

# EDINBURG, TX PAD SITES

101 E. MONTE CRISTO RD

Edinburg, TX 78541



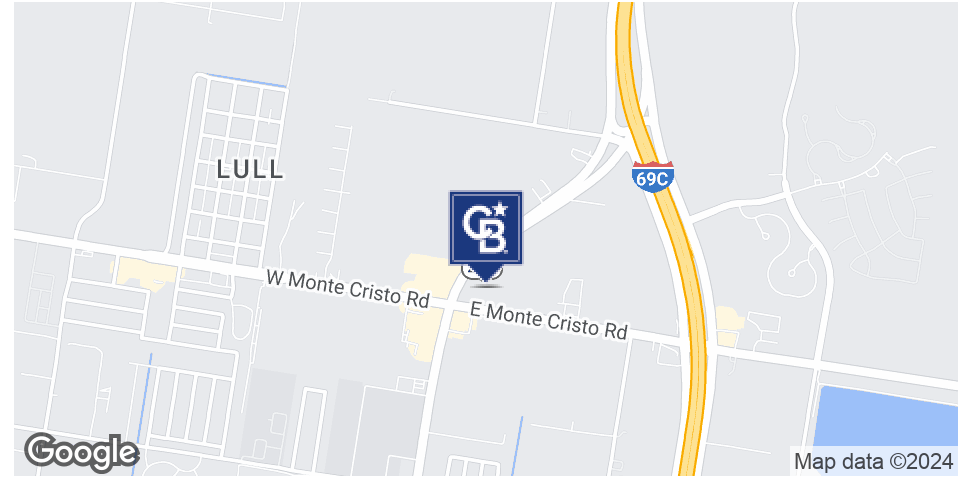
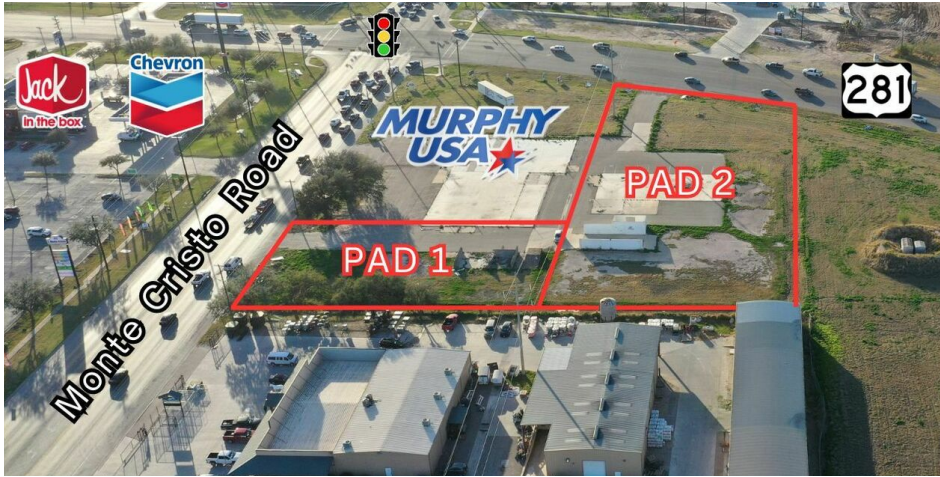
PAD 2: \$1,000,000

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## PROPERTY DESCRIPTION

+/- 1.39 acre tract located in a fast-growing area adjacent to Murphy's USA. This high traffic location sits at a signal-controlled intersection and has proximity to I-69C, the Hidalgo County Courthouse, and the University of Texas Rio Grande Valley. Ideal location for any user.

## PROPERTY HIGHLIGHTS

- Excellent, North Edinburg Location
- Hard Corner Property
- High Traffic
- Excellent Visibility
- Proximity to US Highway 281

## OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	+/- 1.39 Acres
VPD:	+/- 18,886
Market:	Rio Grande Valley
Submarket:	Edinburg

