

FLEX SPACE AVAILABLE

120 W. US HIGHWAY BUSINESS 83

San Juan, TX 78589



SALE PRICE **\$250,000**

Omar Garza
(512) 998-0019
ogarza@cbscriograndevalley.com

Daniel Galvan, SIOR, CCIM
(956) 451-2983
dgalvan@cbscriograndevalley.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY OVERVIEW

120 W. US HIGHWAY BUSINESS 83

San Juan, TX 78589



PROPERTY DESCRIPTION

Position your business in a high-visibility location along US Highway Business 83 in the heart of San Juan, Texas. Situated on approximately 0.112 acres (4,875 SF), this versatile commercial property offers 1,875 square feet of flexible space suitable for office, retail, or automotive service operations. The property's strategic frontage on Business 83 provides excellent exposure to over 15,000+ vehicles per day, making it an ideal location for businesses seeking strong visibility and convenient customer access. The flexible layout can accommodate a variety of commercial uses, including professional offices, retail storefronts, automotive repair or service, specialty shops, and other owner-occupant or investment opportunities. Conveniently located near established businesses, residential neighborhoods, and major transportation corridors, this property offers easy access throughout the Rio Grande Valley.

PROPERTY HIGHLIGHTS

- 1,875 SF commercial building
- 4,875 SF (0.112-acre) lot
- Excellent visibility along US Highway Business 83
- Ideal for office, retail, or automotive service use
- Convenient access to Expressway 83 and surrounding communities
- Great opportunity for owner-users or investors

