

MCALLEN INDUSTRIAL WITH RAIL ACCESS

FOR SALE

1901 Fir Avenue, McAllen, TX 78501



SALE PRICE

\$825,000

Daniel Galvan, SIOR, CCIM

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Max Lerma

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY SUMMARY

1901 FIR AVENUE
McAllen, TX 78501



PROPERTY DESCRIPTION

Rare opportunity to acquire a 15,566 SF industrial warehouse on 1.098 acres in the heart of McAllen along high-traffic Bicentennial. With access from Ebony Rd. and Fir St., the property is ideal for distribution, produce, or light industrial use. Rail access and its central in-town location add strong logistics and operational value.

PROPERTY HIGHLIGHTS

- Ideal for produce, light industrial, or distribution
- High traffic location
- Dual access from Ebony Rd. & Fir St.
- Rail access providing added transportation flexibility

OFFERING SUMMARY

Sale Price:	\$825,000
Building Size:	15,566 SF
Lot Size:	1.098 AC
Market:	Rio Grande Valley
Submarket:	McAllen

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SOUTH EAST FACING AERIAL

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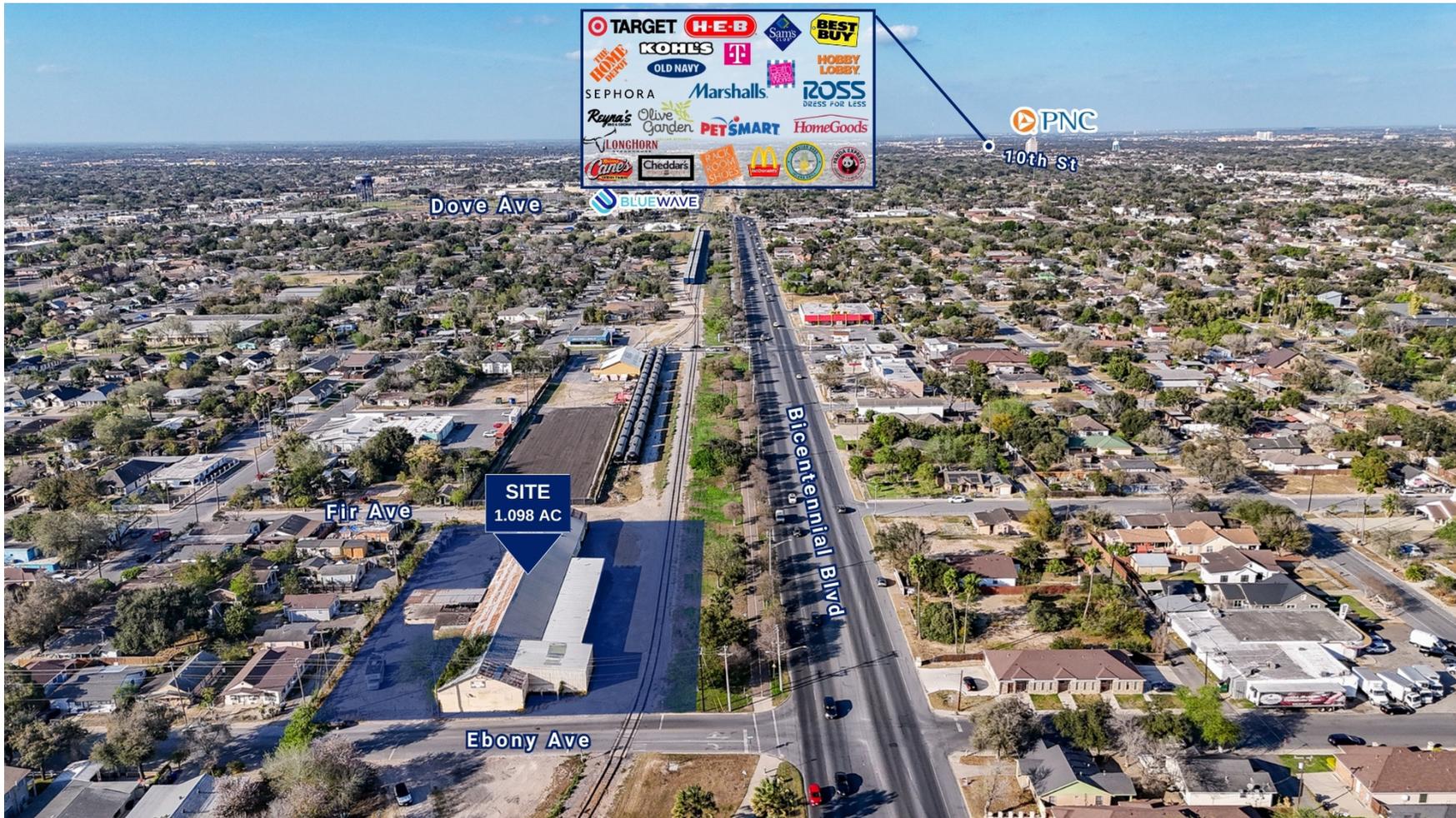


