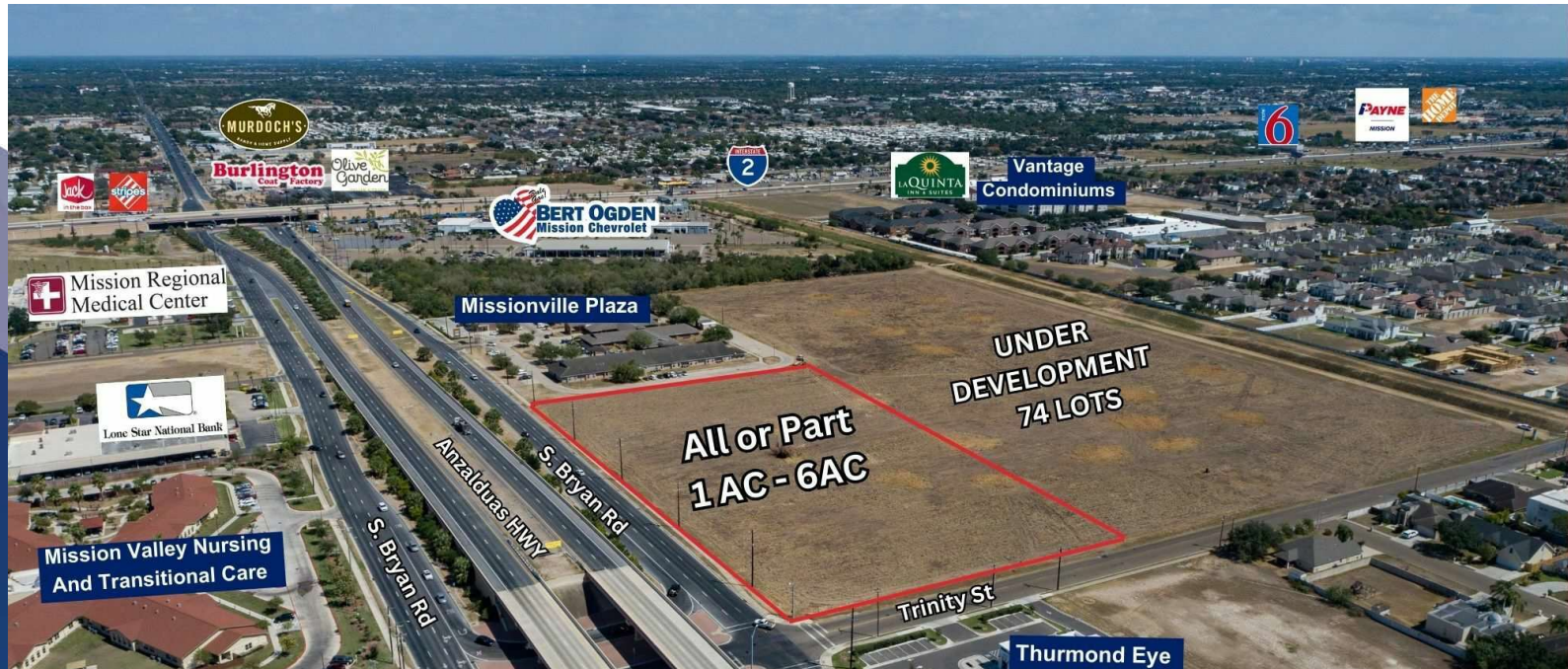


MISSION, TX PAD SITES

ALL OR PART

Bryan Rd & Trinity St - Mission, TX 78572



Daniel Galvan, SIOR, CCIM

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY SUMMARY

BRYAN RD & TRINITY STREET

Mission, TX 78572



PROPERTY DESCRIPTION

Excellent commercial site in Mission's up and coming trade area. This 6 acre tract is strategically positioned on Anzalduas Highway, serving as a main highway for those crossing the international bridge.

