

EXPRESSWAY PAD SITES

TEXAS NATIONAL BANK

West I-2 Frontage Road, San Juan, TX 78589



ASKING PRICE: \$21 PER SQUARE FOOT

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY SUMMARY

TEXAS NATIONAL BANK
W. I-2 Frontage Road, San Juan, TX 78589



OFFERING SUMMARY

Zoning:	General Commercial
Lot 2:	1.29 AC
Lot 5B:	1.428 AC
Asking Price:	\$21/SF
Submarket:	San Juan
Market:	Rio Grande Valley

PROPERTY OVERVIEW

Two pad sites fronting Interstate 2 in San Juan, TX. Bluewave Express, Whataburger, and Dutch Bros Coffee are among the co-tenancy lineup. Ideal from a logistics point of view, sitting in the mid-valley and being down the street from the signal-controlled intersection of North Veterans Blvd. The site is surrounded by attractions including: HEB, CarMax, Burger King, Taco Palenque, Wing Barn, Lexus, Jack in the Box, and many more.

PROPERTY HIGHLIGHTS

- Adjacent to Texas National Bank
- Excellent Proximity to Major Retail, Hotels, and Entertainment
- High Traffic Location
- Cadi- Corner to H-E-B Plus

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AERIAL

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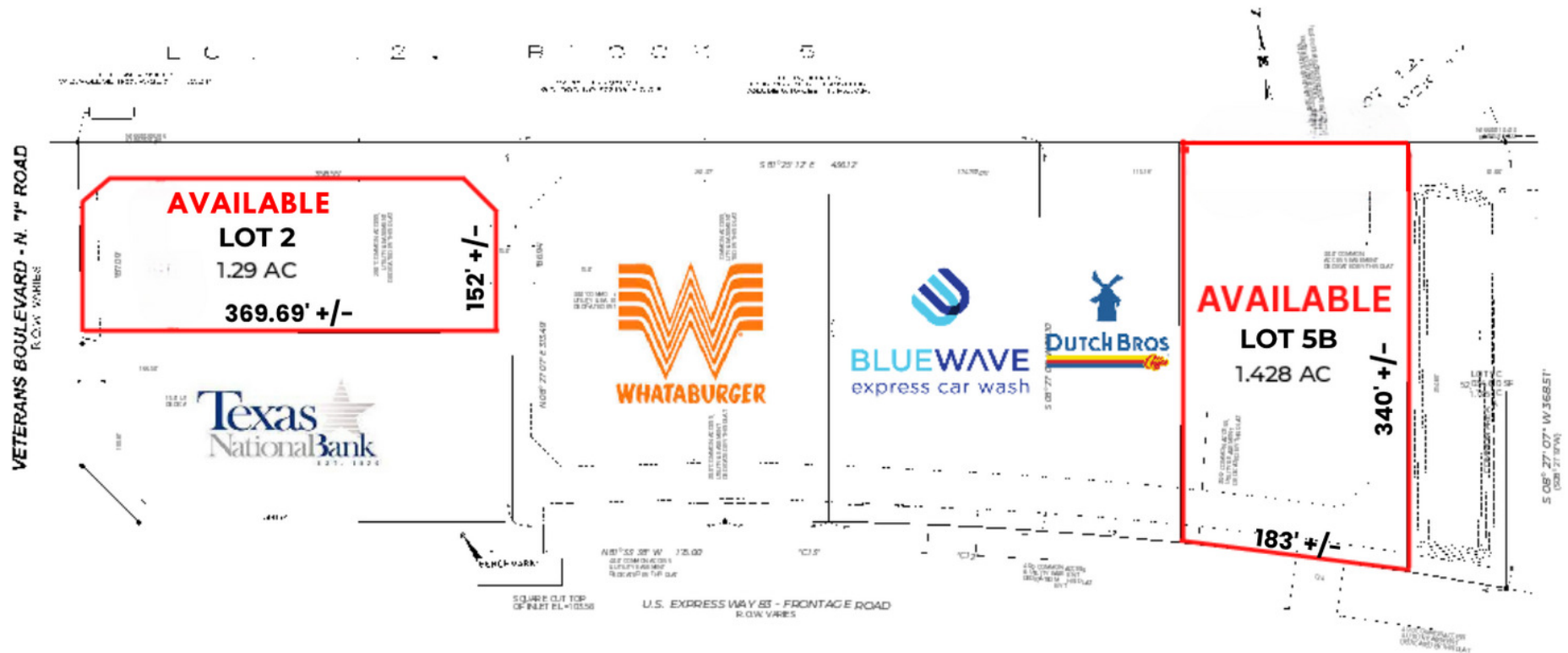