**COLDWELL BANKER
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RIO GRANDE VALLEY

NORTH FACING AERIAL

1901 FIR AVENUE

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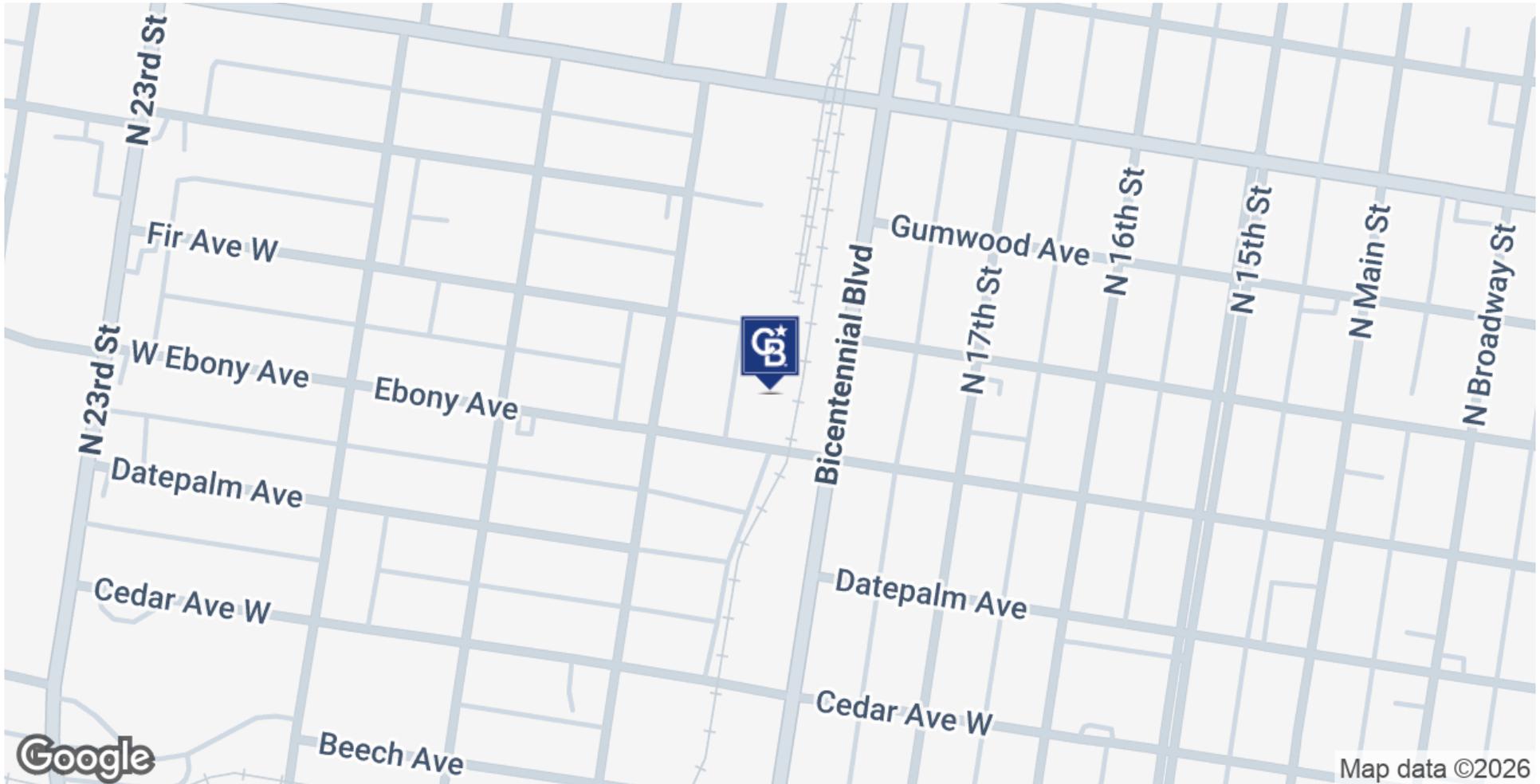


