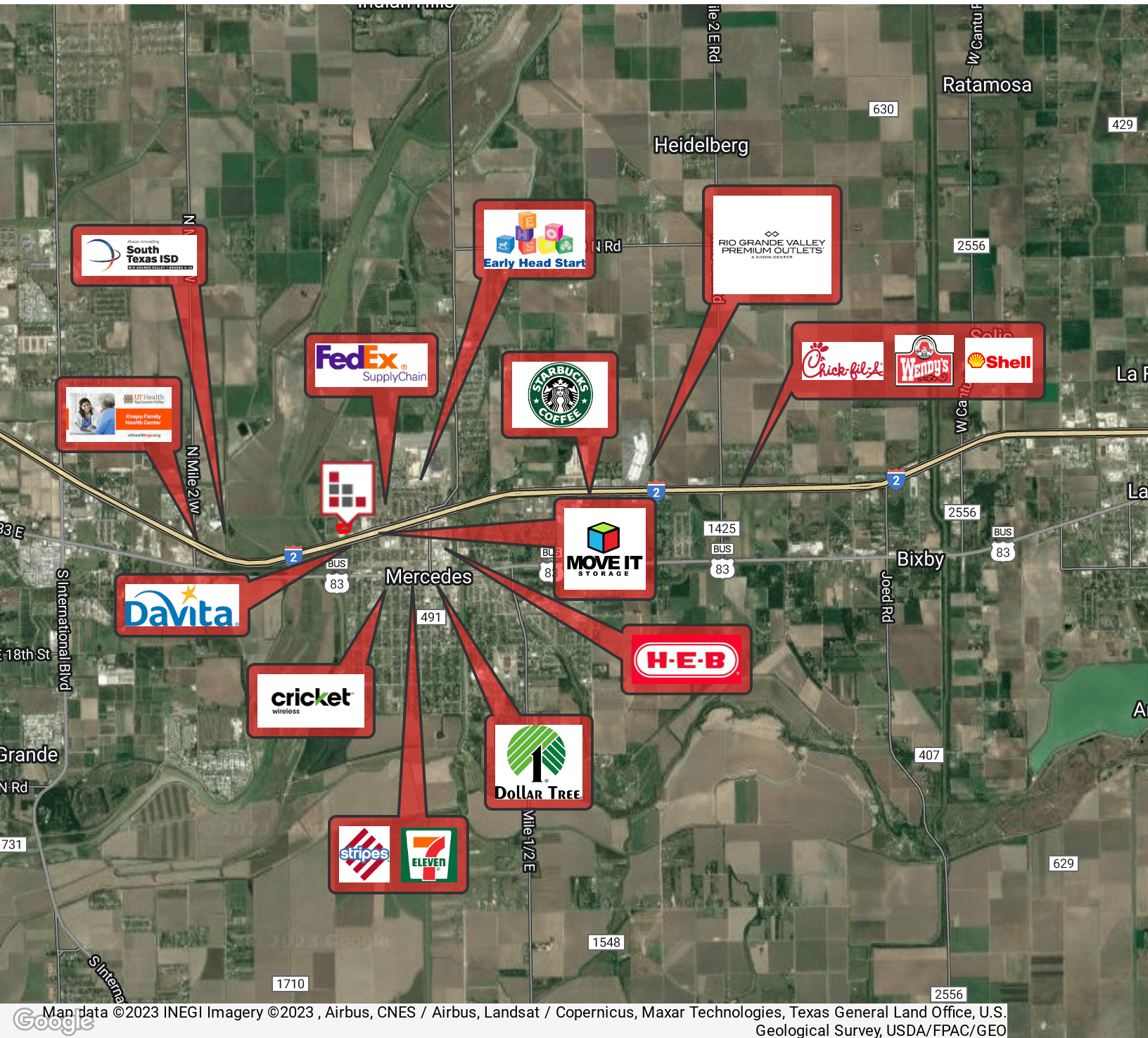
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AERIAL MAP



