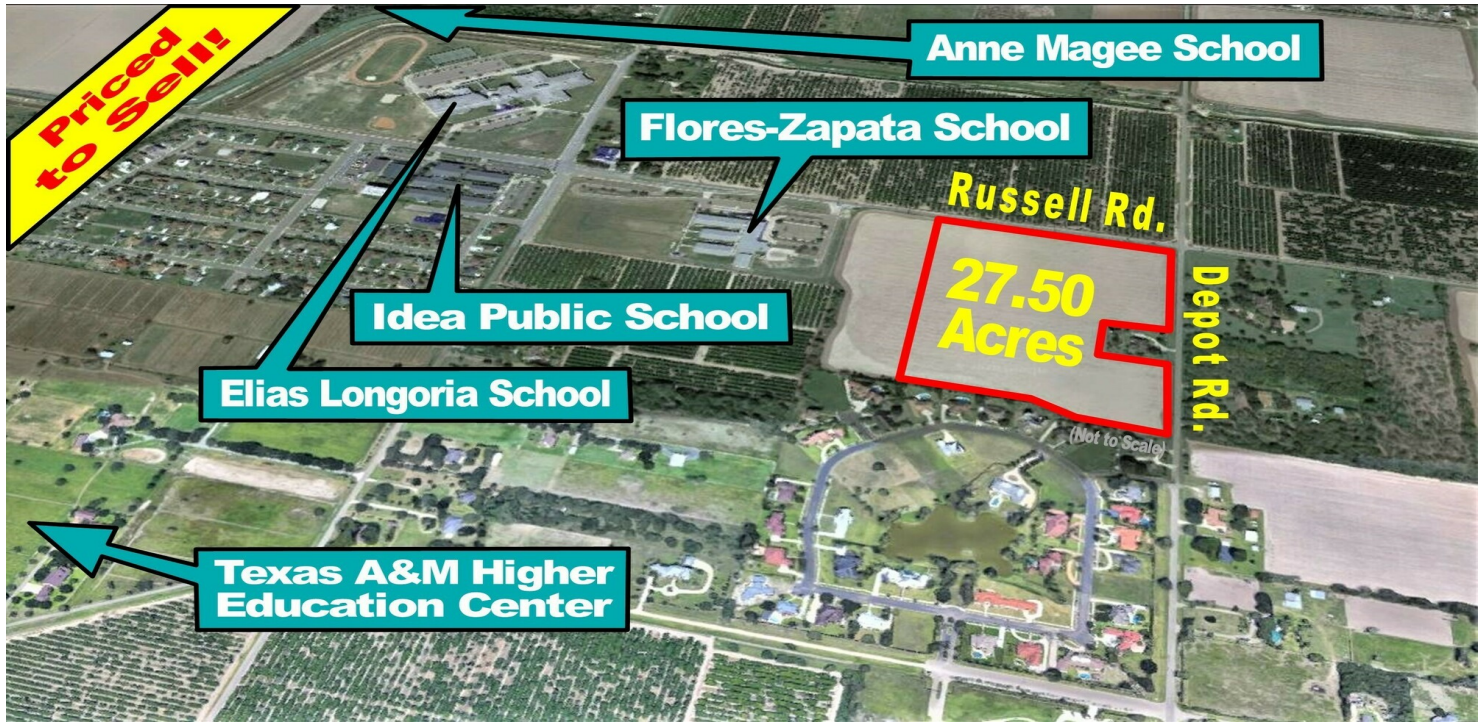


EXCELLENT DEVELOPMENT POTENTIAL NEAR SCHOOLS

DEPOT & RUSSELL ROAD, MCALEN, TX 78504

FOR SALE

**SALE PRICE** **\$2,500,000****OFFERING SUMMARY**

Lot Size: 27.50 AC

PID # T2100-00-233-0003-01

Taxes: \$274.89 (2023)

Market: McAllen MSA

Submarket: Mission / Edinburg /
Pharr / Sharyland

Price / SF: \$2.09

PROPERTY OVERVIEW

This property of 27.50 acres of vacant land, located on the southwest corner of Depot and Russell Rd. in McAllen, has tremendous development potential. Development, use & zoning are subject to City and all governmental authorities' approval, and verification is buyer's responsibility.

