

MCALLEN WAREHOUSE OPPORTUNITY

AVAILABLE

2101 Austin Avenue McAllen, TX 78501



SALE PRICE

\$1,600,000

Daniel Galvan, SIOR, CCIM

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Michael Karam

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY OVERVIEW

2101 AUSTIN AVENUE

McAllen, TX 78501



OFFERING SUMMARY

Sale Price:	\$1,600,000
Building Size:	48,940 SF
Lot Size:	1.333 Acres
Market:	Rio Grande Valley
Submarket:	McAllen

PROPERTY OVERVIEW

The property is located at 2101 Austin Avenue, McAllen, Texas, within an established industrial area surrounded by operating industrial companies. This industrial/warehouse opportunity offers approximately 48,940 square feet of space on a 1.33-acre lot. The single-story building features a functional, open layout suitable for industrial, storage, distribution, or logistics uses, with convenient access to major roadways and nearby commercial and industrial corridors.

PROPERTY HIGHLIGHTS

- ±48,940 SF industrial/warehouse building designed for efficient operations
- Two 4-foot loading docks supporting streamlined loading and distribution
- Large open interior layout with flexible space for industrial or storage uses
- Central McAllen location with convenient access to major roadways and key corridors

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FACING SOUTH AERIAL

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COLDWELL BANKER
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FACING WEST AERIAL

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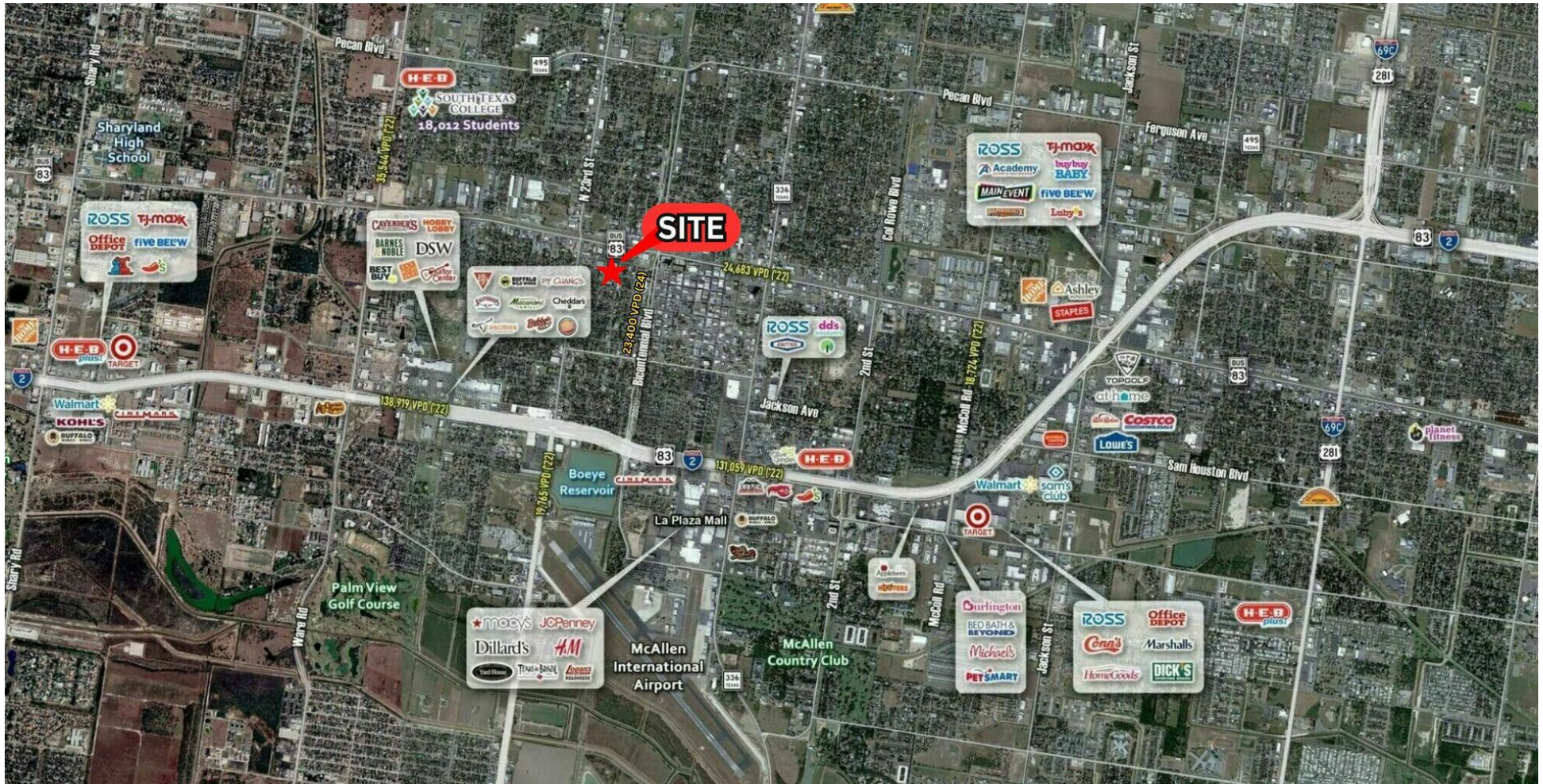


