



For Sale
Land
 31.01 Acres | \$40,000 / AC

CISNEROS INVESTMENT ENTERPRISES LLC

S RIVER AND IVEY ROADS
 DONNA, Texas 78537

Property Highlights

- Zoned AG for diverse land use possibilities
- Prime location in sought-after Donna area in close proximity to LKQ Automotive facility and the Donna International Bridge.
- Ideal for land and other types of investment opportunities
- Versatile land suitable for a range of investor needs

Property Description

Prime investment opportunity located at S RIVER AND IVEY ROADS on the edge of Donna,. If annexed with an AG zoning designation, this property provides the ideal canvas for development. Positioned in the thriving Donna area, this expansive site offers endless potential for land and other types of investors. Don't miss your chance to secure a valuable piece of real estate in this sought-after location.

OFFERING SUMMARY

Sale Price	\$40,000 / acre
Lot Size	31.01 Acres

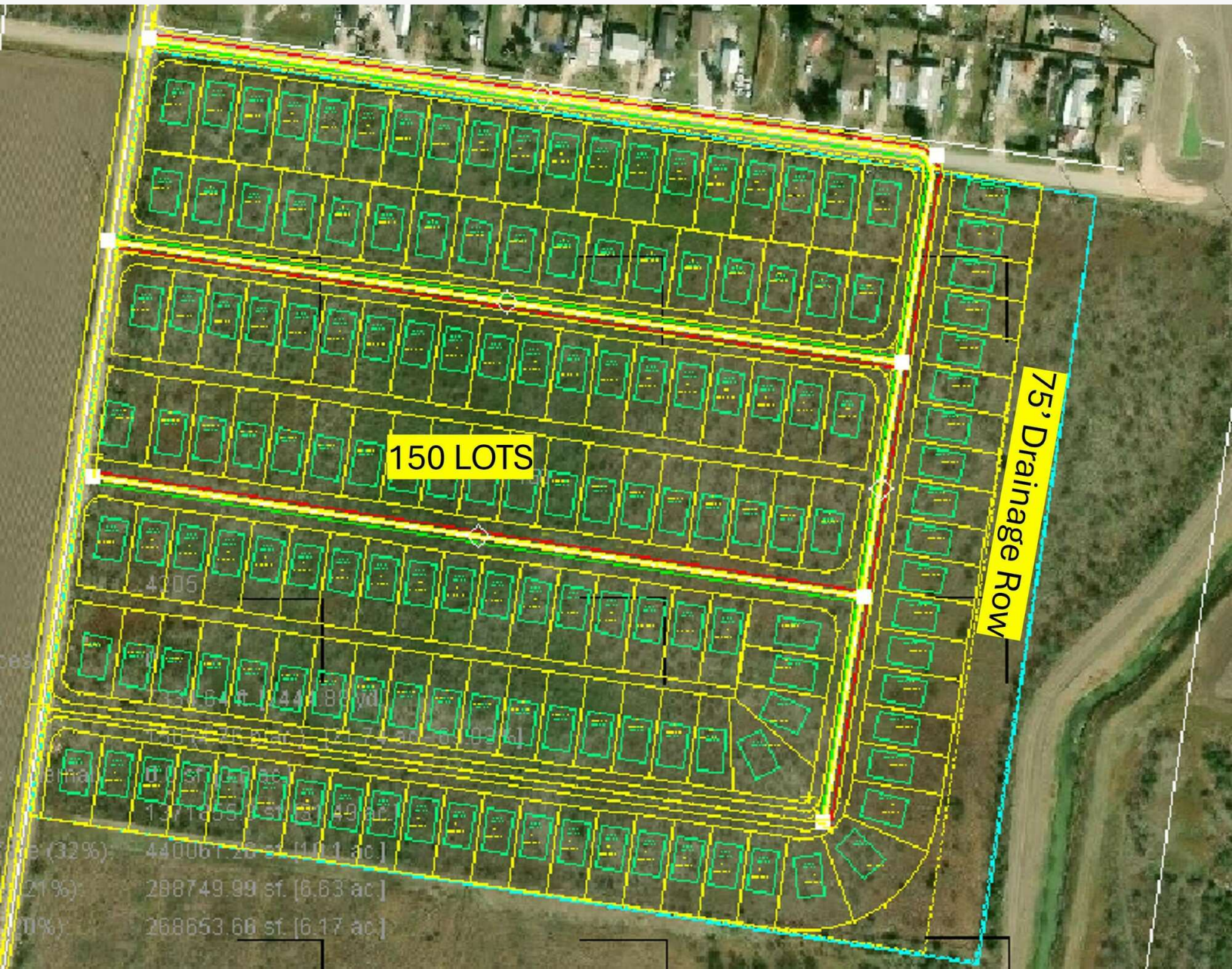
DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	2,517	\$50,778
3 Miles	15,072	\$56,555
5 Miles	70,549	\$62,644

