

# ELSA, TX - DEVELOPMENT LAND

FOR SALE

East Monte Cristo Road/FM 1925 & N. Broadway Dr/FM 88 Elsa , TX 78543



SALE PRICE: VARIOUS

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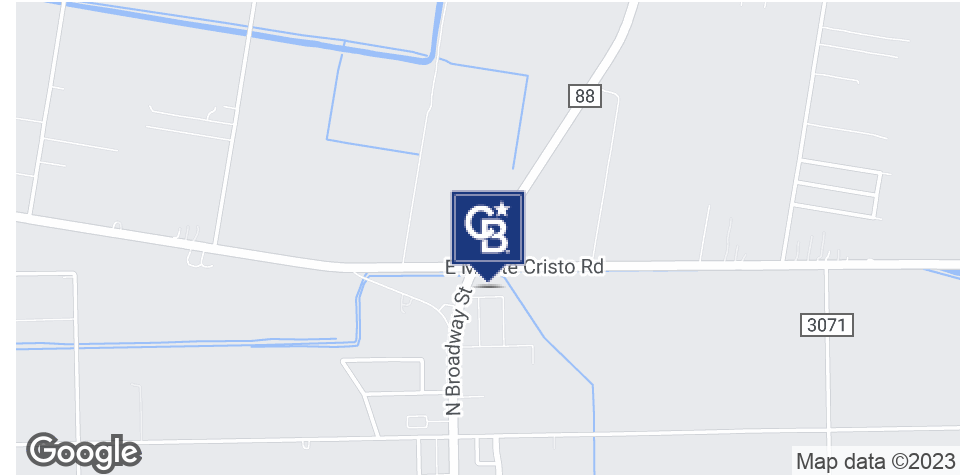
**COLDWELL BANKER  
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RIO  
GRANDE VALLEY

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## OFFERING SUMMARY

|                 |                      |
|-----------------|----------------------|
| Sale Price:     | Various              |
| Min Contiguous: | 42,304 SF or .97 AC  |
| Max Contiguous: | 357,628 SF or 8.1 AC |
| Lot Size:       | 27 Acres             |
| Zoning:         | Commercial           |
| Market:         | Rio Grande Valley    |
| Submarket:      | Elsa                 |

## PROPERTY OVERVIEW

The development land is strategically located on the southeast corner of E. Monte Cristo/FM 1925 and N. Broadway St/FM 88. The shovel ready lots are in a developed subdivision of approximately 27 acres. The 14 fully developed lots ranging in size from .97 acres to 8.1 acres. The lots are developed to accommodate businesses in the warehouse, health, manufacturer, supplier and logistic sectors.

## PROPERTY HIGHLIGHTS

- Construction Ready Lots
- Easy Access
- Strategic Location
- Perfect for Flex User

