

LAND FOR SALE

S Bentsen Rd, McAllen, TX 78501



LAURA LIZA PAZ
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**FOR MORE PROPERTY INFORMATION
AND SITE TOURS, PLEASE CONTACT**

LYON GEGENHEIMER
LYON REAL ESTATE

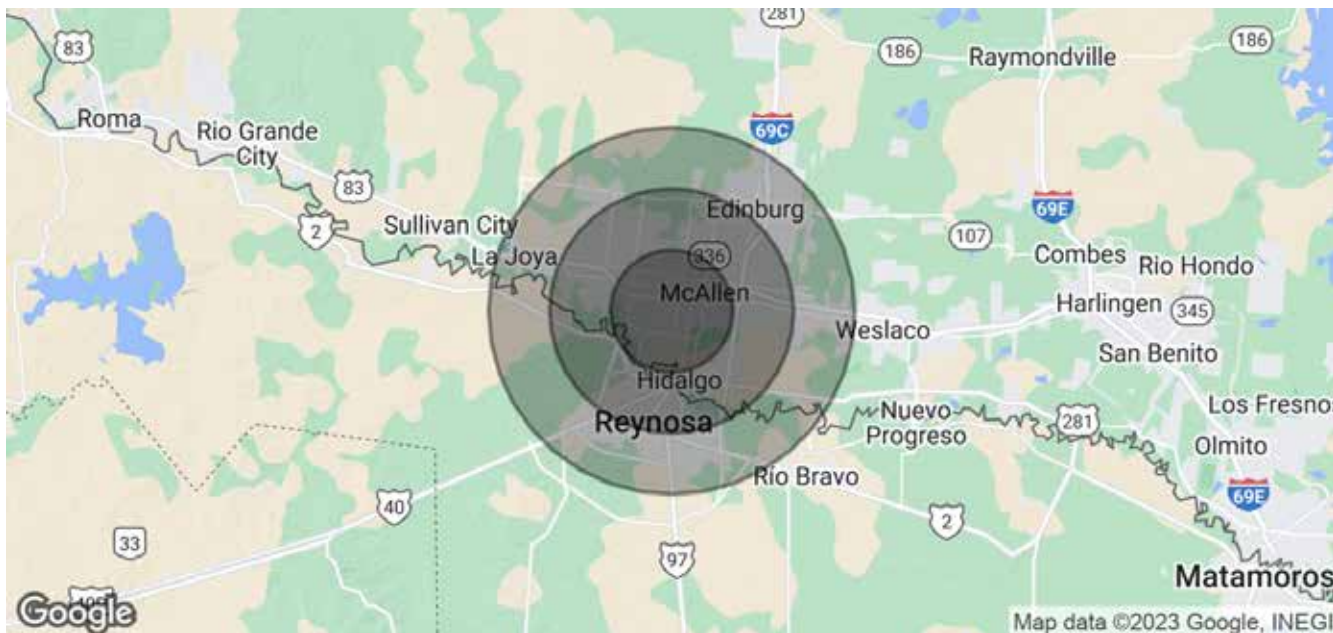
Real Estate Broker

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- Excellent development opportunity in a prime location
- Proximity to McAllen Performing Arts Center and Simon's Palm Crossing Life Style Complex
- 5% Escrow with Encore Title in McAllen, TJ Wingate as Escrow Agent
- Proximity to Interstate 2