LOCATION OVERVIEW

The site is in the heart of McAllen's growth development corridor, near elementary and middle schools & Texas A & M University. Nestled between Hwy 107 and Monte Cristo Road and numerous subdivisions.

PROPERTY HIGHLIGHTS

- Development Opportunity
- Residential, Multi-Family, or Mixed Use
- School site
- Near Subdivisions
- Next to Ravenswood Subdivision

CHARLES MARINA, CCIM, CRB, GRI

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EXCELLENT DEVELOPMENT POTENTIAL NEAR SCHOOLS
DEPOT & RUSSELL ROAD, MCALLEN, TX 78504

FOR SALE

SALE PRICE

\$2,500,000

LOCATION INFORMATION

Building Name	Excellent Development Potential Near Schools
Street Address	Depot & Russell Rd.
City, State, Zip	McAllen, TX 78504
County/Township	Hidalgo/McAllen
Market	McAllen MSA
Submarket	Mission / Edinburg / Pharr / Sharyland
Cross Streets	Depot Rd. and Russell Rd.
Section	NW
Road Type	Paved
Market Type	Medium
Nearest Highway	Hwy 107 less than 1 mile
Nearest Airport	McAllen Miller International (MFE)

LAND

Number Of Lots	1
Best Use	Subdevelopment
Telephone	Yes
Topography	Level

PROPERTY DETAILS

Property Type	Land
Property Subtype	Residential
Lot Size	27.5 Acres
APN#	T2100-00-233-0003-01
Schools	Edinburg ISD
MLS ID#	430869

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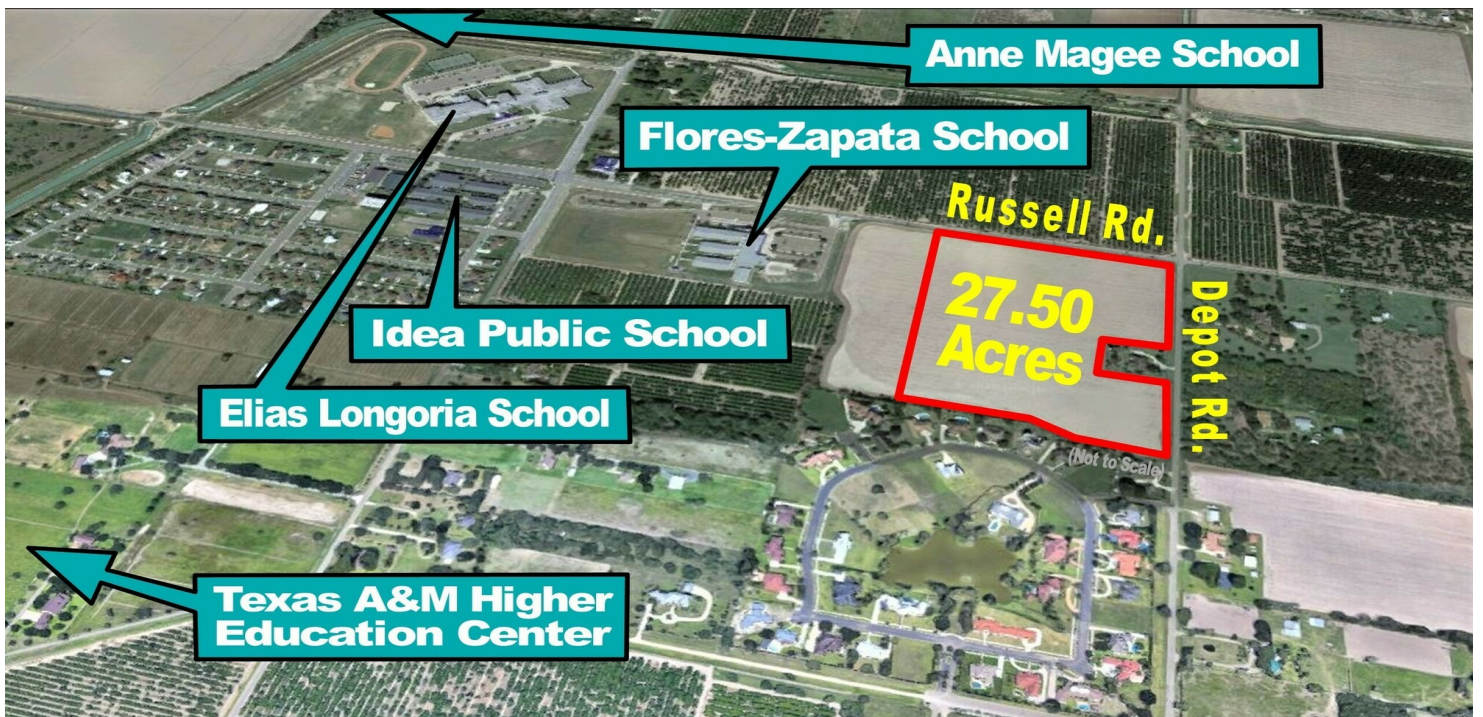


