



SITE

JOE BATTLE BLVD

MURPHY
USA

PELLICANO DR

FOR SALE

AVAILABLE AREA
3.66 AC

CALL LISTING AGENT FOR
MORE INFORMATION

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PROPERTY HIGHLIGHTS

Great location on Joe battle, Pellicano and Bob Hop Dr. Just a couple of minutes from Interstate 10 and ten minutes away from Zaragoza international border crossing.

Surrounded by establishes residential, apartments and commercial developments. Seller is willing to subdivide the property.

A new Alamo Draffthouse Cinema is now open across the street on the Monteverde development.



AREA TRAFFIC GENERATORS



DEMOGRAPHIC SNAPSHOT 2024

82,336
POPULATION
3-MILE RADIUS

\$81,900
AVG HH INCOME
3-MILE RADIUS

\$1.5B
TOTAL CONSUMER
SPENDING

TRAFFIC COUNTS
PELLICANO DR: 26,380 AADT
JOE BATTLE BLVD: 92,490
AADT (TDT)

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LOT AVAILABLE:

A

LEGAL DESCRIPTION:

2 PELLICANO COMMERCIAL #3 SELY PT OF
(373.52 FT ON S-181.00 FT ON W-373.52 FT ON
N-181.00 FT ON E) (67607.12 SQ FT)

SIZE:

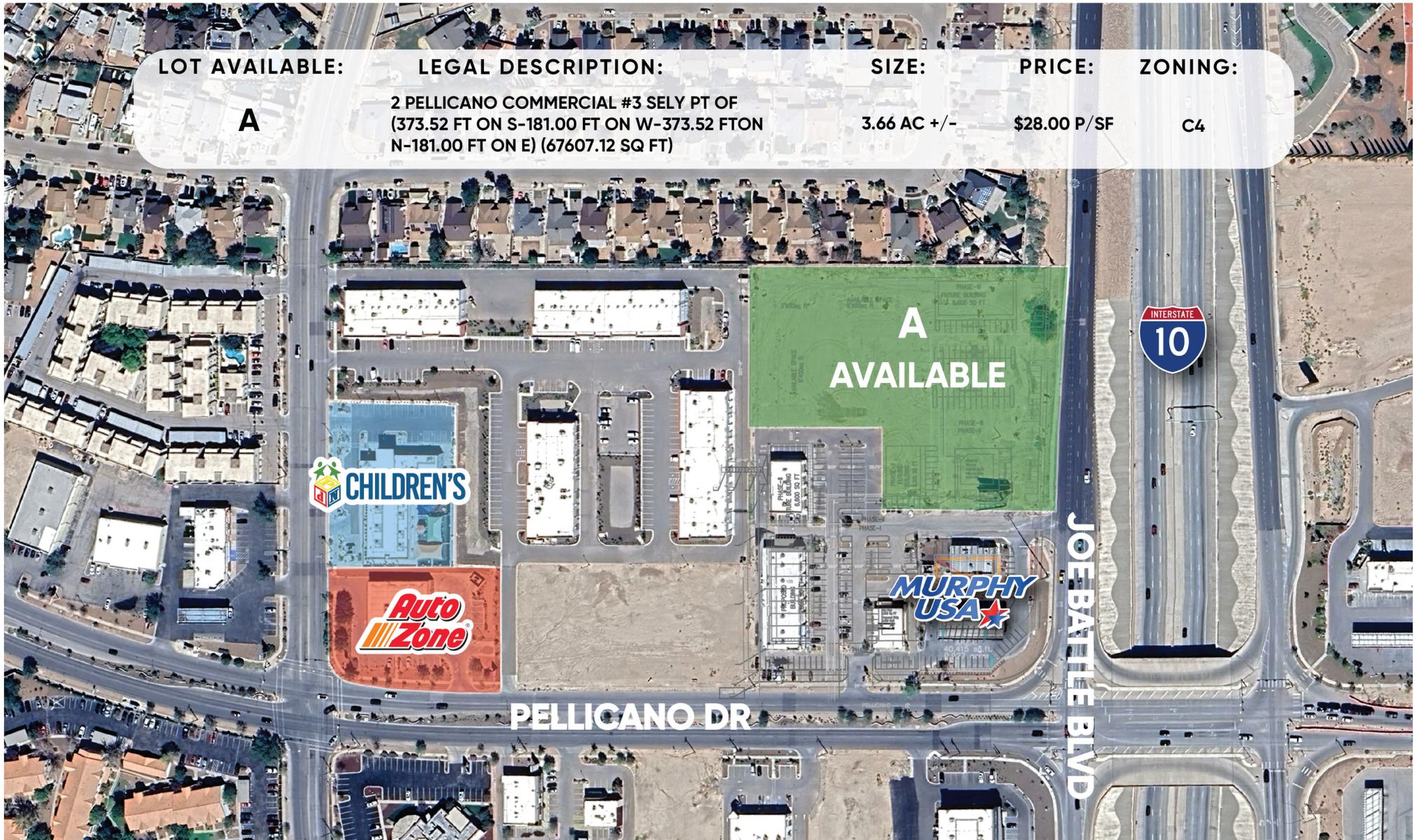
3.66 AC +/-

PRICE:

\$28.00 P/SF

ZONING:

C4



CHILDREN'S

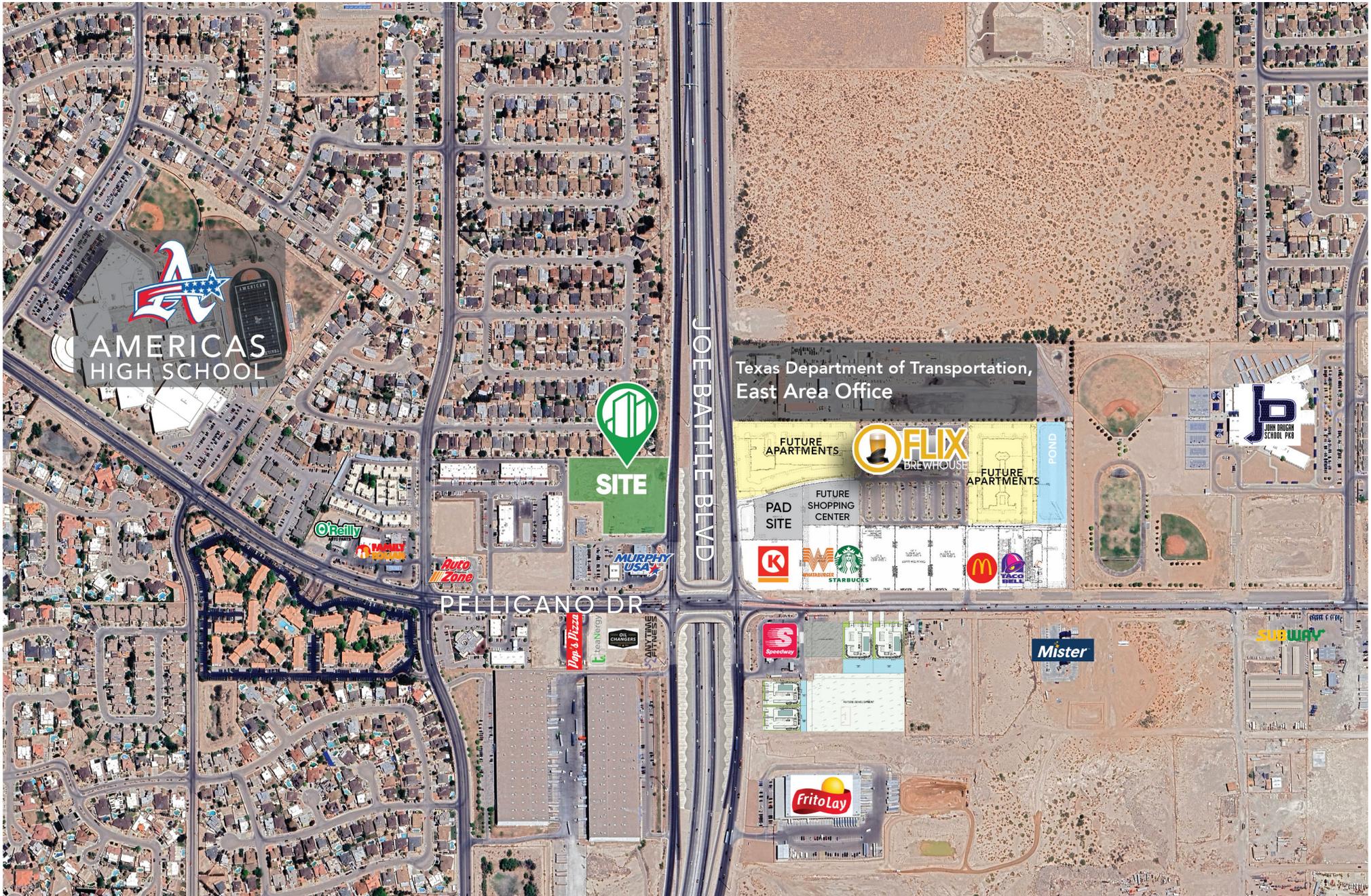
**Auto
Zone**

**MURPHY
USA**

PELLICANO DR

JOE BATTLE BVD





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