PROPERTY HIGHLIGHTS

- Pad Sites Available Sale/Ground Lease
- Located in a Rapidly Growing Area
- High Traffic Location
- Excellent Visibility from Anzalduas Highway
- Easy Access to and from the Anzalduas Bridge

OFFERING SUMMARY

Terms:	Negotiable
Lot Size:	As Needed

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,936	21,814	50,273
Total Population	4,838	57,854	142,497
Average HH Income	\$62,099	\$57,321	\$53,441

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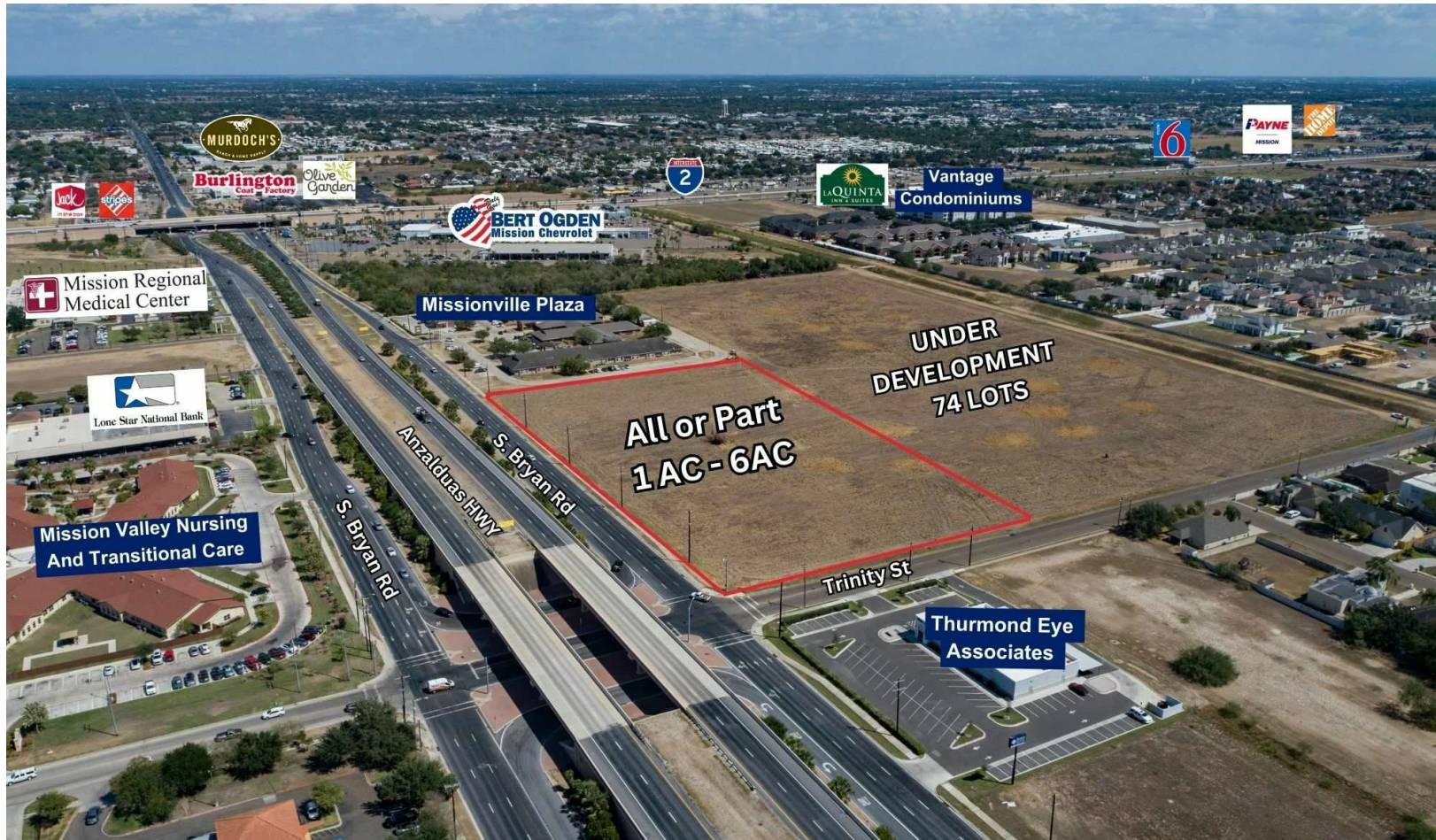


