

# EDINBURG, TX PAD SITES

101 E. MONTE CRISTO RD

Edinburg, TX 78541



PAD 1: \$950,000

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## OFFERING SUMMARY

Pad 1:	\$950,000
Lot size:	+/- 0.5 Acres
VPD:	+/- 22,199
Market:	Rio Grande Valley
Submarket:	Edinburg

## PROPERTY OVERVIEW

+/- 0.5 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
- +/- 55,004 VPD Intersection
- Excellent Visibility
- Proximity to US Highway 281
- Easily Accessible

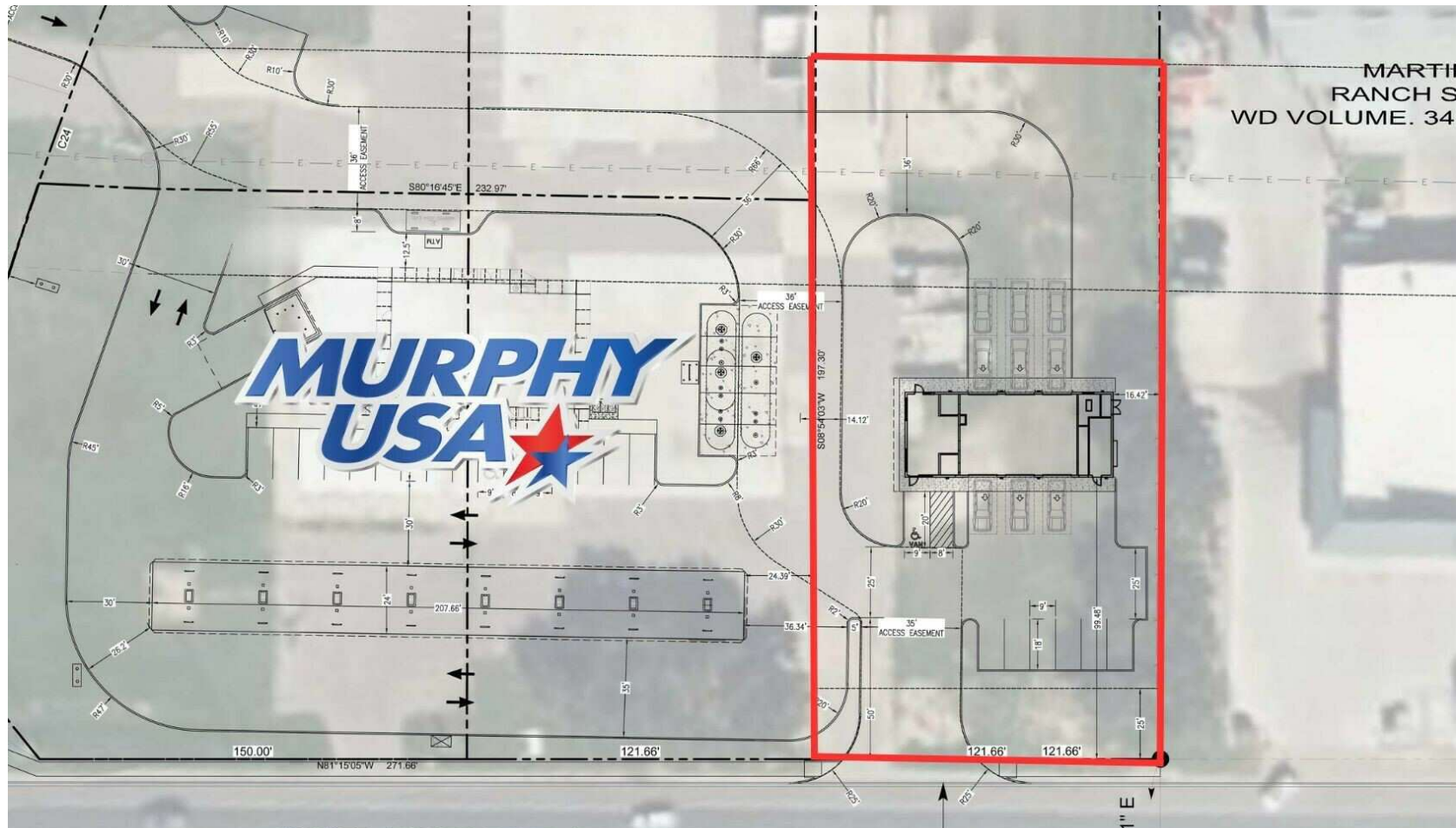