OFFERING SUMMARY

Sale Price:	\$250,000
Lot Size:	.122 Acres/4,875 SF

Omar Garza

(512) 998-0019

ogarza@cbcriograndevalley.com

Daniel Galvan, SIOR, CCIM

(956) 451-2983

dgalvan@cbcriograndevalley.com

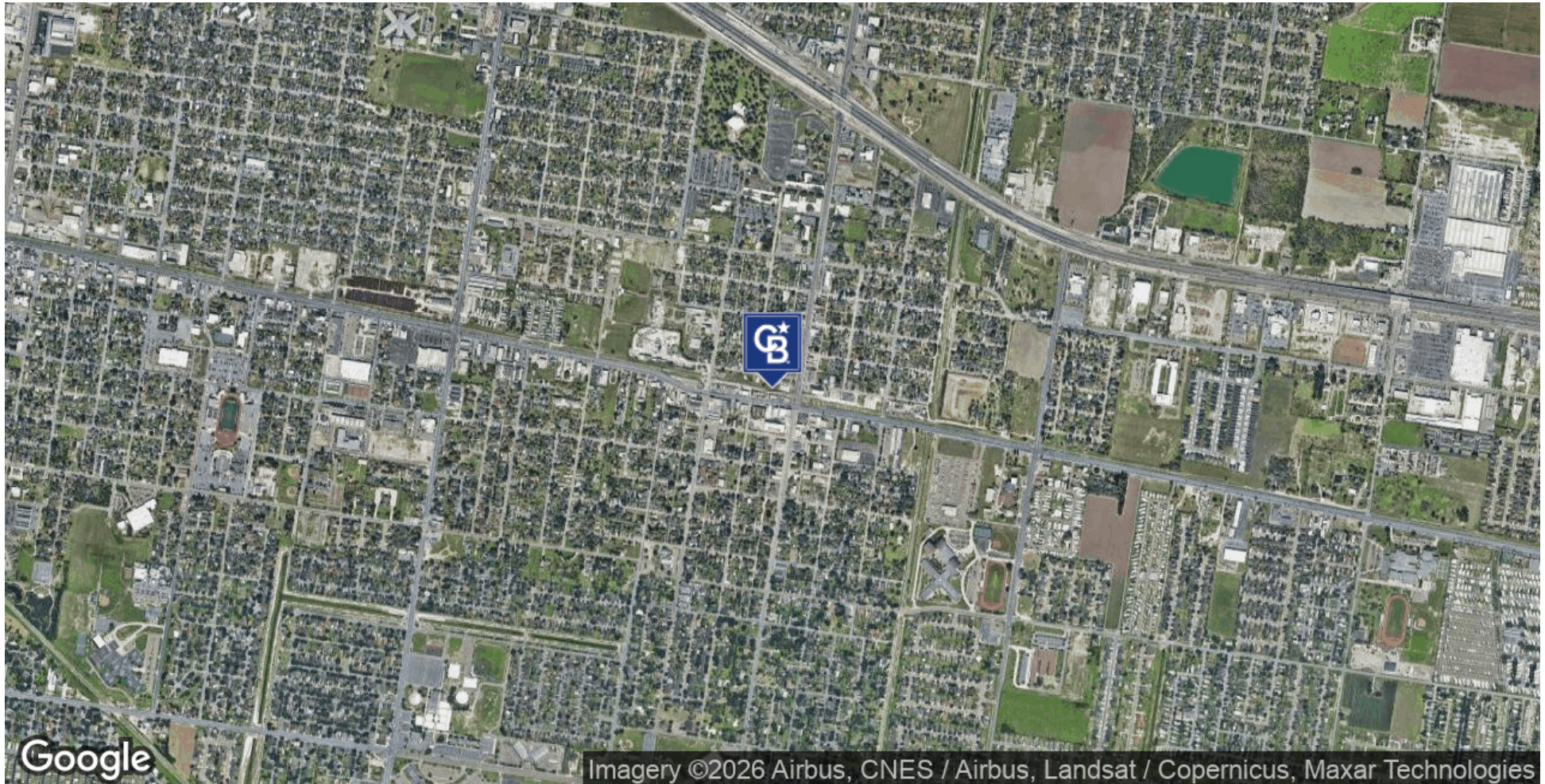


**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

LOCATION MAP

120 W US HIGHWAY BUSINESS 83

San Juan, TX 78589



Omar Garza
(512) 998-0019
ogarza@cbcriograndevalley.com

Daniel Galvan, SIOR, CCIM
(956) 451-2983
dgalvan@cbcriograndevalley.com



DEMOGRAPHICS

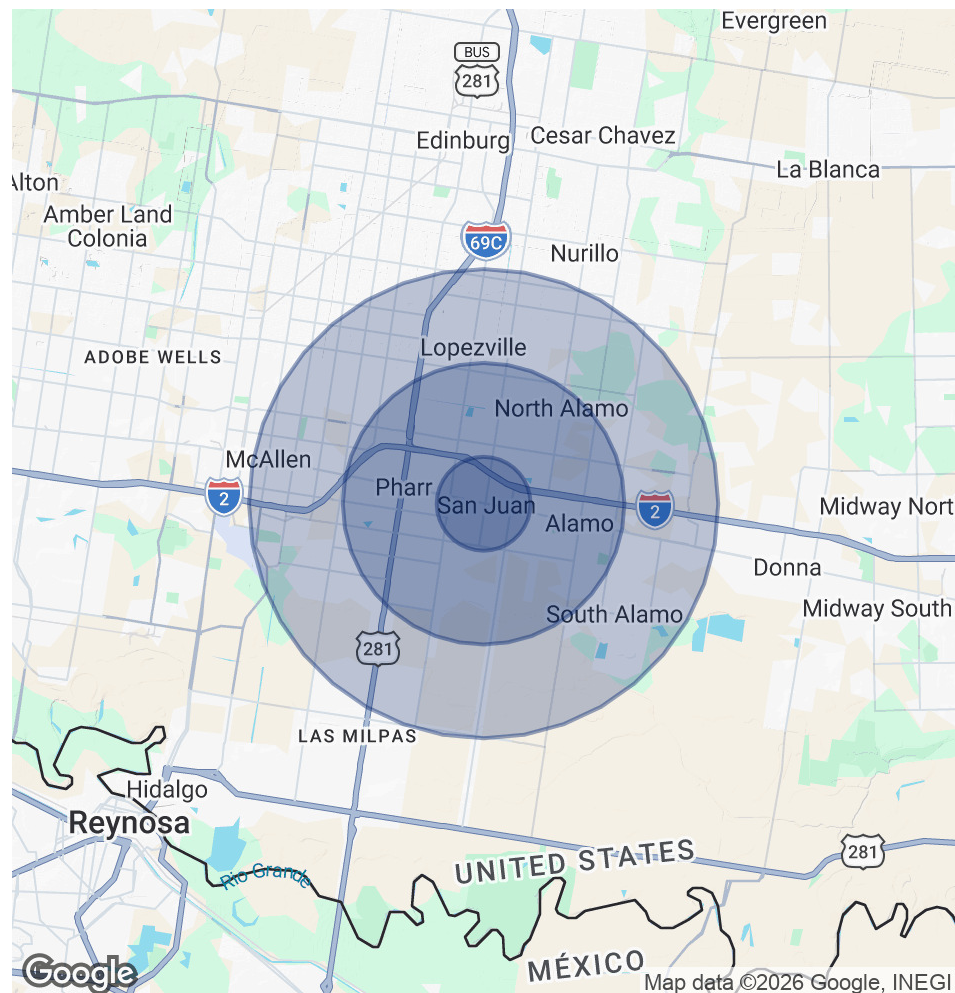
120 W US HIGHWAY BUSINESS 83

San Juan, TX 78589

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,085	89,061	182,027
Average Age	34.3	31.6	32.1
Average Age (Male)	32.5	30.3	30.8
Average Age (Female)	37.9	33.3	33.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,705	26,749	56,686
# of Persons per HH	3.3	3.3	3.2
Average HH Income	\$58,037	\$63,320	\$69,101
Average House Value	\$105,630	\$109,388	\$128,980

2023 American Community Survey (ACS)



Omar Garza
(512) 998-0019
ogarza@cbcriograndevalley.com

Daniel Galvan, SIOR, CCIM
(956) 451-2983
dgalvan@cbcriograndevalley.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY