

# MIXED-USE SAN JUAN, SITE AVAILABLE

## FOR SALE

1006 Carroll Road San Juan, TX 78589



SALE PRICE

\$450,000

Telma Lopez

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# PROPERTY OVERVIEW

1006 CARROLL ROAD

San Juan, TX 78589



## OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	0.9 Acres
Market:	Rio Grande Valley
Submarket:	San Juan

## PROPERTY OVERVIEW

This prime property at 1006 Carroll Road, San Juan, TX 78589 offers exceptional flexibility for either residential development or conversion to commercial use. Strategically located in a high-traffic area, it is shadowed by well-known national retailers including Olive Garden, Denny's, Chili's, and Starbucks, ensuring strong visibility and accessibility. The property is in close proximity to Interstate 2, with Walmart and H-E-B nearby, enhancing its appeal for both residential and commercial ventures.

## PROPERTY HIGHLIGHTS

- Ready for residential development or commercial conversion
- Surrounded by major national retailers, including Olive Garden, Denny's, Chili's, and Starbucks
- High visibility Adjacent to busy retail area

Proximity Close to Interstate 2, Walmart, and H-E-B

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# AERIAL

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# LOCATION MAP

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# DEMOGRAPHICS

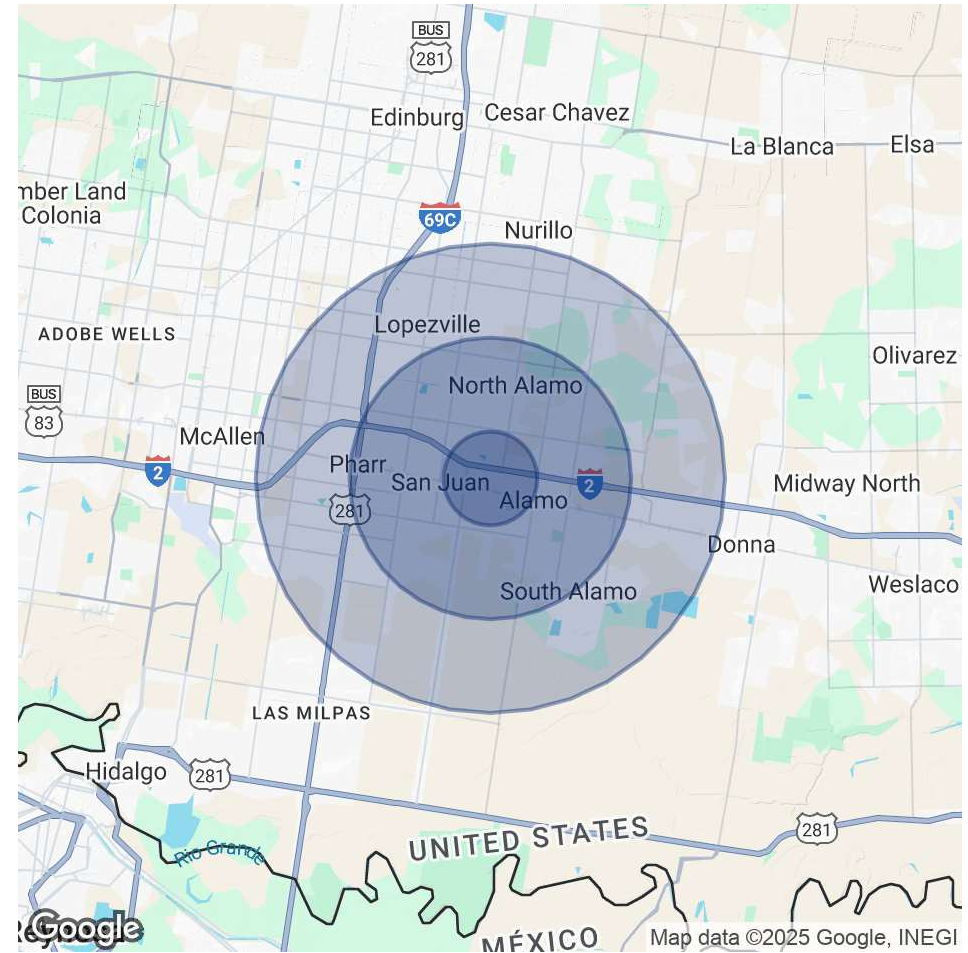
1006 CARROLL ROAD

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,629	82,641	176,936
Average Age	36	36	35
Average Age (Male)	34	35	34
Average Age (Female)	37	37	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,207	24,799	53,967
# of Persons per HH	3.3	3.3	3.3
Average HH Income	\$63,585	\$64,963	\$65,298
Average House Value	\$140,116	\$136,912	\$147,450

Demographics data derived from AlphaMap



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