

LYFORD, TX INVESTMENT OPPORTUNITY

FOR SALE

8422 Business 77 N Lyford, TX 78569



SALE PRICE

CALL FOR PRICING

Daniel Galvan, SIOR, CCIM

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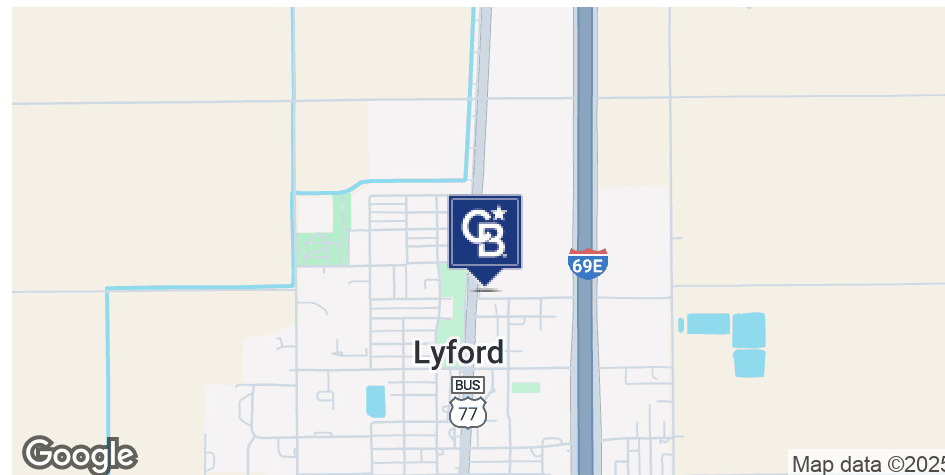


**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY OVERVIEW

8422 BUSINESS 77 N

Lyford, TX 78569



OFFERING SUMMARY

Sale Price:	CALL FOR PRICING
Building Size:	9,100 SF
Lot Size:	1.761 Acres
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Lyford

PROPERTY OVERVIEW

Introducing an investment opportunity in Lyford, TX: 8422 Business 77 N. This impressive 9,100 SF retail/free-standing building, located in the thriving Rio Grande Valley, is a standout property for investors seeking a commercial asset with enormous potential. Zoned for commercial use, this property offers flexibility and endless possibilities for retail ventures. With its prominent location and significant square footage, this property is poised to become a lucrative asset in an area of exciting growth and development. Don't miss out on this exceptional opportunity to make a strategic investment in the dynamic Rio Grande Valley market.

PROPERTY HIGHLIGHTS

- - 9,100 Sq Ft of prime retail/free-standing space
- - Zoned for commercial use, offering versatile investment potential
- - Situated on a generous 1.761 acre lot size

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AERIAL

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AERIAL MAP

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LOCATION MAP

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DEMOGRAPHICS

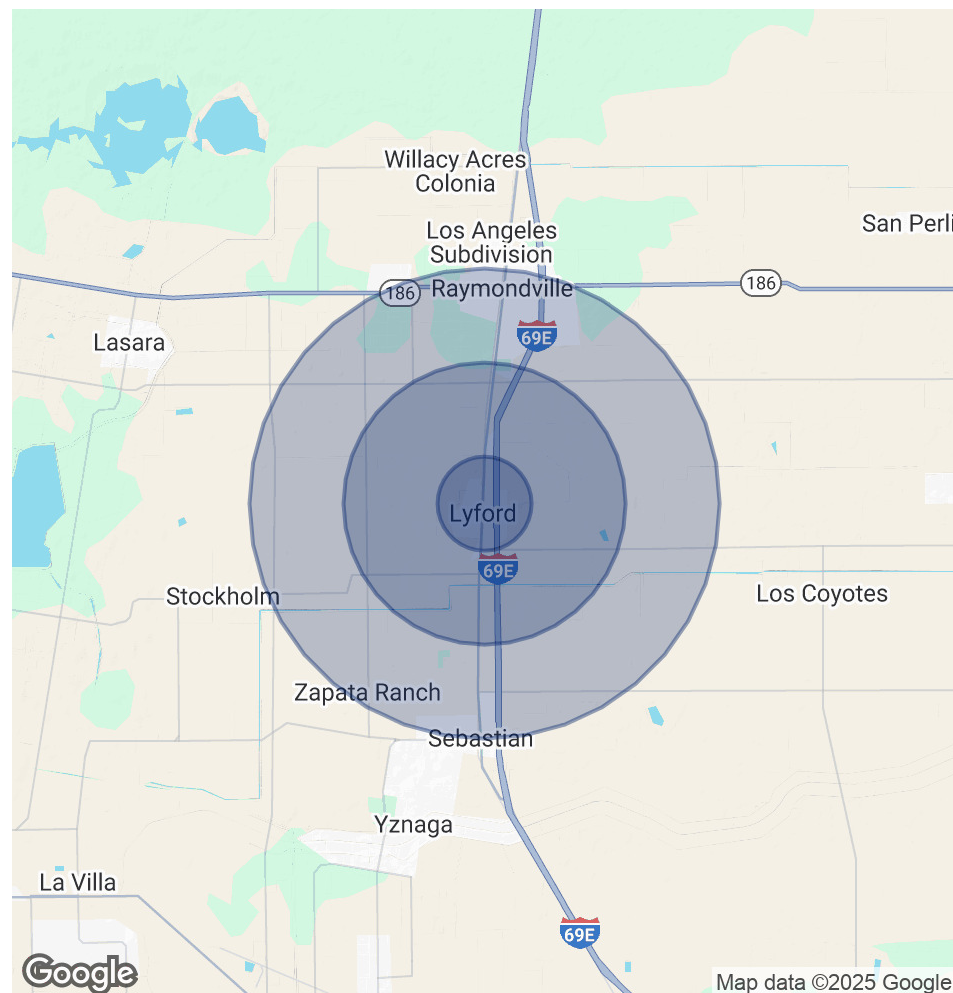
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	986	3,777	13,871
Average Age	39	38	38
Average Age (Male)	38	38	37
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	303	1,002	3,774
# of Persons per HH	3.3	3.8	3.7
Average HH Income	\$70,416	\$73,767	\$67,777
Average House Value	\$138,653	\$151,152	\$135,341

Demographics data derived from AlphaMap



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