For more information

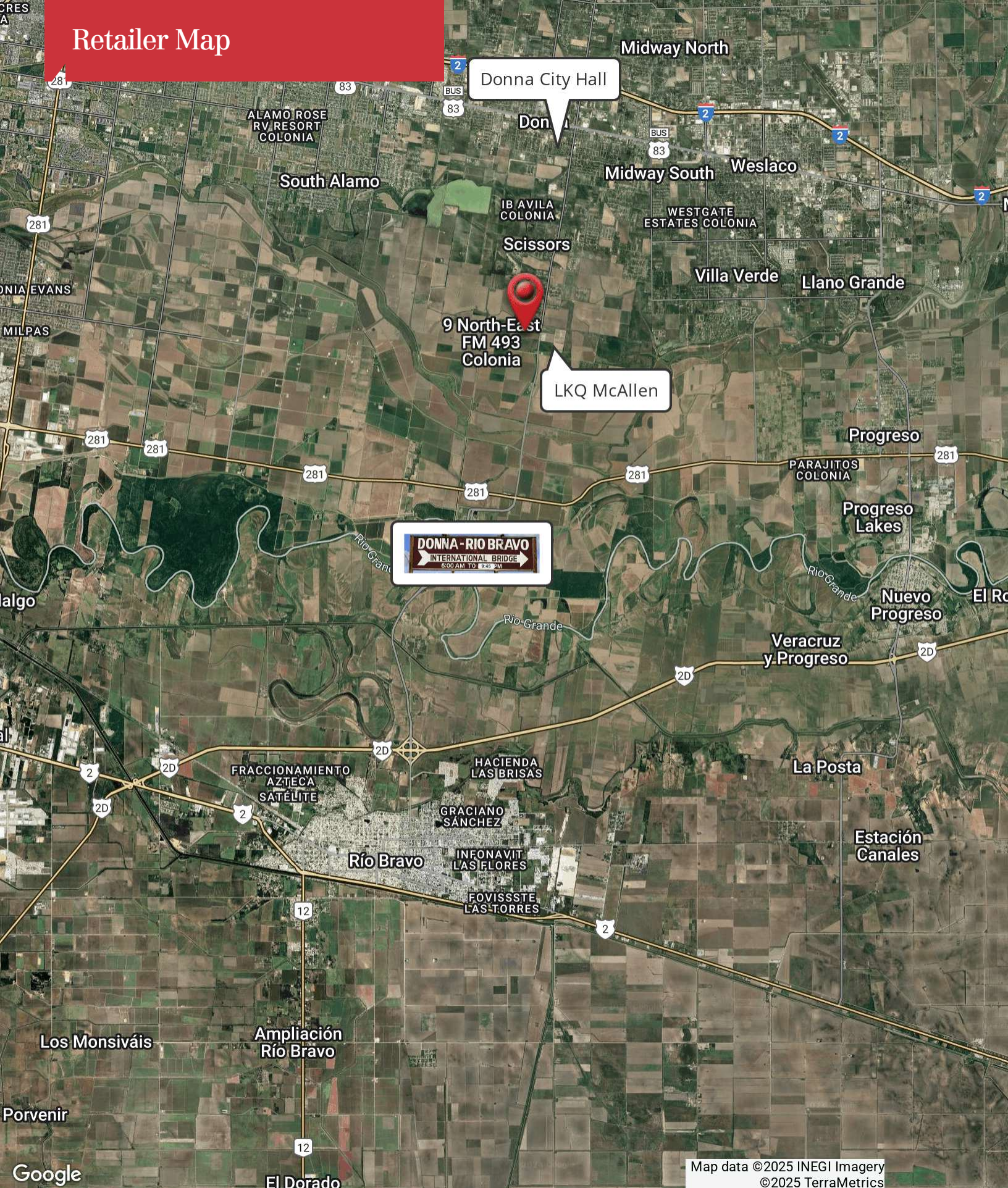
Mike Blum
 O: 956 731 4401
 mikeb@nairgv.com