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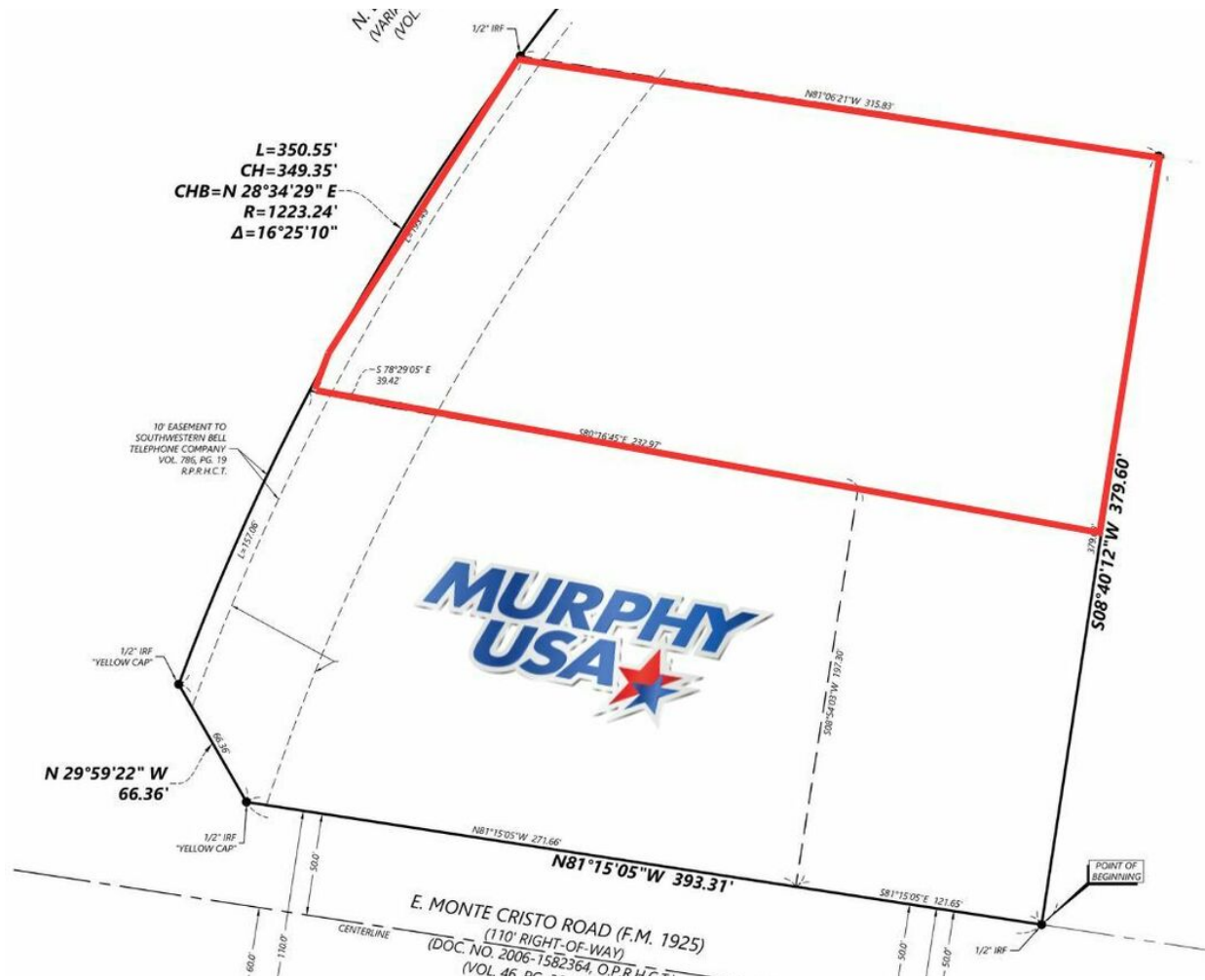


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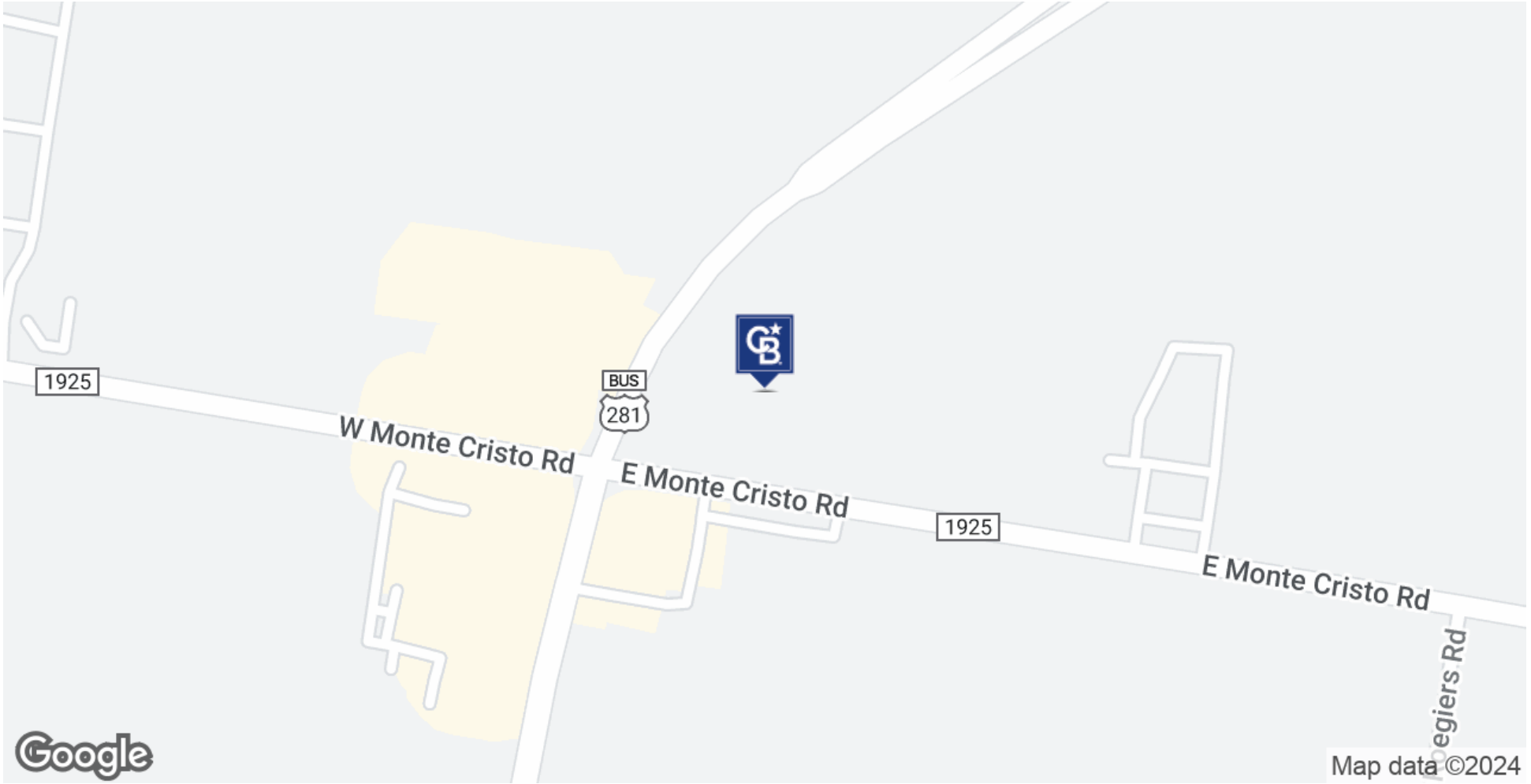




