

FOR SALE

\$230,000

Hidalgo, Texas

221 S. Bridge St

\$230,000

Unlock exceptional opportunity with this strategically located 0.52-acre property at 221 S. Bridge St, Hidalgo, TX. Positioned on a prominent corner lot, this unique parcel was formerly a gas station and now features a residential structure alongside a vacant lot, providing a versatile canvas for commercial redevelopment, mixed-use planning, or residential investment. Situated just minutes from the U.S.A.-Mexico border and within close proximity to major commercial corridors, this site offers unparalleled visibility and access. Whether you're an investor, developer, or owner-user, this property presents flexible use scenarios with strong upside potential.

KEY HIGHLIGHTS:

- **Land Size:** ±0.52 acres with excellent street frontage and high visibility
- **Zoning:** (Buyer to verify with city) - formerly commercial; currently residential with redevelopment potential
- **Structures:** Includes existing house and adjoining vacant lot - ideal for build-out or site reconfiguration **Location:** Prime corner location on S. Bridge Street, a key arterial roadway in Hidalgo
- **Traffic & Access:** High traffic exposure; easy ingress/egress **Utilities:** Existing connections in place from previous gas station and current residence **Proximity:** Minutes to the Hidalgo-Reynosa International Bridge, shopping centers, schools, and city services
- **Redevelopment Potential:** Ideal for retail, service station, food use, storage, or mixed-use development (subject to zoning and city approvals)

Price:	\$230,000
Property Type:	Specialty
Sale Type:	Investment or Owner User
Gross Building Area:	806 SF
No. Stories:	1
Year Built:	1991
Zoning Description:	RS
APN / Parcel ID:	189172

