

# RETAIL SPACE AVAILABLE

## FOR SALE

302 E 2nd Street Ste A Rio Grande City, TX 78582



SALE PRICE

\$310,000

**Michael Pacheco**

956.739.5172

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**Jacob Galvan**

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**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY

# PROPERTY OVERVIEW

302 E 2ND STREET STE A

Rio Grande City, TX 78582



## OFFERING SUMMARY

Sale Price:	\$310,000
Building Size:	2,900 SF
Lot Size:	0.13 Acres
Market:	Rio Grande Valley
Submarket:	Starr

## PROPERTY OVERVIEW

Coldwell Banker Commercial proudly presents this expansive 2,000 SF property, providing a flexible space perfect for Retail or Professional Use. With its generous layout, the building offers ample opportunity for businesses to grow and succeed. Ideally situated for high visibility and easy access, this property represents an outstanding investment opportunity in a rapidly growing market.

## PROPERTY HIGHLIGHTS

- Versatile layout suitable for diverse retail and commercial uses
- Ample parking space for customer convenience
- Prime investment opportunity in a rapidly growing market

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# INTERIOR PHOTOS

302 E 2ND STREET STE A  
Grande City, TX 78582



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# TOP VIEW

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# DEMOGRAPHICS

302 E 2ND ST STE A  
Rio Grande City, TX 78582

	1 Mile	3 Mile	5 Mile
<b>Overview</b>			
Population	4,586	14,439	27,489
Pop density (per sq mi)	1,378	725	162
Area (sq mi) - based on Census Block Groups	3.33	19.91	169.58
<b>Households</b>			
Households	1,243	4,279	7,759
Family Households	905 (72.8%)	3,322 (77.6%)	6,300 (81.2%)
Non-Family Households	338 (27.2%)	957 (22.4%)	1,459 (18.8%)
Persons per Household	3.69	3.37	3.54
<b>Household Income</b>			
Household Average Income	\$44,991.23	\$48,178.13	\$64,913.84
Average Income per Person	\$14,492.48	\$16,032.37	\$19,642.22
Household Median Income	\$30,357.14	\$32,826.7	\$42,614.75
Calculated using Weighted Centroid from Block Groups   DataSet: Census 2022 (ACS)			

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