

MISSION, TX PAD SITES

ALL OR PART

Bryan Rd & Trinity St - Mission, TX 78572



Hard Corner Location

All or Part

Daniel Galvan, SIOR, CCIM
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Eric Carrizales, CPM
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COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

PROPERTY SUMMARY

BRYAN RD & TRINITY STREET

Mission, TX 78572



PROPERTY DESCRIPTION

Excellent commercial site in Mission's up and coming trade area. This 6 acre tract is strategically positioned on Anzalduas Highway, serving as a main highway for those crossing the international bridge.

PROPERTY HIGHLIGHTS

- Pad Sites Available Sale/Ground Lease
- Located in a Rapidly Growing Area
- High Traffic Location
- Excellent Visibility from Anzalduas Highway
- Easy Access to and from the Anzalduas Bridge

OFFERING SUMMARY

Terms:	Negotiable
Lot Size:	As Needed

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,936	21,814	50,273
Total Population	4,838	57,854	142,497
Average HH Income	\$62,099	\$57,321	\$53,441

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AERIAL

BRYAN ROAD & TRINITY STREET

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AERIAL MAP

BRYAN ROAD & TRINITY STREET

Mission, TX 78572

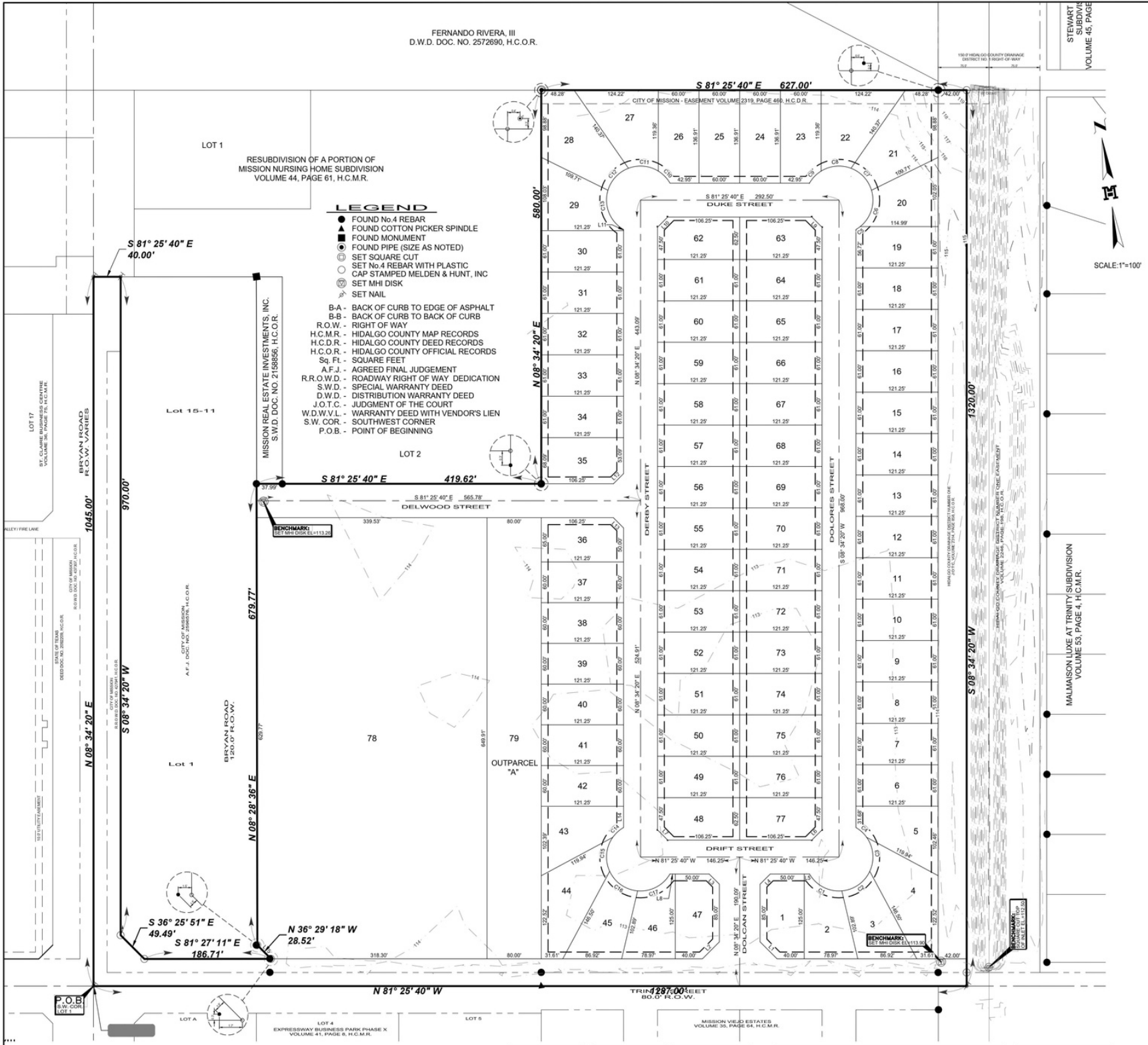


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 RIO GRANDE VALLEY