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AERIAL

BRYAN ROAD & TRINITY STREET

Mission, TX 78572



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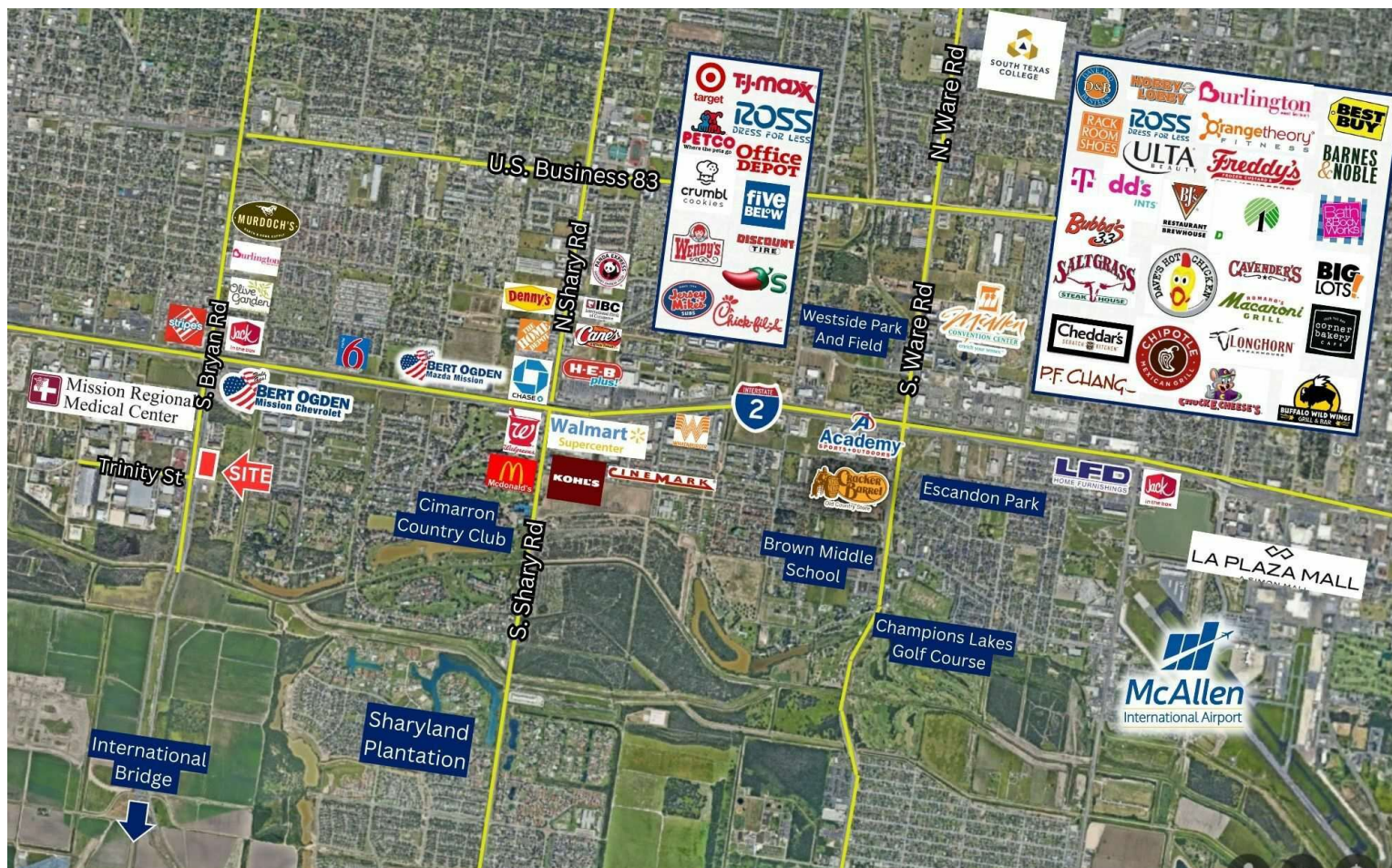