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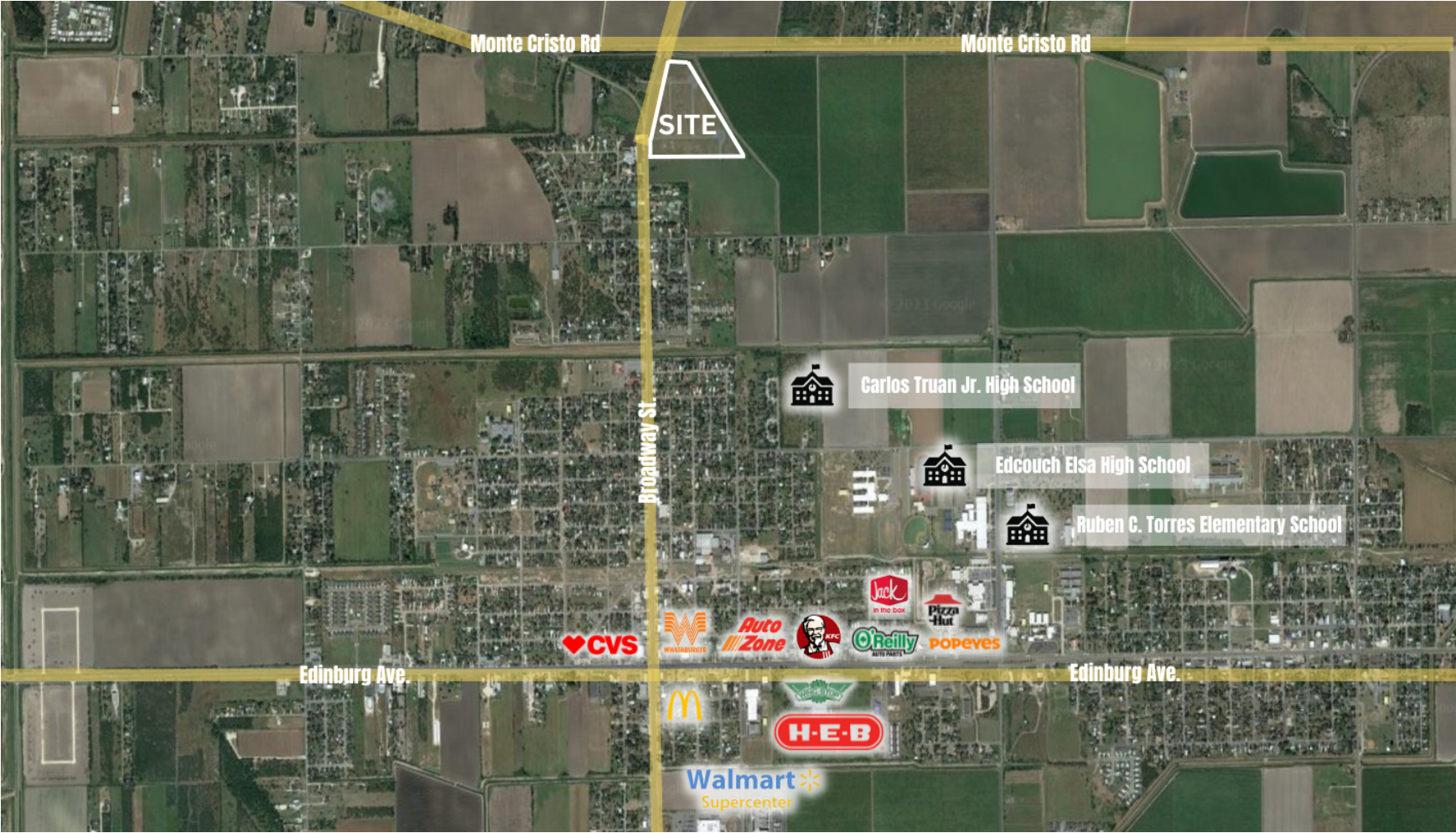


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| STATUS    | LOT # | ADDRESS              | SUB-TYPE | SIZE       | PRICE     |
|-----------|-------|----------------------|----------|------------|-----------|
| Available | 1     | North FM 88          | Retail   | 8.21 Acres | \$821,000 |
| Available | 5     | 1900 Commerce Drive  | Retail   | 1 Acres    | \$100,294 |
| Available | 6     | 325 Industrial Drive | Retail   | 0.99 Acres | \$99,105  |
| Available | 7     | 400 Industrial Drive | Retail   | 1.87 Acres | \$186,637 |
| Available | 8     | 320 Industrial Drive | Retail   | 1.07 Acres | \$107,023 |
| Available | 10    | 220 Industrial Drive | Retail   | 1 Acres    | \$100,002 |
| Available | 11    | 210 Industrial Drive | Retail   | 1 Acres    | \$100,002 |
| Available | 12    | 110 Industrial Drive | Retail   | 1 Acres    | \$100,002 |
| Available | 13    | 1826 FM 88           | Retail   | 0.97 Acres | \$97,117  |

