

MISSION, TX DEVELOPMENT LAND

FOR SALE

2301 West Mile 3 Road Mission, TX 78574



SALE PRICE

\$895,000

Max Lerma

(956) 856-2737

Max@MaximaRel.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 SUMMARY

2301 WEST MILE 3 ROAD

Mission, TX 78574



PROPERTY DESCRIPTION

Positioned on W Mile 3 Rd in Mission, this 4.53-acre commercial site offers strong visibility and convenient access for a range of retail, office, or mixed-use concepts. The property includes an unfinished $\pm 5,084$ SF pavilion/flex improvement that can be completed for a restaurant, retail, or event-driven use. Nearby Apartments and the IDEA Palmview campus add steady daily demand drivers.

PROPERTY HIGHLIGHTS

- High-exposure frontage on W Mile 3 Rd corridor.
- Near IDEA Palmview for built-in daytime traffic.
- Adjacent to large apartment complex for built-in demand.
- Utilities listed: water and sewer available

OFFERING SUMMARY

Sale Price:	\$895,000
Lot Size:	4.53 Acres
Market:	Rio Grande Valley
Submarket:	Mission

Max Lerma

(956) 856-2737

Max@MaximaRel.com



COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

WEST FACING AERIAL

2301 WEST MILE 3 ROAD

Mission, TX 78574



Max Lerma

(956) 856-2737

Max@MaximaRel.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

EAST FACING AERIAL

2301 WEST MILE 3 ROAD

Mission, TX 78574



Max Lerma

(956) 856-2737

Max@MaximaRel.com

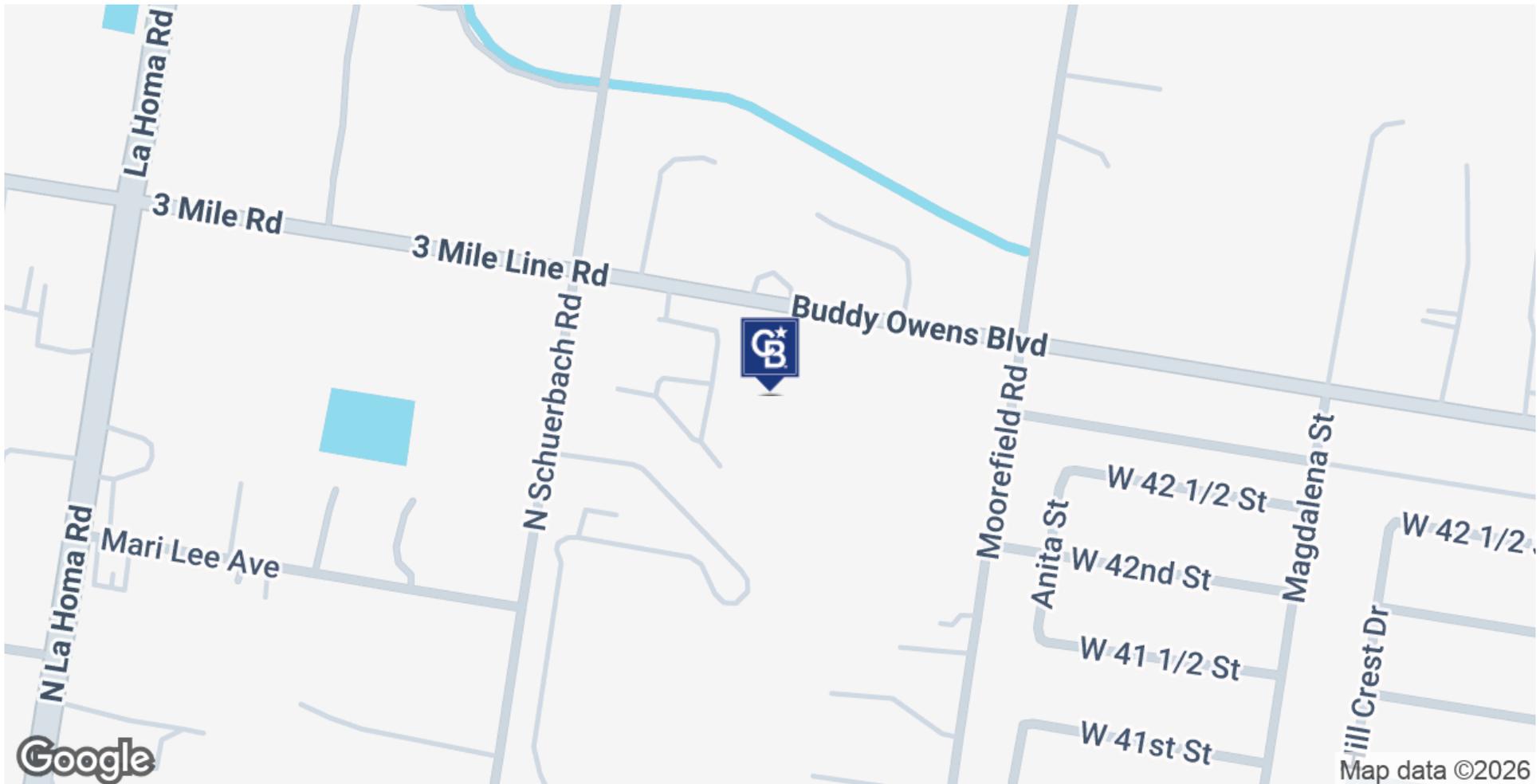


**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

LOCATION MAP

2301 WEST MILE 3 ROAD

Mission, TX 78574



Max Lerma

(956) 856-2737

Max@MaximaRel.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

DEMOGRAPHICS

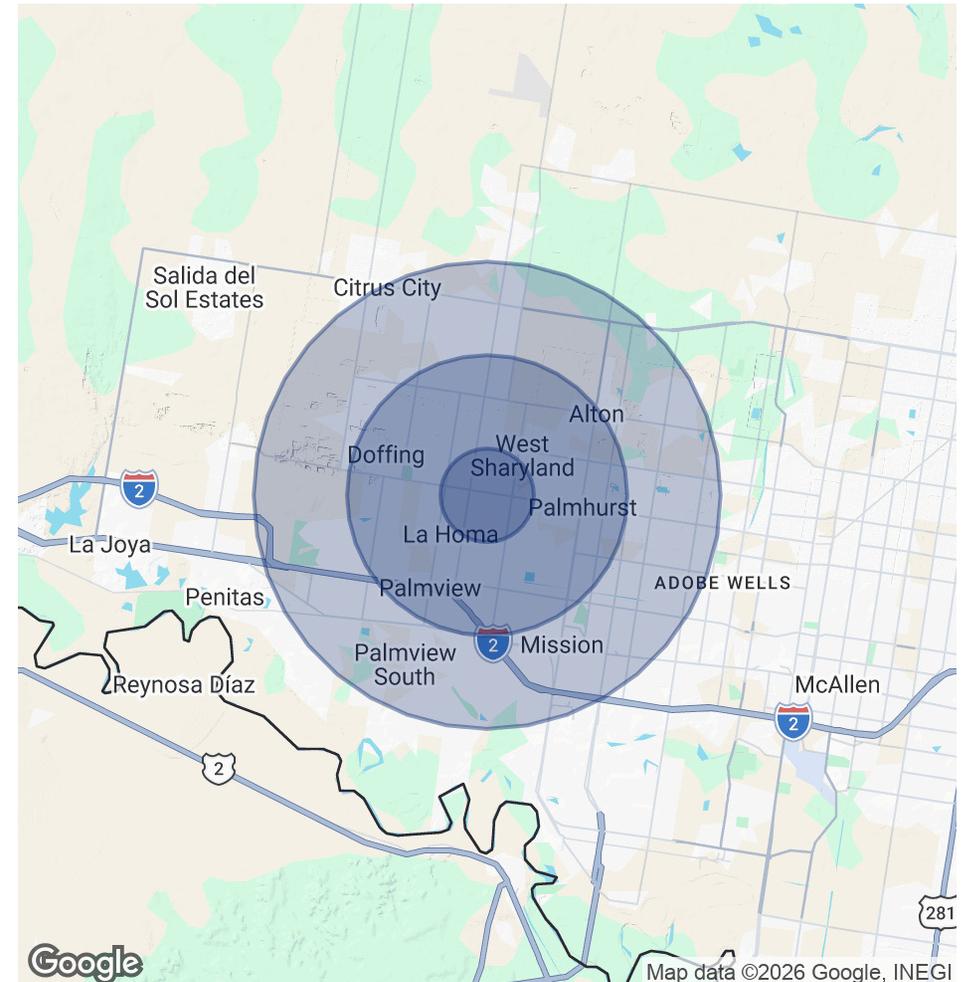
2301 WEST MILE 3 ROAD

Mission, TX 78574

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,646	63,082	147,369
Average Age	33	34	35
Average Age (Male)	32	33	34
Average Age (Female)	34	35	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,383	17,647	43,196
# of Persons per HH	3.6	3.6	3.4
Average HH Income	\$65,515	\$65,205	\$65,132
Average House Value	\$163,905	\$165,375	\$161,292

Demographics data derived from AlphaMap



Max Lerma
 (956) 856-2737
 Max@MaximaRel.com