**COLDWELL BANKER
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RIO GRANDE VALLEY

AERIAL MAP

BRYAN ROAD & TRINITY STREET

Mission, TX 78572



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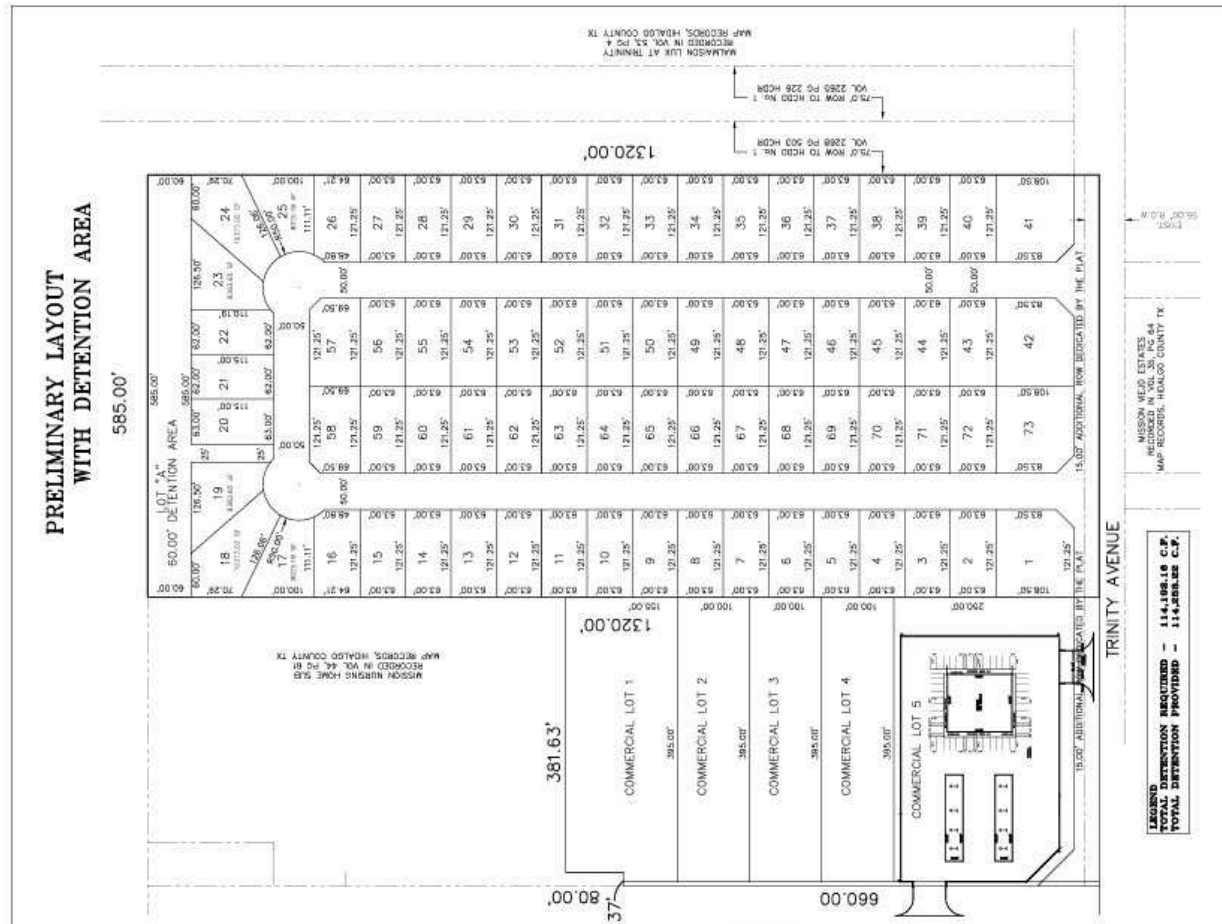