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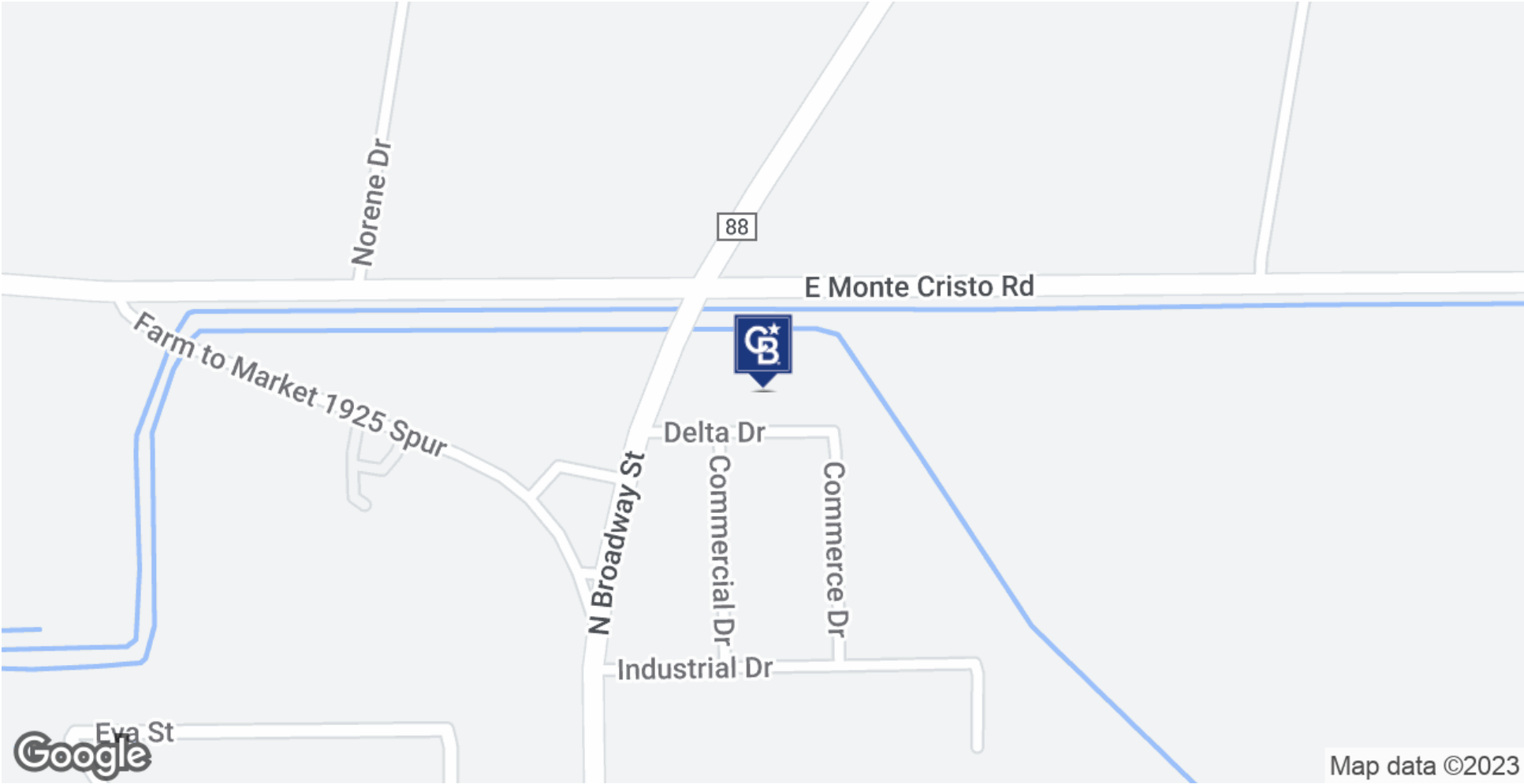