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SITE PLAN

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LOCATION MAP

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DEMOGRAPHICS

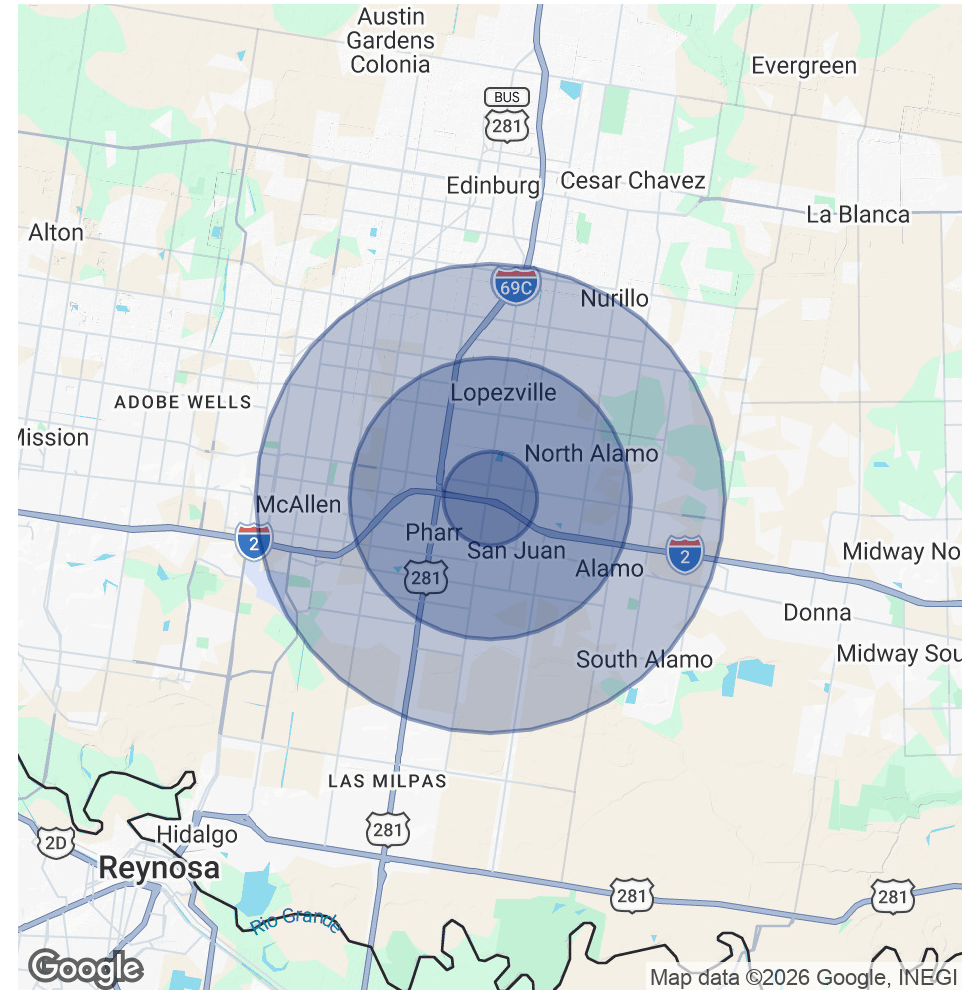
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,261	82,494	175,222
Average Age	27.9	28.6	29.8
Average Age (Male)	26.7	26.8	28
Average Age (Female)	29.5	30.5	31.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,542	22,921	51,545
# of Persons per HH	3.7	3.6	3.4
Average HH Income	\$36,572	\$40,681	\$49,324
Average House Value	\$75,388	\$78,691	\$98,852

* Demographic data derived from 2020 ACS - US Census



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