Conceptual Land Plan Of 150 Lots



THIS IS A CONCEPTUAL LAND PLAN FOR A 150 LOT DEVELOPMENT. OTHERS POSSIBLE

Retailer Map



Donna City Hall

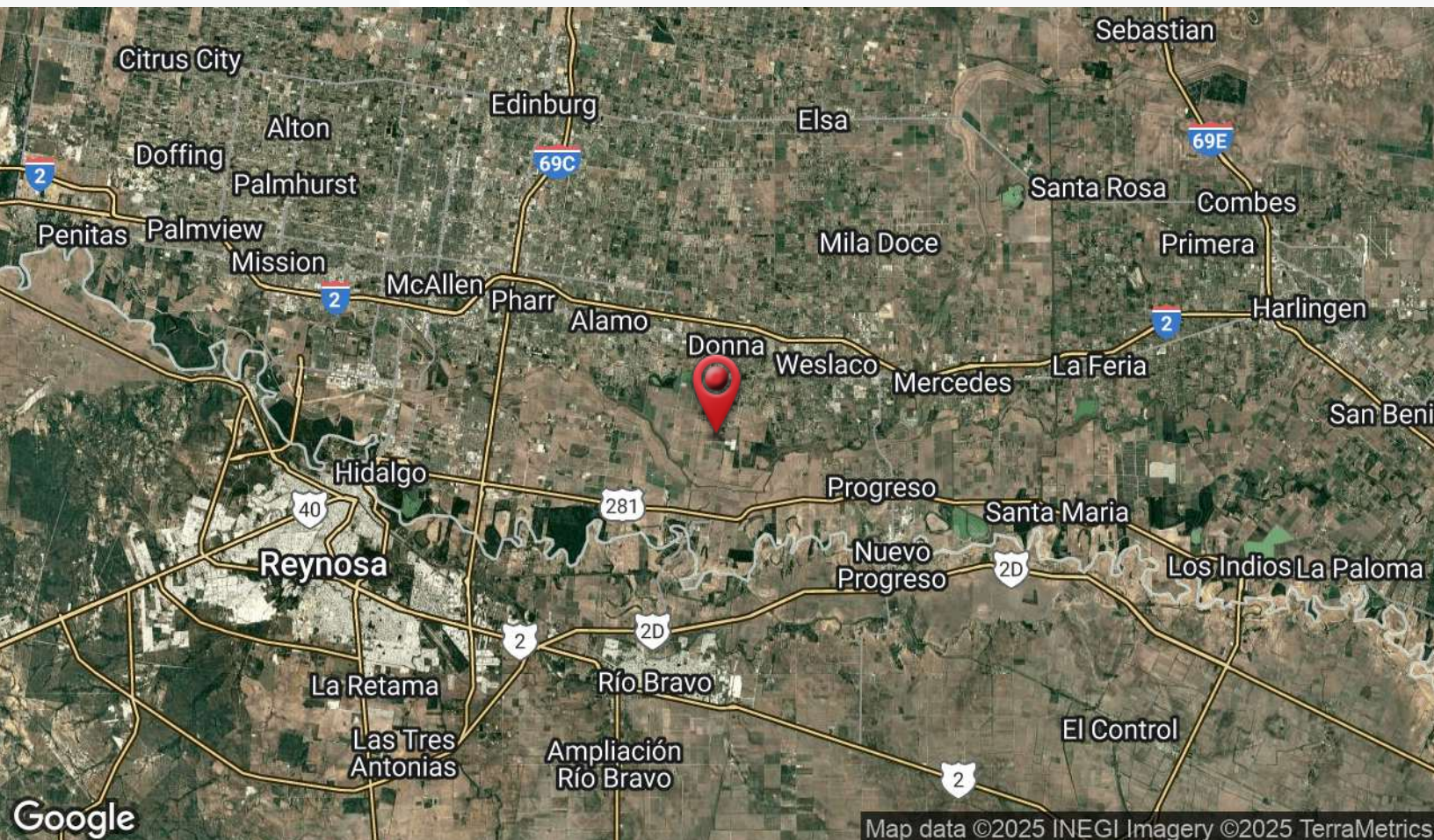
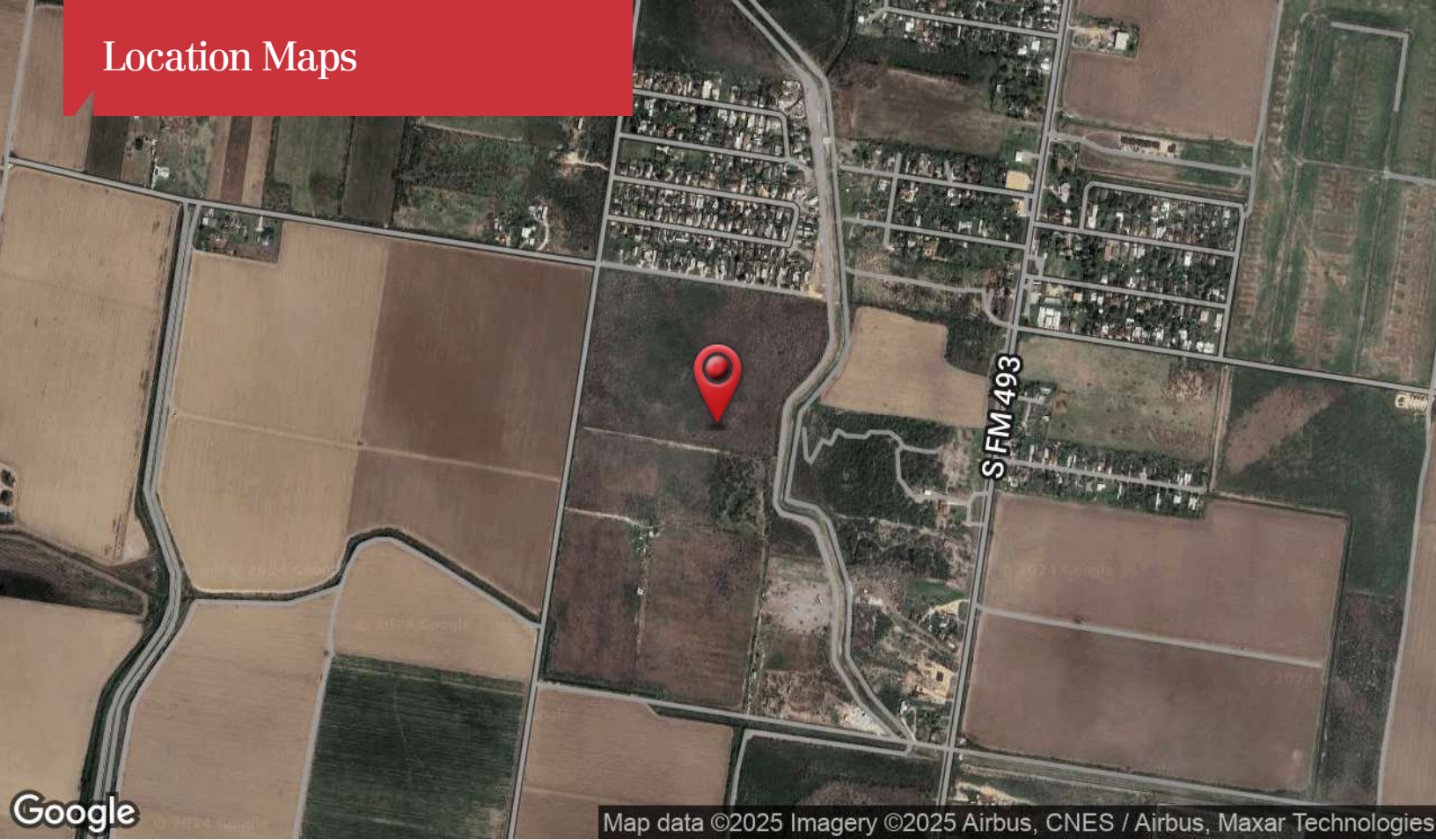
9 North-East
FM 493
Colonia