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LOCATION MAP

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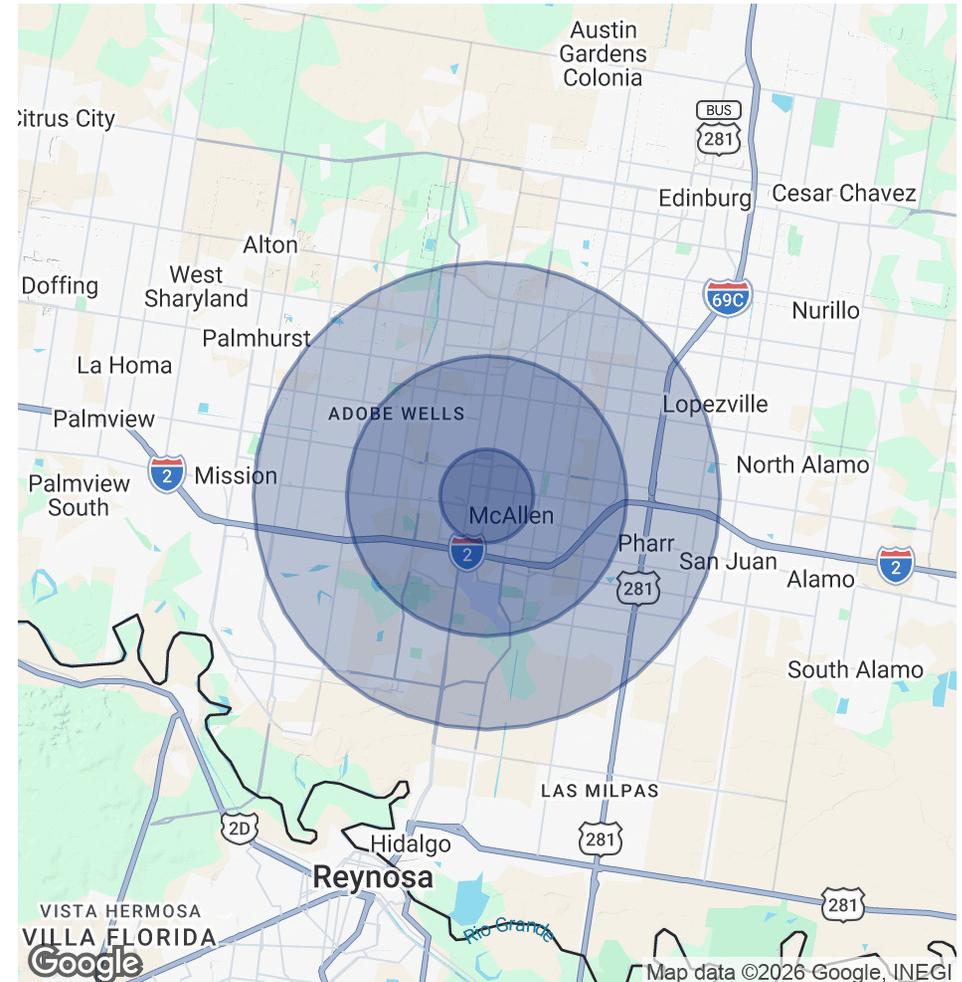
DEMOGRAPHICS

1901 FIR AVENUE

McAllen, TX 78501

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,120	94,672	229,269
Average Age	37.4	35.4	34.5
Average Age (Male)	33.5	33.2	32.8
Average Age (Female)	43.1	38	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,876	33,571	76,979
# of Persons per HH	2.6	2.8	3
Average HH Income	\$46,633	\$73,842	\$83,700
Average House Value	\$106,957	\$169,059	\$183,172

2023 American Community Survey (ACS)



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