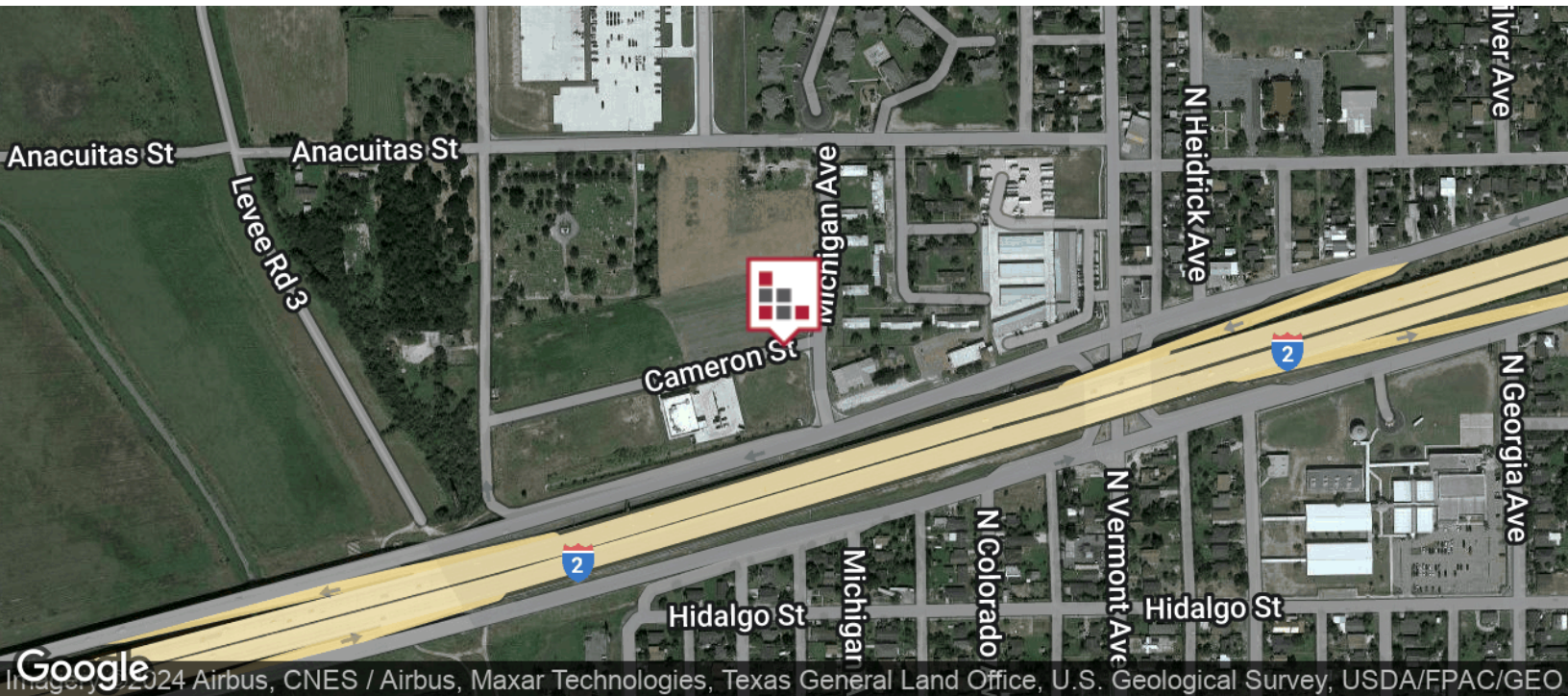
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RETAILER MAP



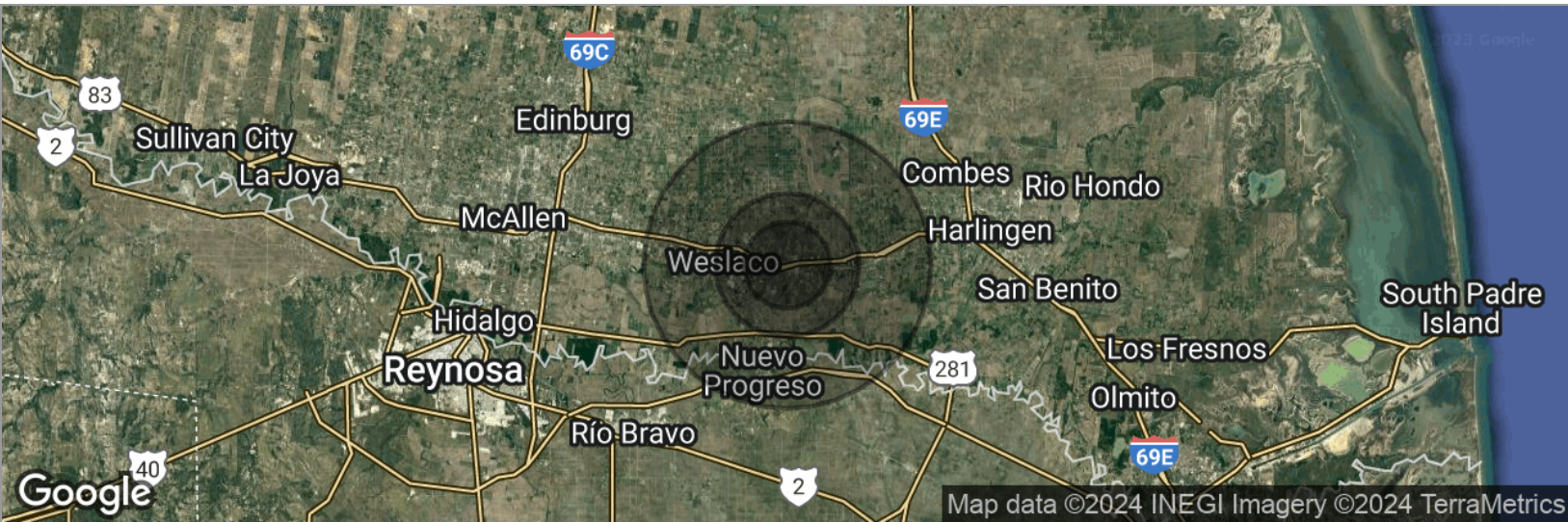
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LOCATION MAP



FOR SALE EXPY LOT - MERCEDES TEXAS

DEMOGRAPHICS MAP



POPULATION

3 MILES

5 MILES

10 MILES

Total population	25,645	66,327	170,915
Median age	30.5	31.3	30.8
Median age (Male)	30.8	30.3	29.5
Median age (Female)	32.7	34.1	32.2

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total households	9,682	24,733	58,435
# of persons per HH	2.6	2.7	2.9
Average HH income	\$39,542	\$42,845	\$44,947
Average house value	\$78,877	\$79,299	\$83,358

ETHNICITY (%)

3 MILES

5 MILES

10 MILES

Hispanic	92.7%	91.5%	92.5%
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RACE (%)

White	75.9%	75.8%	76.9%
Black	0.2%	0.3%	0.3%
Asian	0.1%	0.5%	0.7%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.5%	0.5%	0.2%
Other	13.6%	13.1%	12.5%

* Demographic data derived from 2020 ACS - US Census