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RIO GRANDE VALLEY

CONCEPTUAL MASTER PLAN

BRYAN ROAD & TRINITY STREET

Mission, TX 78572

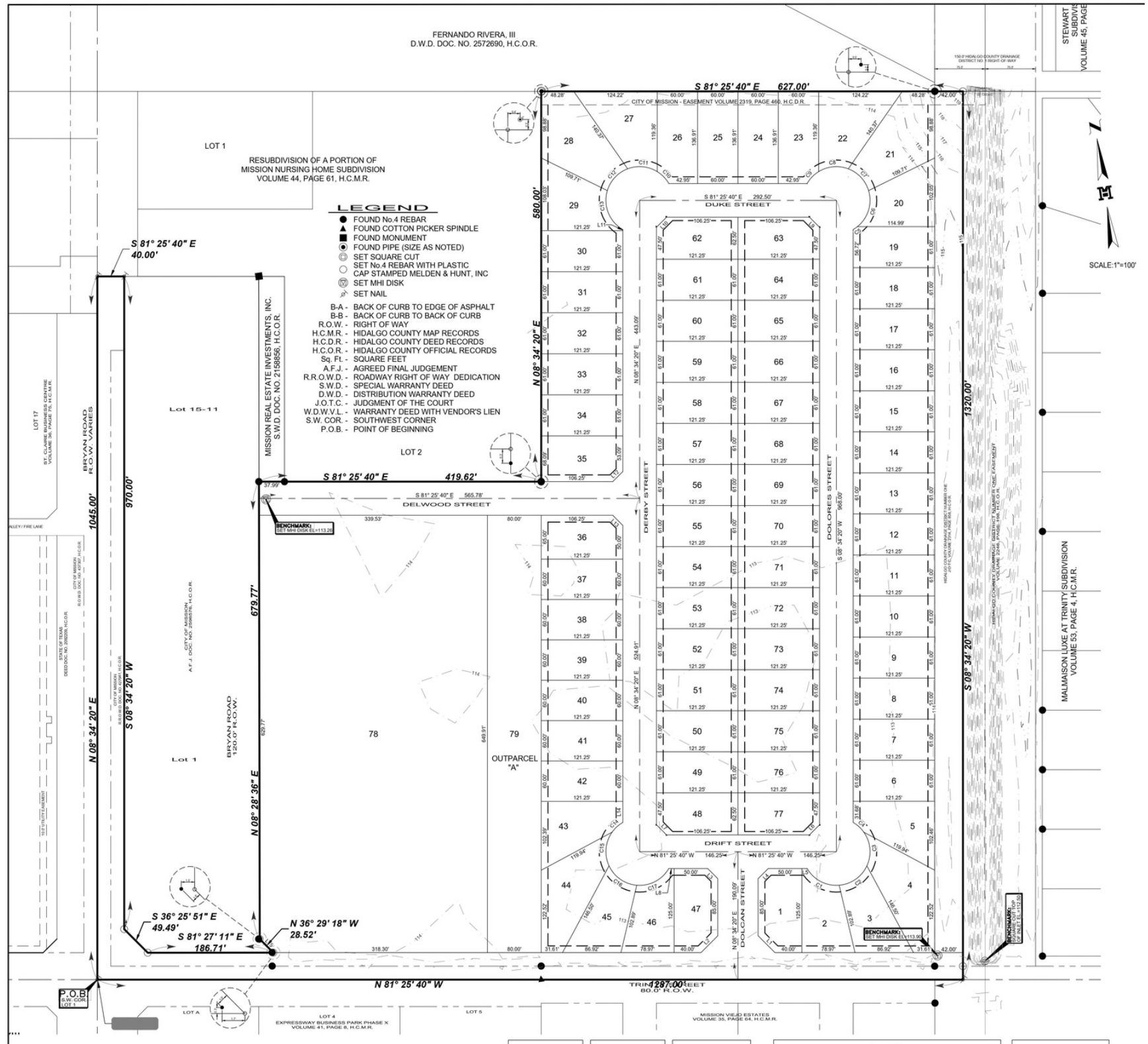