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RIO GRANDE VALLEY

AERIAL MAP

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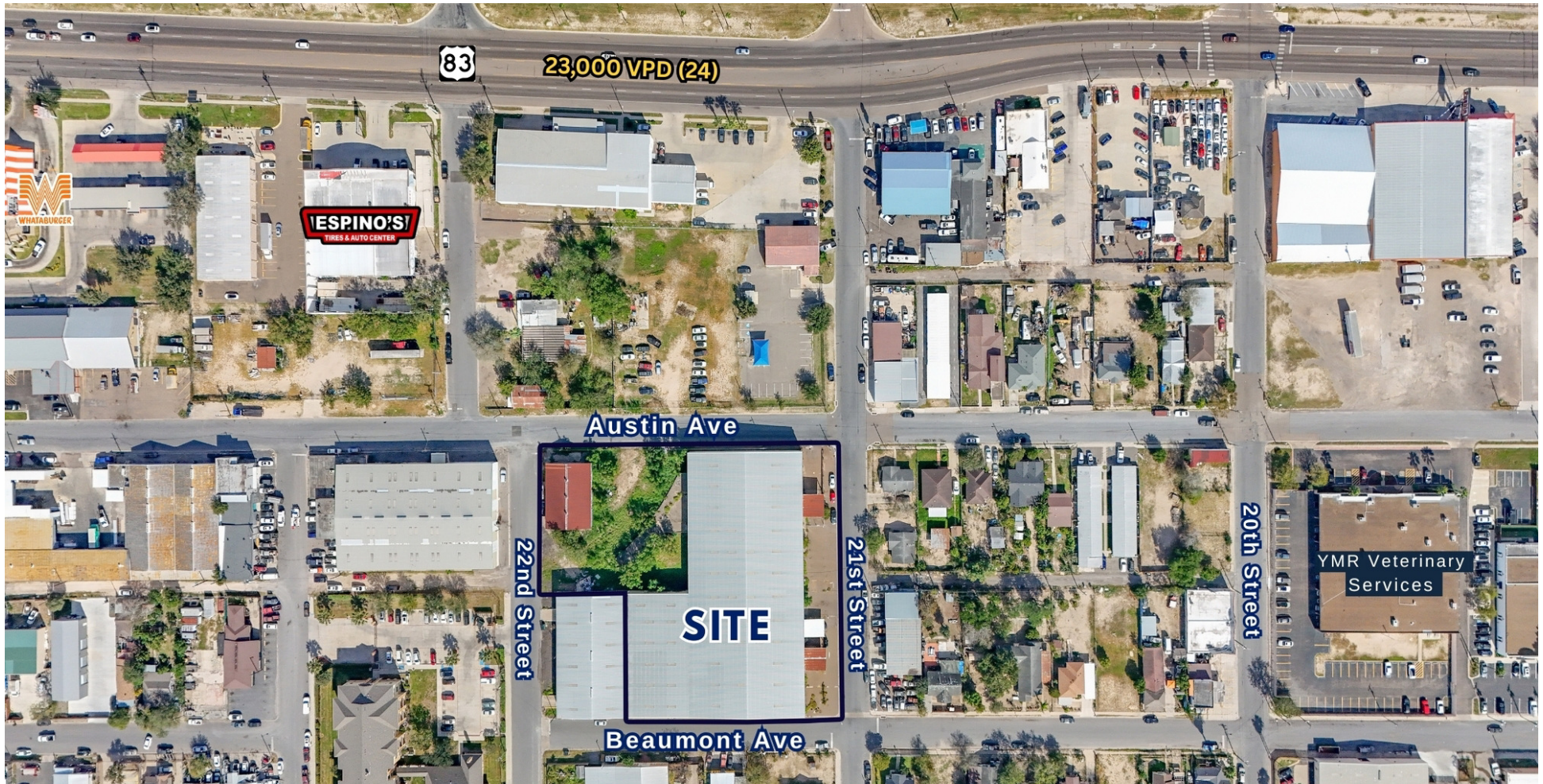


