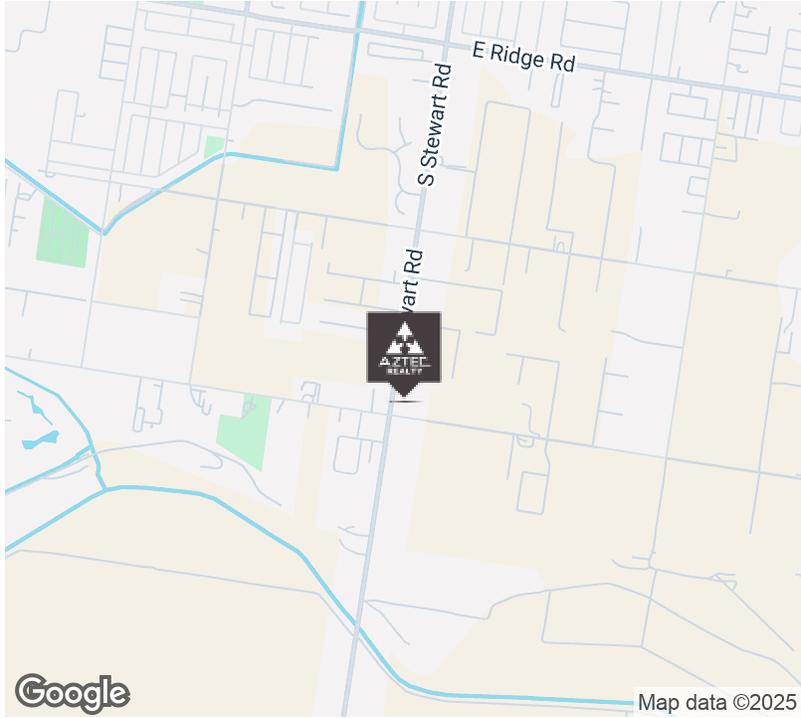


42.90 ACRES IN SOUTH SAN JUAN, TX

604 E HALL ACRES RD, SAN JUAN, TX 78589



OFFERING SUMMARY

Sale Price:	\$3,217,500
Available SF:	
Lot Size:	42.9 Acres
Price / Acre:	\$75,000

PROPERTY OVERVIEW

Located in south San Juan, TX, this 42.90 acre tract at the northeast corner of S. Stewart Road and Hall Acres Road offers a developer the opportunity for a large-scale development of residential, multifamily, or mixed-use development in a fast growing part of Hidalgo County. Adjacent tracts are newly developed single family home subdivisions, citrus groves and agriculture, and directly south at the southeast corner of the same intersection some new commercial development has been constructed (event center facilities). The south 40% of this tract is currently in citrus, while the north 60% has been cleared of all citrus and is currently in row crops. The property is flag-shaped, with approximately 1,980' of frontage on S. Stewart Road and approximately 812.46' of frontage on E. Hall Acres Road (A survey of property is on file and can be provided).

Please see the attached photos, and call our offices at 956-668-8790 for more information.

PROPERTY HIGHLIGHTS

BLAKE BOX
 956.668.8790
 blakejbox@aztecre.com



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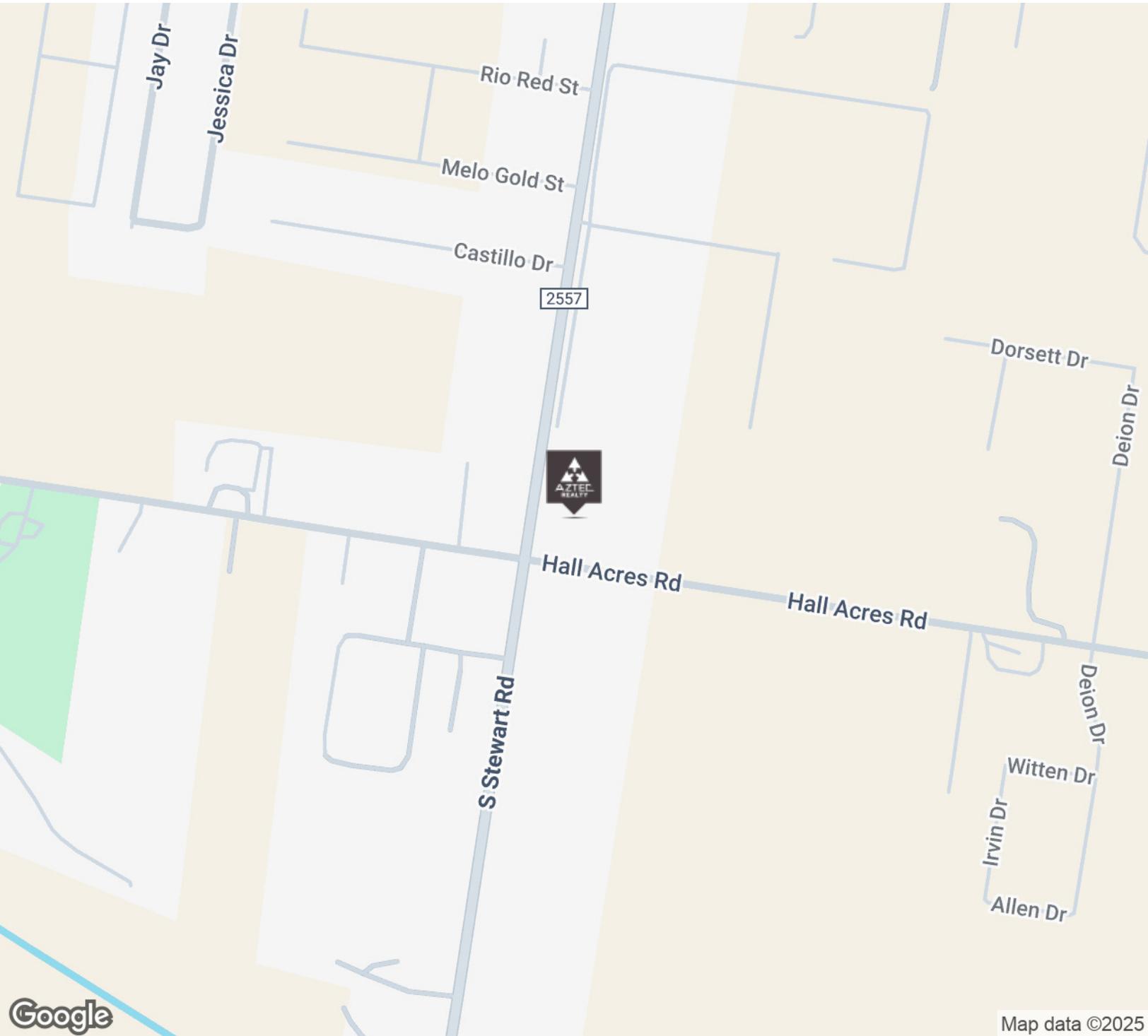