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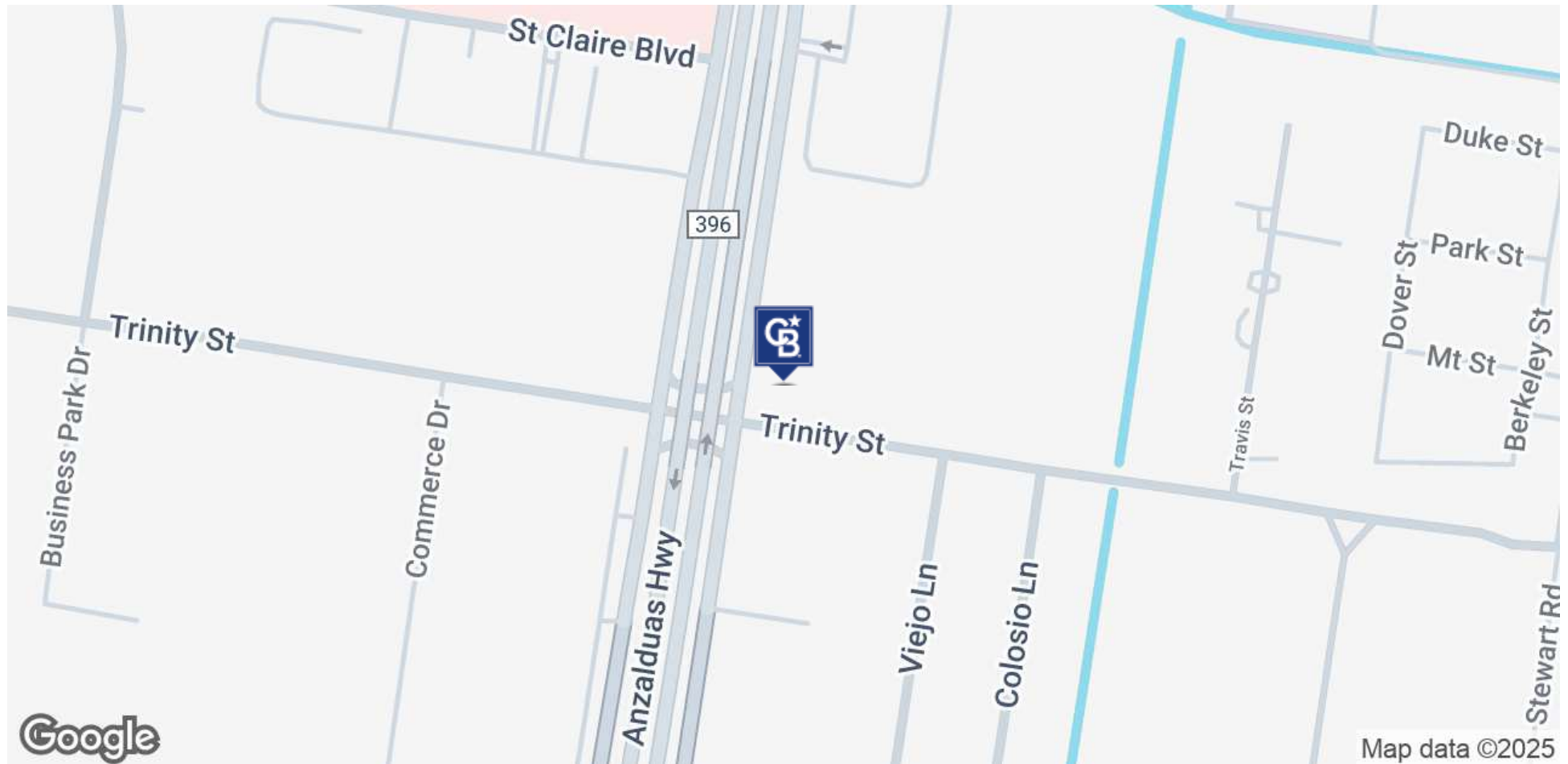
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LOCATION MAP

