

SAN JUAN, TX DEVELOPMENT SITE

17 ACRES

Owassa Road San Juan, TX 78589



ASKING PRICE

\$2,013,650.00

Daniel Galvan, SIOR, CCIM

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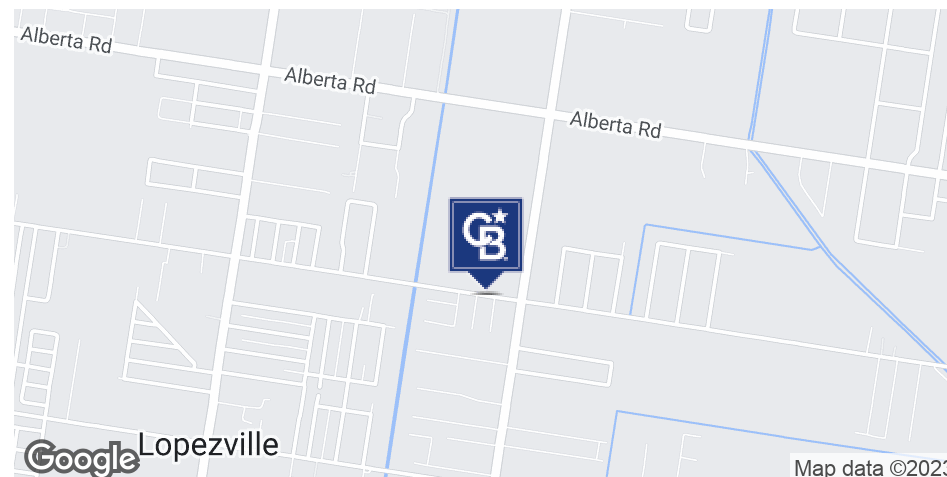
**COLDWELL BANKER
COMMERCIAL**

**RIO
GRANDE VALLEY**

PROPERTY OVERVIEW

17 ACRES

Owassa Road San Juan, TX 78589



OFFERING SUMMARY

Asking Price:	\$2,013,650.00
Available SF:	762,735.60
Lot Size:	17.51 Acres
Market:	Rio Grande Valley
Submarket:	San Juan

PROPERTY OVERVIEW

Incredible investment opportunity in the heart of San Juan, Texas, where growth and prosperity are on the rise. Presenting 17.51 Acres of development land nestled between Raul Longoria Rd and Cesar Chavez Rd. This highly sought-after location would be ideal for single-family or multifamily development projects.

PROPERTY HIGHLIGHTS

- 17.51 acres of development land in the city of San Juan, Texas.
- Located between Raul Longoria Rd. and Cesar Chavez Rd.
- Potential for residential or mixed-use development.
- Strategic location with excellent connectivity to major transportation routes including HWY 281.
- Booming city with a thriving economy and expanding population, offering a favorable market for real estate investing.

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AERIALS

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LOCATION MAP

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DEMOGRAPHICS

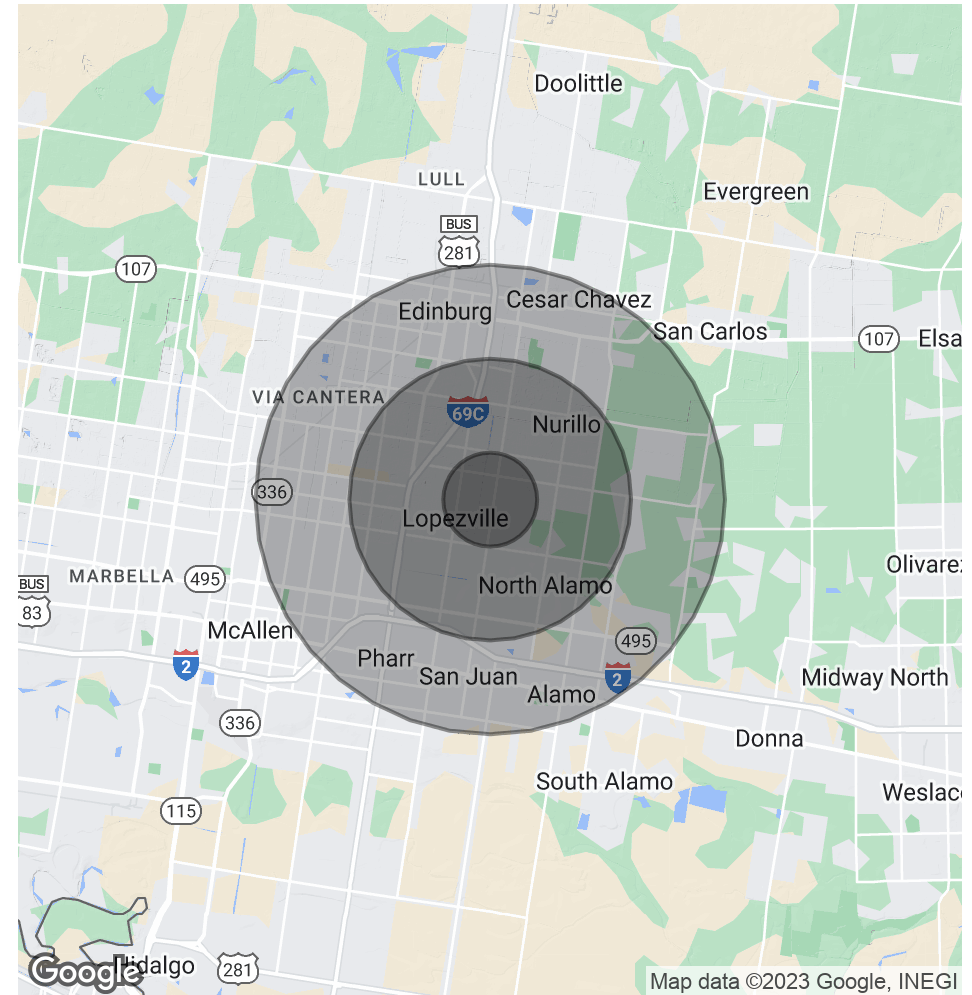
17 ACRES

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,737	74,894	209,693
Average Age	24.7	29	31.2
Average Age (Male)	28.3	28.6	29.7
Average Age (Female)	22.3	29.4	32.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,395	23,235	71,613
# of Persons per HH	3.6	3.2	2.9
Average HH Income	\$49,386	\$57,463	\$56,735
Average House Value	\$78,357	\$110,589	\$114,632

* Demographic data derived from 2020 ACS - US Census



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