



FOR SALE
1.86 Acres
 US Exp. 281 & E. Monte Cristo Edinburg, TX



\$349,000.00
Zoned: Commercial
Seller will Subdivide

- Northeast of E. Monte Cristo Rd. & US Hwy 281
- Frontage along the east side of U.S. Hwy 281 access road
- Between a successful, high profile travel plaza and a premier 726 acre mix-use development

Area Information

- Centrally located within one of the largest trade corridors, Edinburg is the gateway to U.S. Hwy 281 (I-69 or NAFTA Hwy)
- A population of more than 2 million, this South Texas-Mexico border region has the highest concentration of people between the ages of 18-24 in North America
- **10 Million Consumer Base within a 150 Mile Radius**
- Edinburg has led the Rio Grande Valley in Construction with 175% growth in the last five years
- **Close Proximity to the Proposed Hidalgo County Loop**



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Location Map

Location: U.S. Exp. 281 & E. Monte Cristo Rd, Edinburg, TX
 Size: 1.86 Acres
 Traffic Count: US Hwy 281 & E Monte Cristo Rd 57,000 AADT (2006)



Demographic Summary

2008 Estimates	<u>5-min.</u>	<u>10-min.</u>	<u>15-mn.</u>
Population	20,900	89,976	170,339
Avg. Household Income	\$33,944	\$41,646	\$44,809

\$85,000 +/- Average Retail Sales Per Household - 2008

•The area caters to an international consumer base of 10 million within a 200 mile radius & ranks 3rd in Texas in per capita sales tax collections & sales per household.