

# VERSATILE INDUSTRIAL WAREHOUSE

**FOR SALE**

204 West 6th Street San Juan, TX 78589



**SALE PRICE**

**\$340,000**

**Will Moore**

(956) 292-8376

wmoore@cbcgrandevalley.com

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**COLDWELL BANKER  
COMMERCIAL  
RIO GRANDE VALLEY**

# PROPERTY SUMMARY

204 WEST 6TH STREET

San Juan, TX 78589



## PROPERTY DESCRIPTION

This property offers an excellent opportunity to acquire functional industrial warehouse space in San Juan, just off Business 83. The site includes two metal warehouse buildings totaling approximately ±2,460 SF on a 0.29-acre lot, each featuring grade-level overhead doors for efficient loading and flexibility. With convenient access to McAllen, Edinburg, and Pharr, the property is ideal for owner-users, contractors, storage operations, or light industrial businesses.

## PROPERTY HIGHLIGHTS

- ±2,460 SF of functional warehouse space across two metal industrial buildings
- Three (3) grade-level overhead doors providing efficient loading and access
- Strategic location adjacent to Business 83 with excellent regional connectivity
- Ideal for owner-users, contractors, or light industrial operations

## OFFERING SUMMARY

Sale Price:	\$340,000
Building 1 Size:	1,260 SF
Grade-Level Door:	2
Building 2 Size:	1,200 SF
Grade-Level Doors:	1
Lot Size:	0.29
Market:	Rio Grande Valley
Submarket:	San Juan

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# AERIAL FACING WEST

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# AERIAL FACING NORTH

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# AERIAL FACING EAST

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# LOCATION MAP

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# DEMOGRAPHICS

204 WEST 6TH STREET

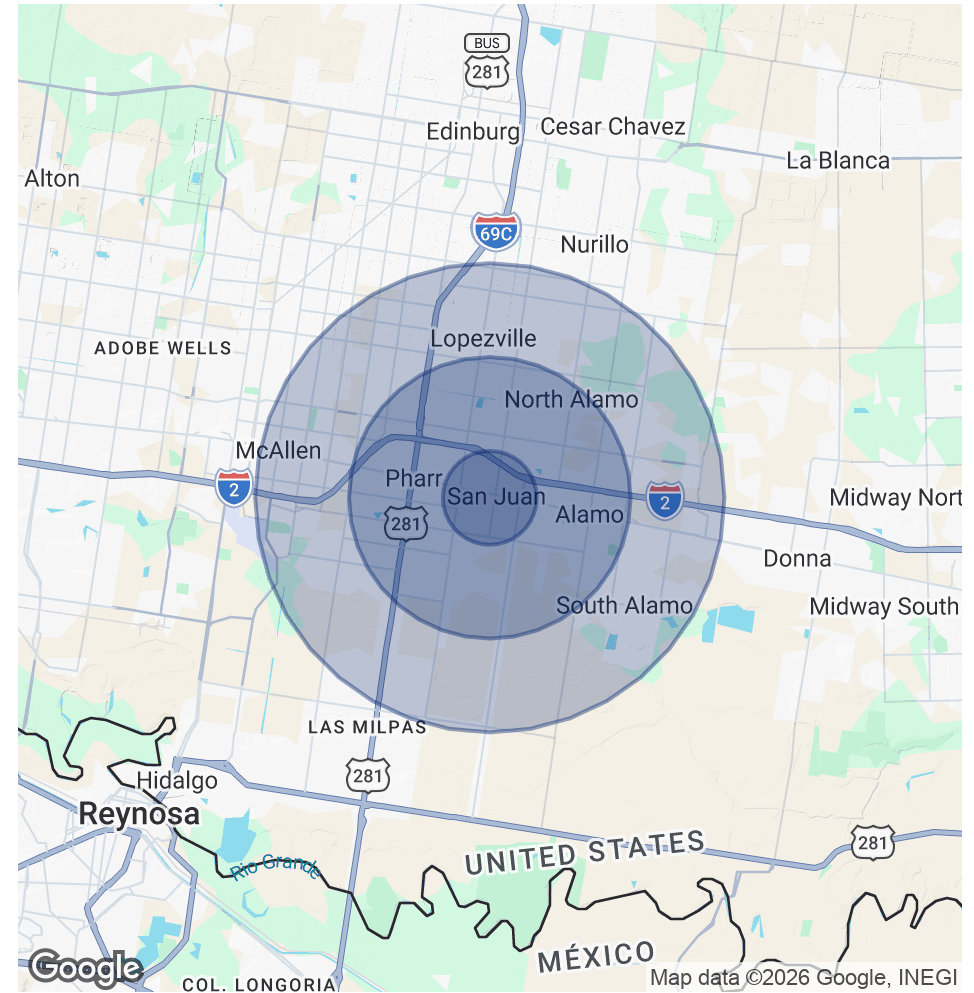
San Juan, TX 78589

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,316	88,704	183,297
Average Age	34.2	31.5	32.1
Average Age (Male)	32.7	30.2	30.8
Average Age (Female)	37.8	33.2	33.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,776	26,646	57,012
# of Persons per HH	3.3	3.3	3.2
Average HH Income	\$58,638	\$63,347	\$69,069
Average House Value	\$109,381	\$110,400	\$128,914

2023 American Community Survey (ACS)



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