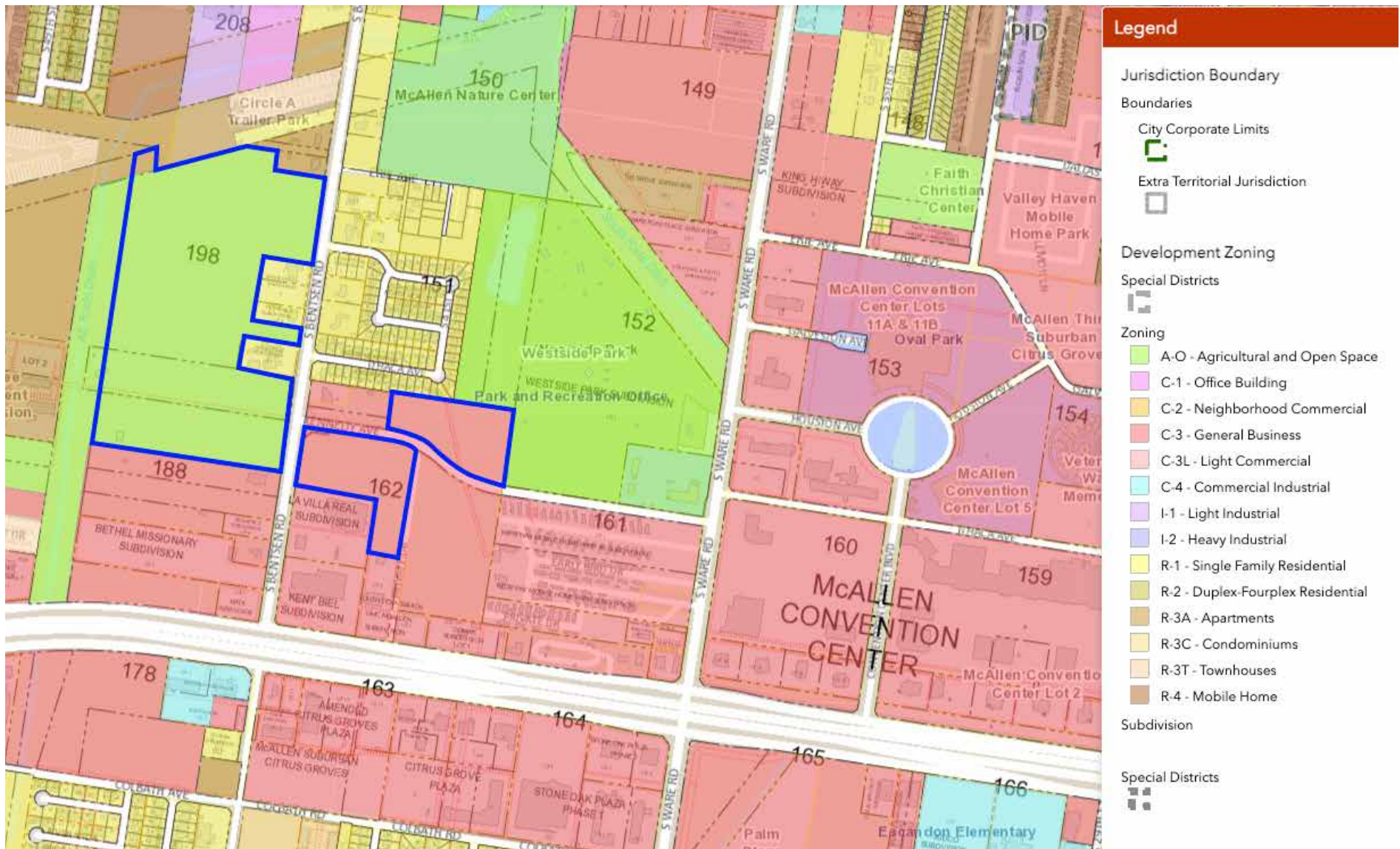
SITE INFORMATION				
LOT	ACRES	ZONING	PRICE	TAXES (2023)
A	51.5 AC	A-O	\$18.025 Million	\$54,869
B	SOLD			
C	6 AC	C-3	\$2.6136 Million	Call LA
D	SOLD			