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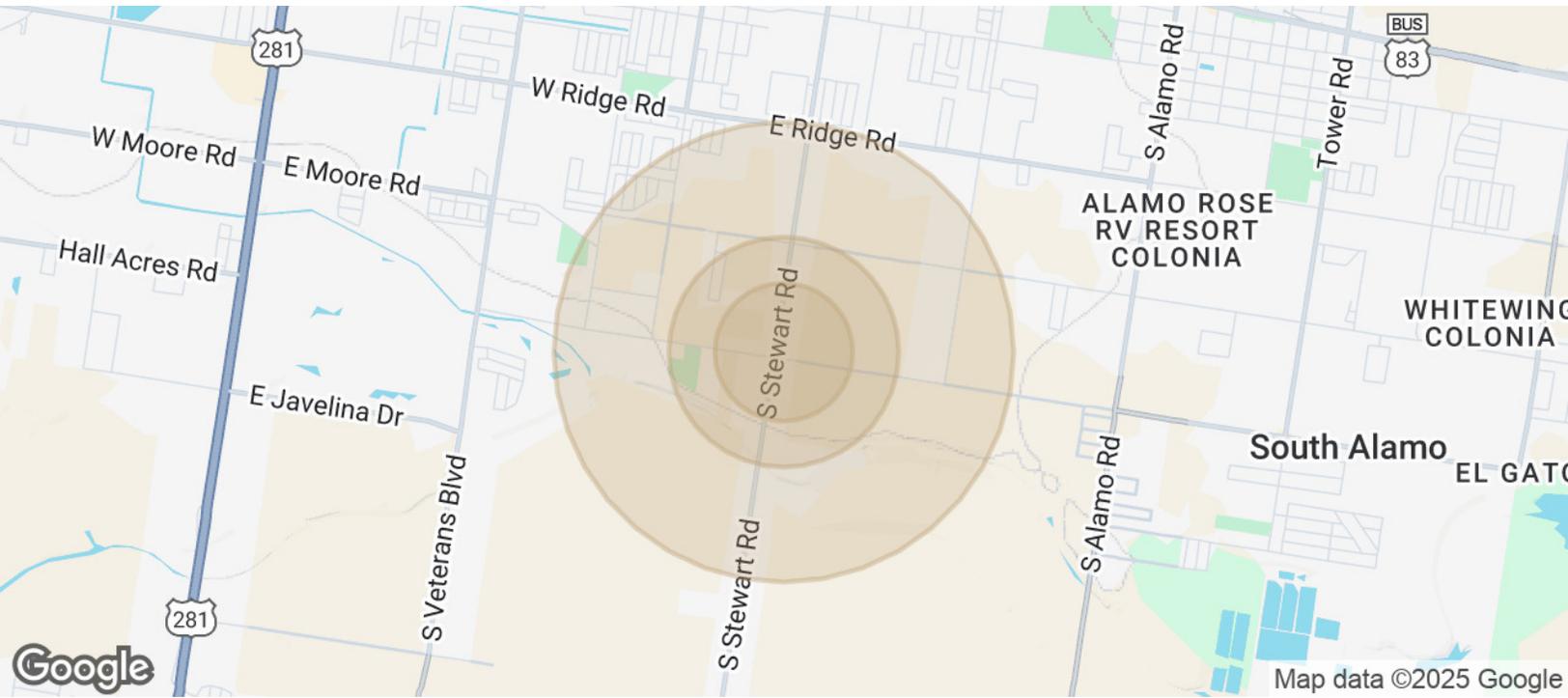


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	528	2,465	9,270
Average Age	50	41	36
Average Age (Male)	50	40	35
Average Age (Female)	50	41	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	250	933	3,084
# of Persons per HH	2.1	2.6	3
Average HH Income	\$67,010	\$73,805	\$72,546
Average House Value	\$158,711	\$179,089	\$160,418

Demographics data derived from AlphaMap