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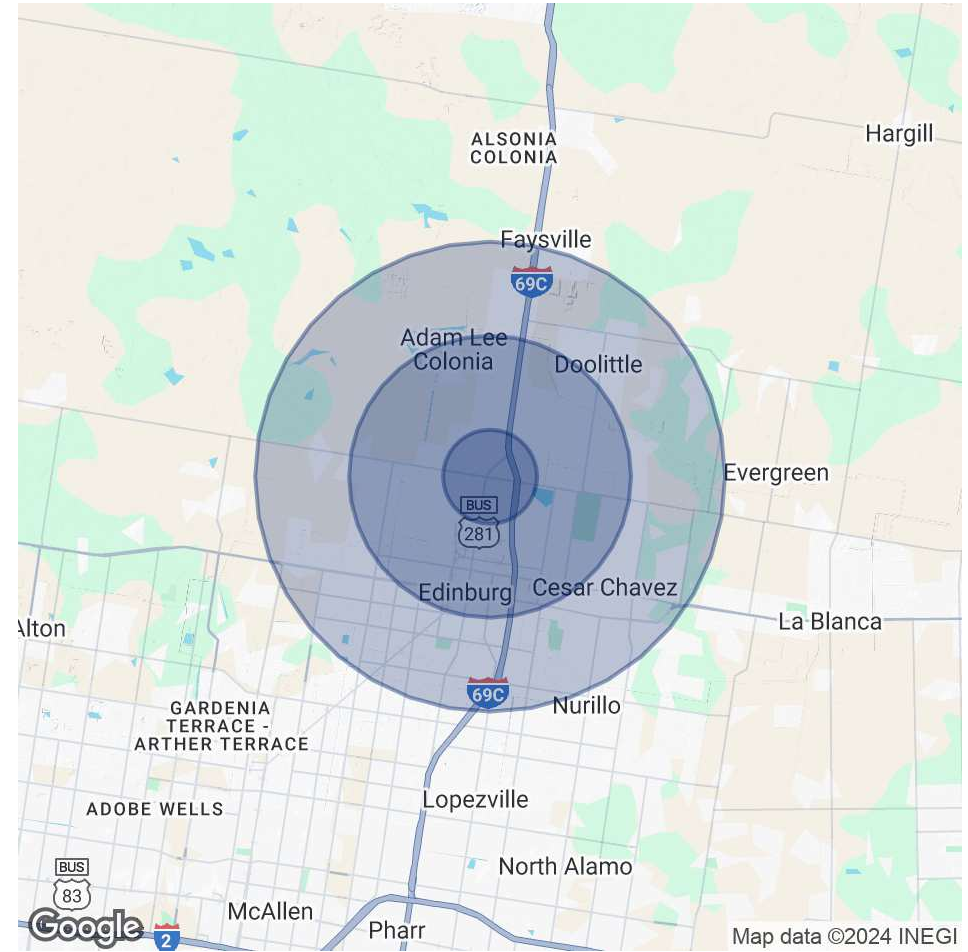
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,424	32,711	80,429
Average Age	25.8	26.2	27.3
Average Age (Male)	24.8	24.7	25.4
Average Age (Female)	27.2	27.9	29.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,029	9,925	24,170
# of Persons per HH	3.3	3.3	3.3
Average HH Income	\$39,425	\$38,915	\$47,375
Average House Value		\$64,059	\$95,860

\* Demographic data derived from 2020 ACS - US Census



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