LEGEND

- FOUND No.4 REBAR
- ▲ FOUND COTTON PICKER SPINDLE
- FOUND MONUMENT
- FOUND PIPE (SIZE AS NOTED)
- ⊕ SET SQUARE CUT
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- ⊕ SET MHI DISK
- ⊕ SET NAIL
- B-A - BACK OF CURB TO EDGE OF ASPHALT
- B-B - BACK OF CURB TO BACK OF CURB
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- Sq. Ft. - SQUARE FEET
- A.F.J. - AGREED FINAL JUDGEMENT
- R.R.O.W.D. - ROADWAY RIGHT OF WAY DEDICATION
- S.W.D. - SPECIAL WARRANTY DEED
- D.W.D. - DISTRIBUTION WARRANTY DEED
- J.O.T.C. - JUDGMENT OF THE COURT
- W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
- S.W. COR. - SOUTHWEST CORNER
- P.O.B. - POINT OF BEGINNING

SCALE: 1"=100'

LOCATION MAP

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DEMOGRAPHICS

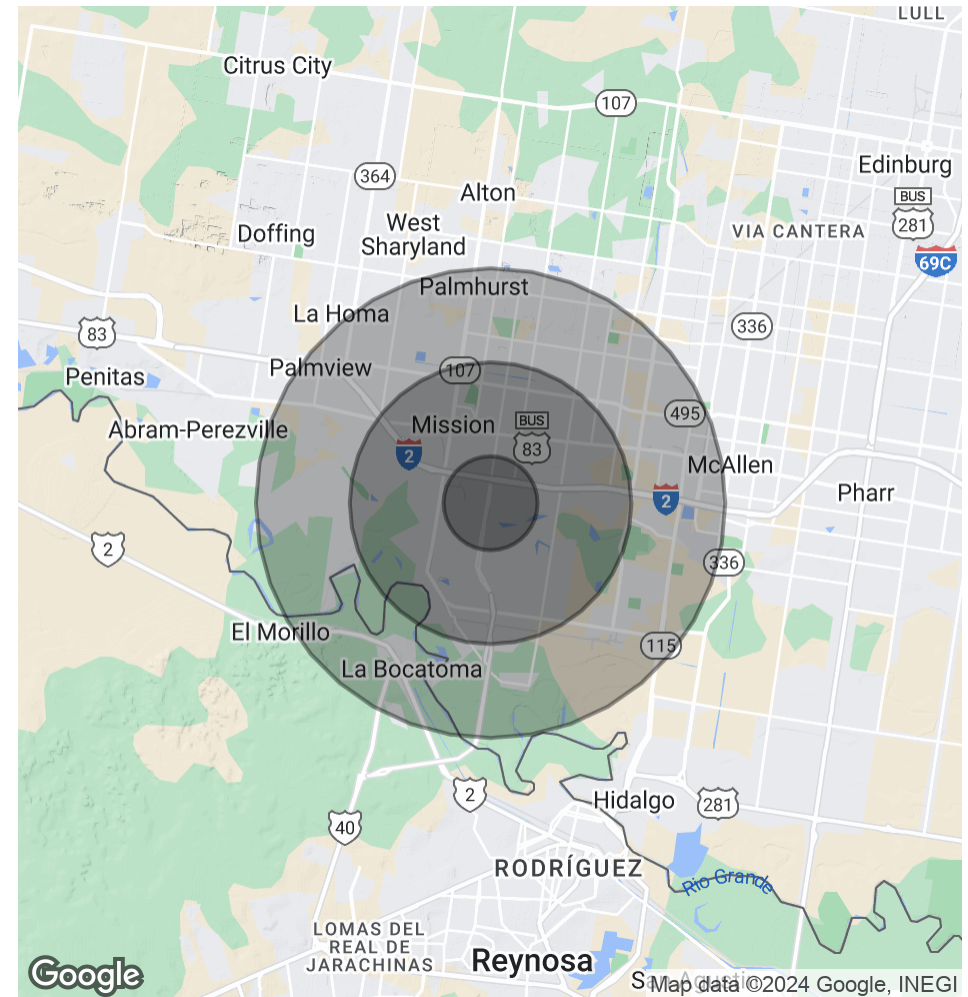
BRYAN RD & TRINITY STREET

Mission, TX 78572

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,838	57,854	142,497
Average Age	42	34.9	34.2
Average Age (Male)	43.9	34.4	32.3
Average Age (Female)	39	36.5	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,936	21,814	50,273
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$62,099	\$57,321	\$53,441
Average House Value	\$164,488	\$127,476	\$120,712

* Demographic data derived from 2020 ACS - US Census



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