ADDITIONAL PHOTOS

EXCELLENT DEVELOPMENT POTENTIAL NEAR SCHOOLS

FOR SALE

DEPOT & RUSSELL RD., MCALEN, TX 78504



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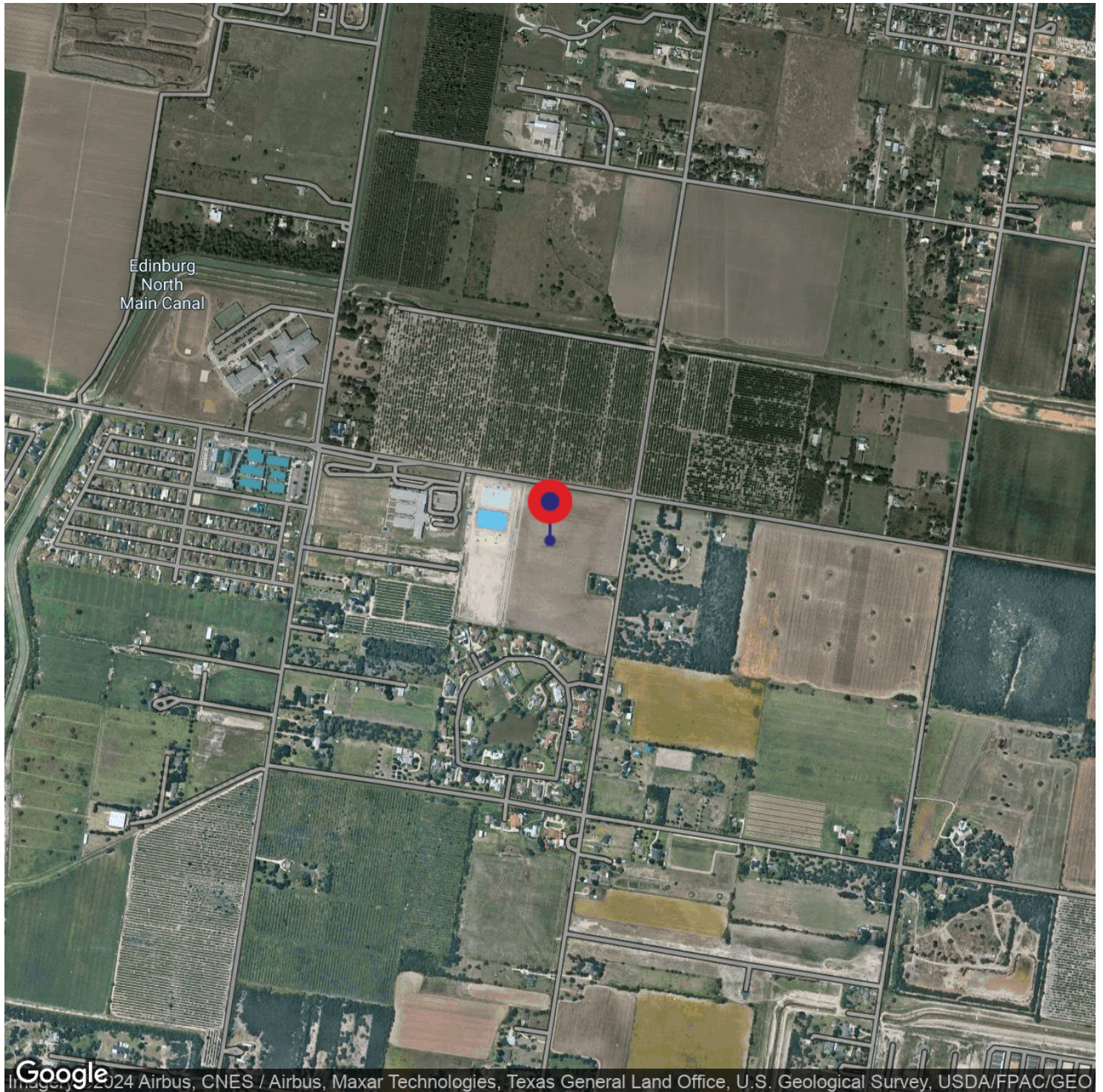
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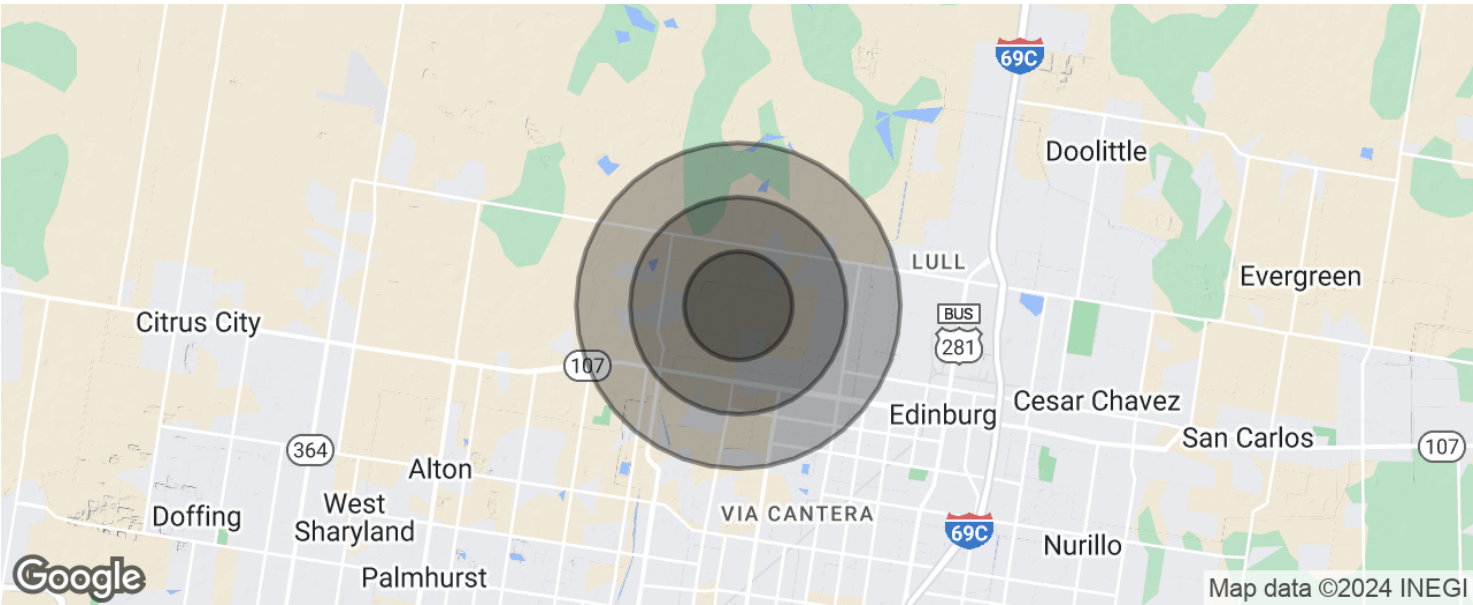
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EXCELLENT DEVELOPMENT POTENTIAL NEAR SCHOOLS

FOR SALE

DEPOT & RUSSELL ROAD, MCALEN, TX 78504



POPULATION	1 MILE	2 MILES	3 MILES
Total population	1,967	12,188	32,891
Median age	29.6	28.6	28.8
Median age (Male)	31.6	30.2	29.9
Median age (Female)	30.6	28.7	29.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	520	3,781	11,391
# of persons per HH	3.8	3.2	2.9
Average HH income	\$71,044	\$70,613	\$66,460
Average house value	\$153,394	\$151,871	\$134,626