LKQ McAllen

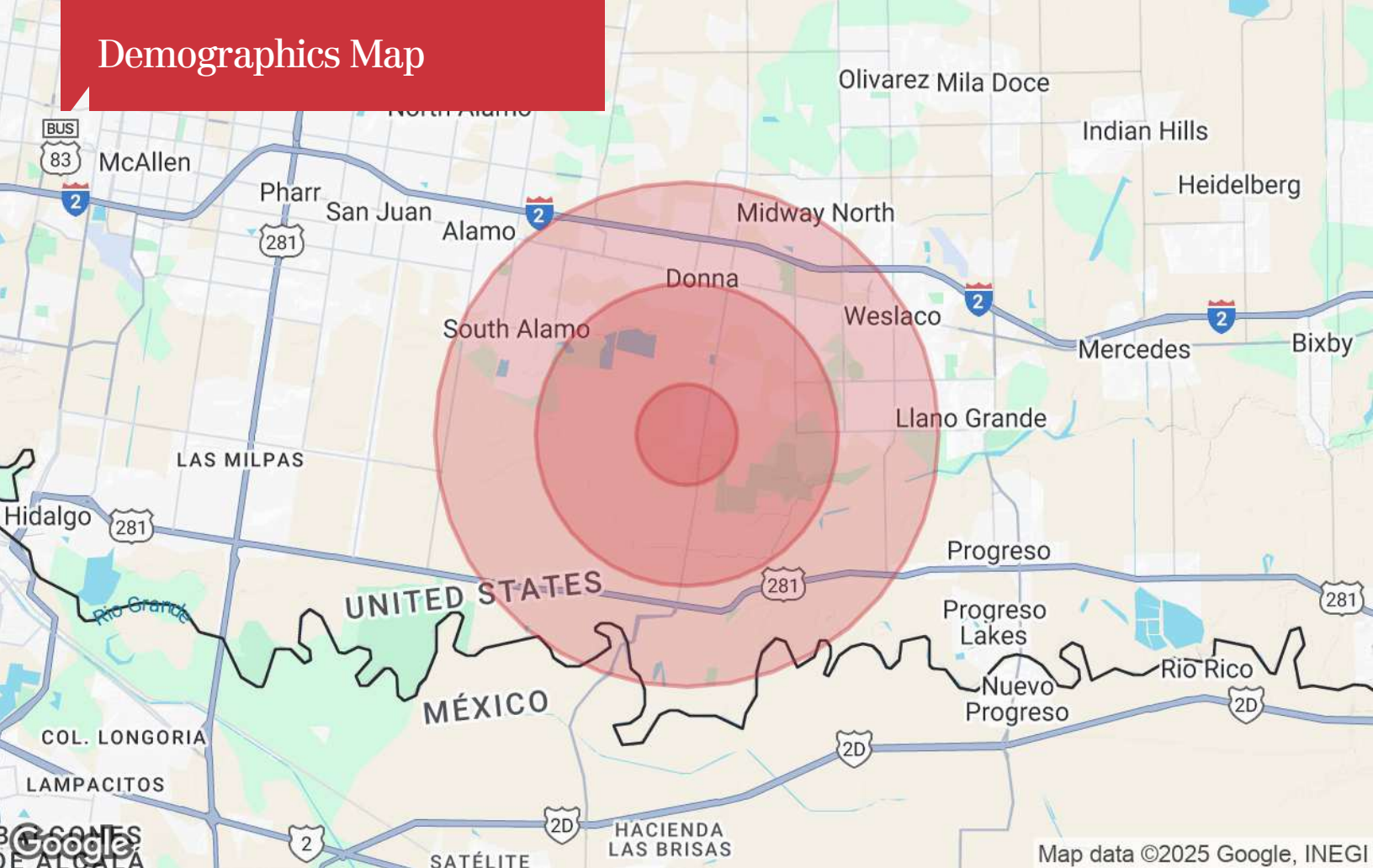
DONNA - RIO BRAVO
INTERNATIONAL BRIDGE
6:00 AM TO 3:45 PM

Map data ©2025 INEGI Imagery
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Location Maps



Demographics Map



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	2,517	15,072	70,549
MEDIAN AGE	32	33	36
MEDIAN AGE (MALE)	31	33	35
MEDIAN AGE (FEMALE)	33	34	37
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	640	4,194	21,715
# OF PERSONS PER HH	3.9	3.6	3.2
AVERAGE HH INCOME	\$50,778	\$56,555	\$62,644
AVERAGE HOUSE VALUE	\$98,695	\$110,373	\$122,436

* Demographic data derived from 2020 ACS - US Census

CISNEROS INVESTMENT ENTERPRISE LLC

S RIVER AND IVEY ROADS

DONNA, Texas 78537

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For More Information:



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