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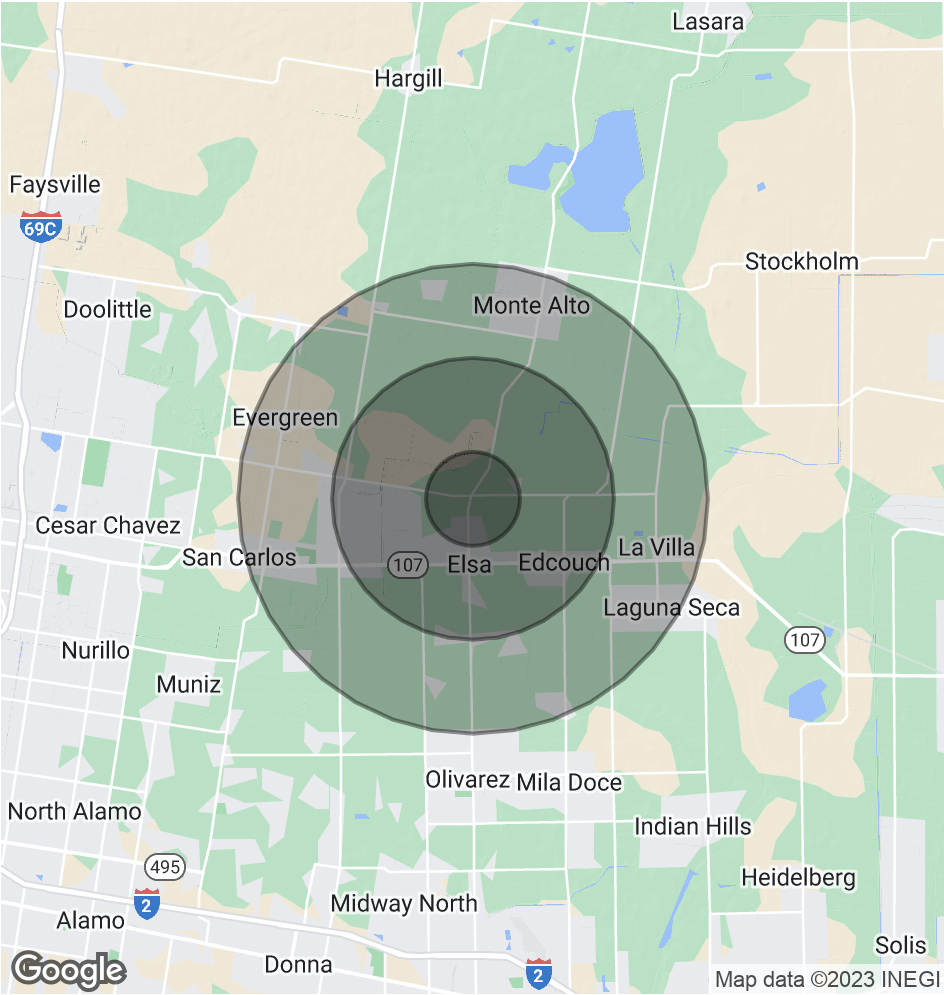
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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 3,120  | 16,930  | 37,936  |
| Average Age          | 32.3   | 36.1    | 30.8    |
| Average Age (Male)   | 34.1   | 34.7    | 28.6    |
| Average Age (Female) | 31.7   | 37      | 30.8    |

| HOUSEHOLDS & INCOME | 1 MILE   | 3 MILES  | 5 MILES  |
|---------------------|----------|----------|----------|
| Total Households    | 1,012    | 5,569    | 10,945   |
| # of Persons per HH | 3.1      | 3        | 3.5      |
| Average HH Income   | \$43,149 | \$49,229 | \$44,974 |
| Average House Value | \$61,584 | \$71,126 | \$68,439 |

\* Demographic data derived from 2020 ACS - US Census



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