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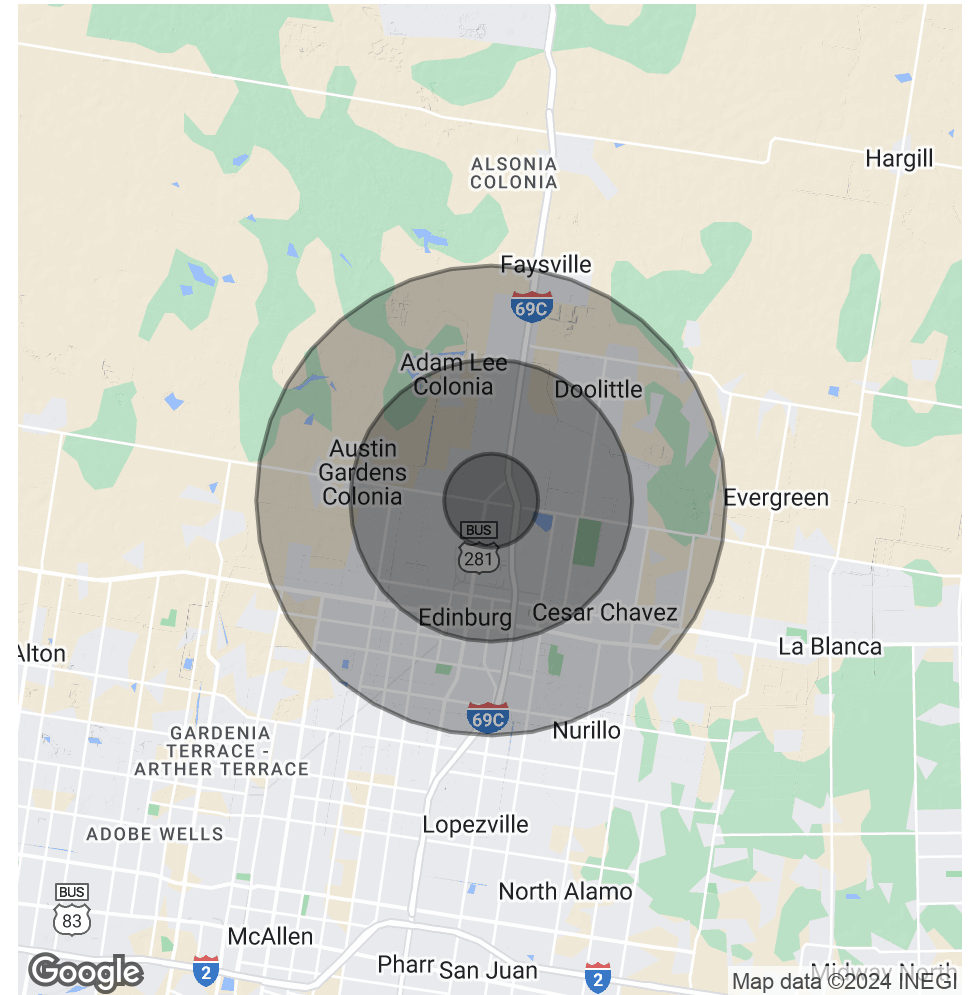
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,016	49,796	115,980
Average Age	33	33	34
Average Age (Male)	31	32	33
Average Age (Female)	34	34	34
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,107	16,278	36,648
# of Persons per HH	3.6	3.1	3.2
Average HH Income	\$62,838	\$62,280	\$71,039
Average House Value	\$161,248	\$168,404	\$193,052

Demographics data derived from AlphaMap



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