* Demographic data derived from 2020 ACS - US Census

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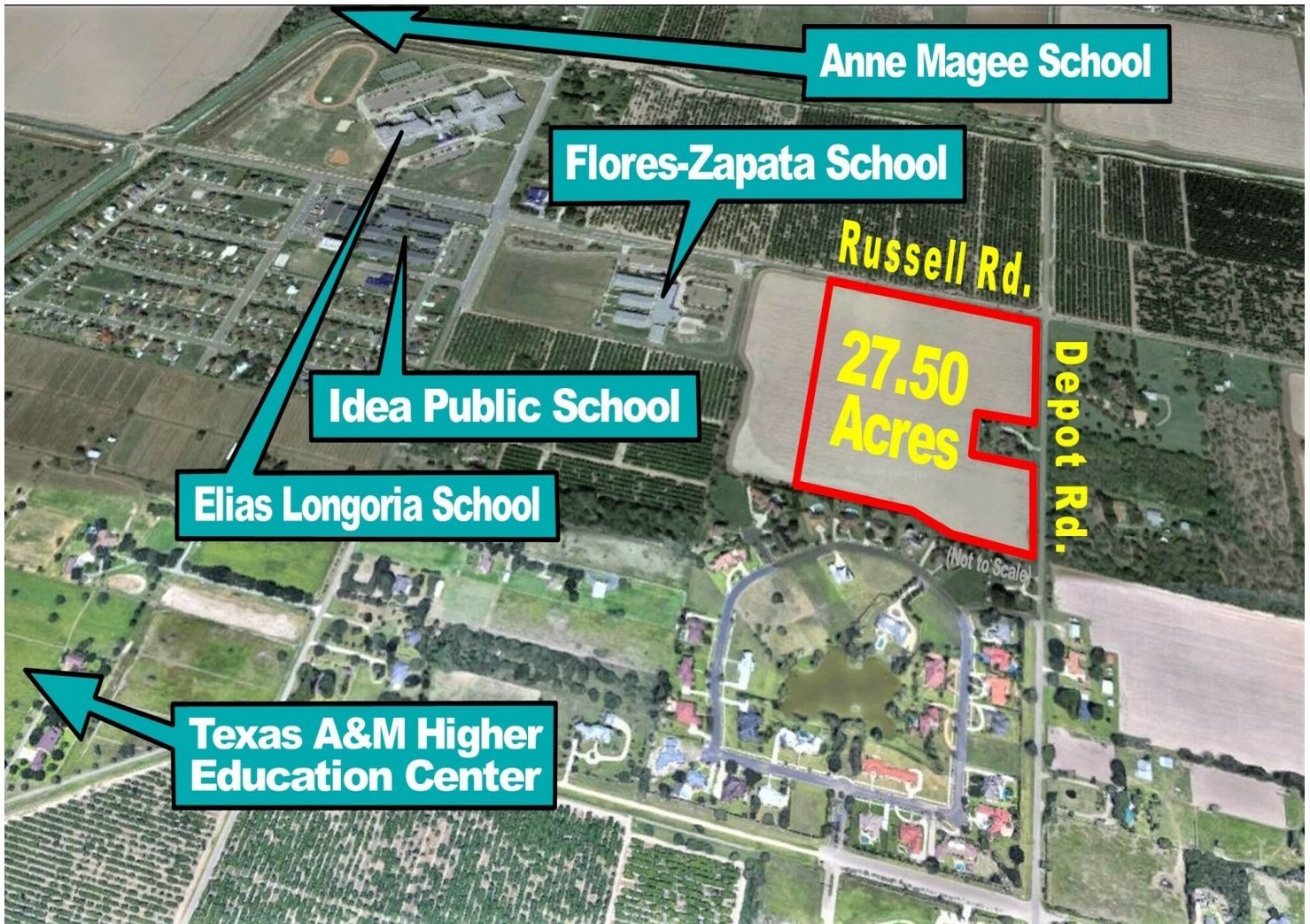
A Google Map of Edinburg, Texas, showing a red location pin on Russell Rd. The map includes street names such as N 32nd St, N 33rd St, N 31st St, N 29th St, Depot Rd, N Hoehn Rd, Rogers Rd, Valcosta Service Rd, Rooth Rd, Linva Ave, La Puerta Ave, Borolo Dr, W Chapin St, and Villanueva St. It also shows the Edinburg North Main Canal and the Google logo.

DISCLAIMER

EXCELLENT DEVELOPMENT POTENTIAL NEAR SCHOOLS

DEPOT & RUSSELL ROAD, MCALEN, TX 78504

FOR SALE



DISCLAIMER

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