BRYAN RD & TRINITY STREET

Mission, TX 78572



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DEMOGRAPHICS

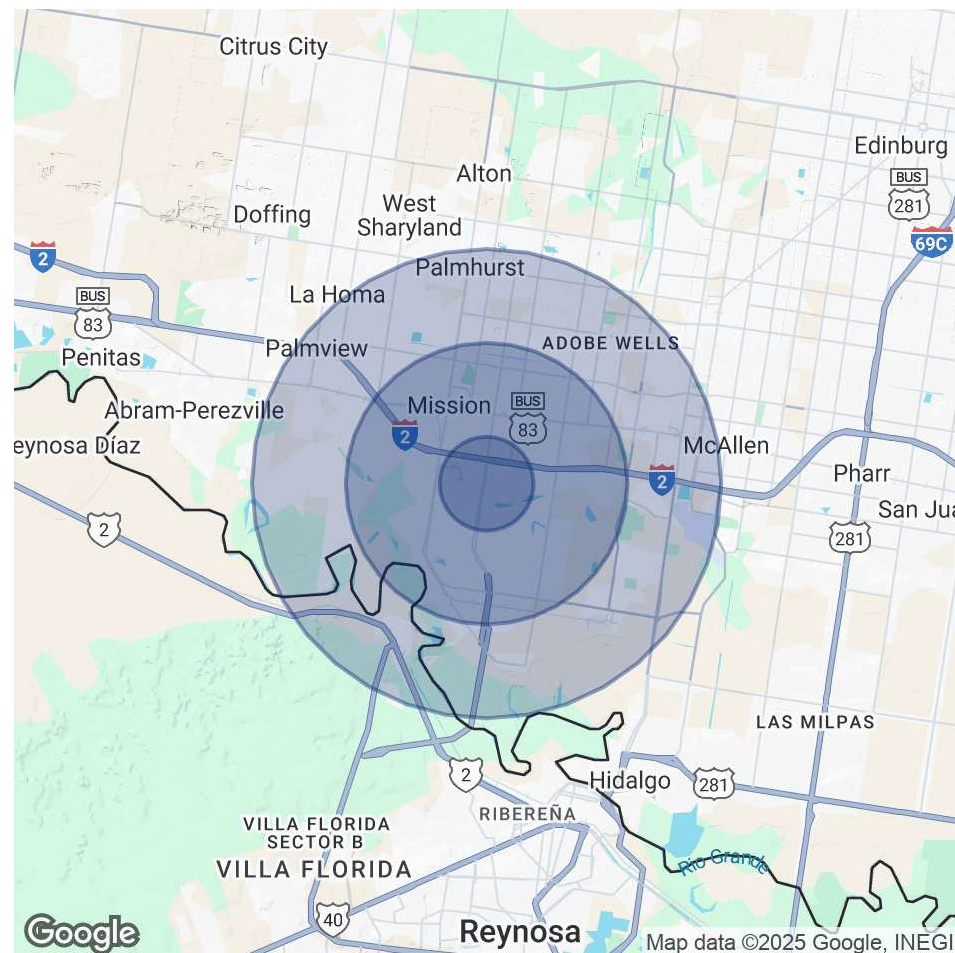
BRYAN RD & TRINITY STREET

Mission, TX 78572

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,838	57,854	142,497
Average Age	42	34.9	34.2
Average Age (Male)	43.9	34.4	32.3
Average Age (Female)	39	36.5	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,936	21,814	50,273
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$62,099	\$57,321	\$53,441
Average House Value	\$164,488	\$127,476	\$120,712

2020 American Community Survey (ACS)



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