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TOP VIEW AERIAL

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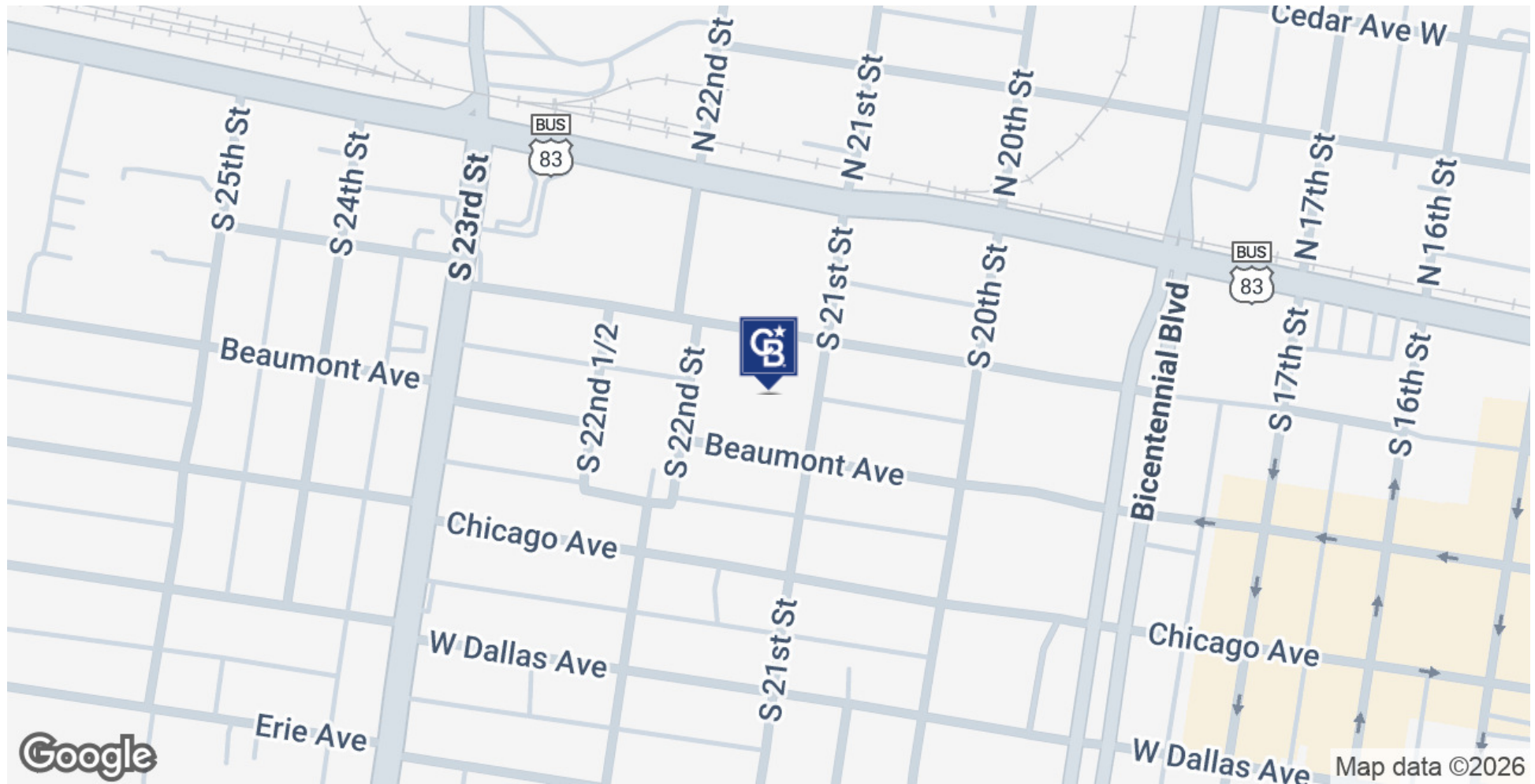