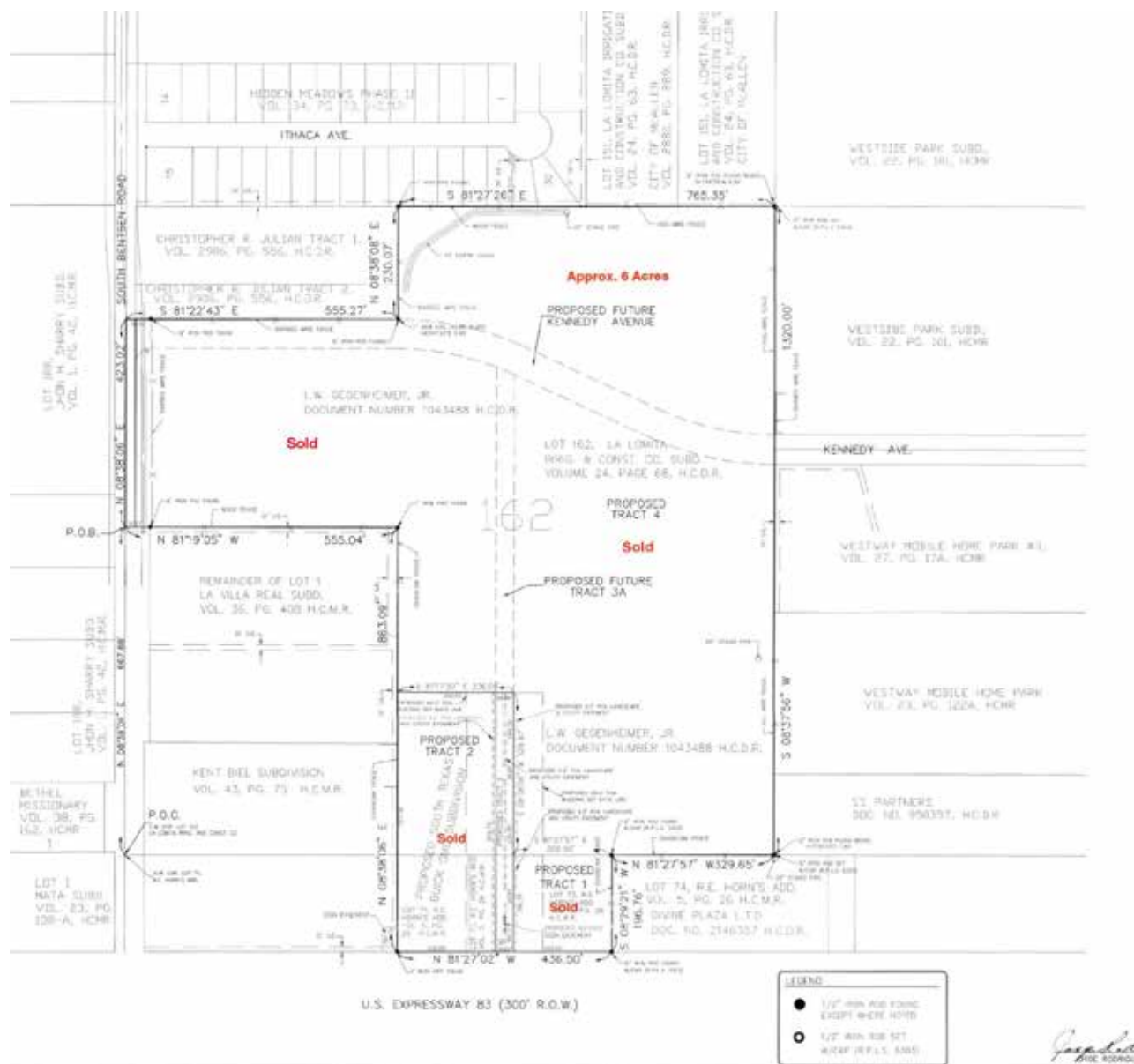




Population	1 Mile	3 Miles	5 Miles
Total Population	5,685	56,870	149,669
Average Age	29.7	33.9	34.6
Average Age (Male)	24.6	31.7	32.2
Average Age (Female)	35.0	37.5	37.5
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,870	21,537	56,103
# of Persons per HH	3.0	2.6	2.7
Average HH Income	\$49,525	\$52,270	\$54,025
Average House Value	\$135,360	\$126,774	\$128,363

* Demographic data derived from 2020 ACS - US Census





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