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LOCATION MAP

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DEMOGRAPHICS

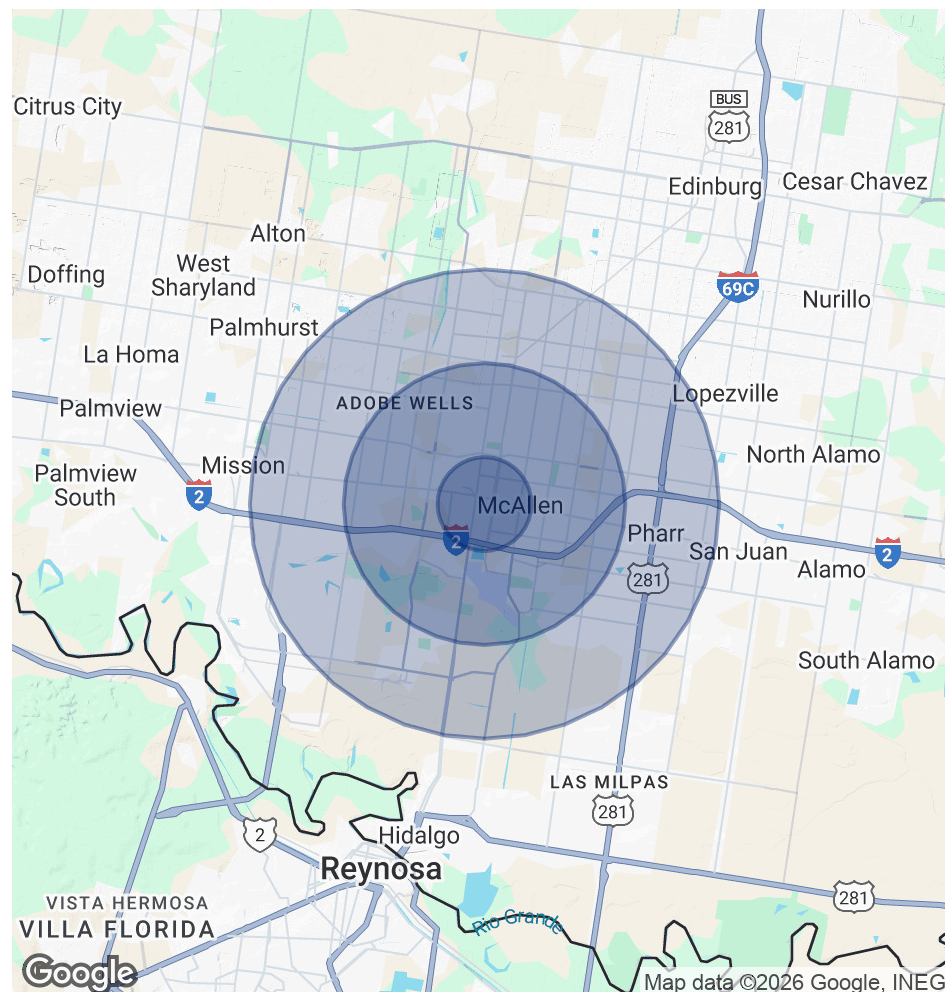
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,207	93,769	227,178
Average Age	40	39	38
Average Age (Male)	38	37	36
Average Age (Female)	42	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,317	34,055	77,961
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$39,509	\$70,081	\$80,233
Average House Value	\$117,167	\$196,969	\$206,789

Demographics data derived from AlphaMap



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