

CAMERON COUNTY COMMERCIAL LAND

FOR SALE

Paso Real & Expressway 77, San Benito, TX 78586



ASKING PRICE

Price Upon Request

Daniel Galvan, SIOR, CCIM
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**COLDWELL BANKER
COMMERCIAL**
Rio Grande Valley

PROPERTY OVERVIEW

Paso Real & Expressway 77

San Benito, TX 78586

Property Type	Land
Asking Price	Price Upon Request
Lot 2	1.645 Acres
Lot 4	1.707 Acres
Lot 5	2.154 Acres
Maximum Contiguous	Lot 4 & 5
Number of Lots	3
Zoning	Commercial
Market	Rio Grande Valley
Submarket	San Benito

This offering features three strategically positioned commercial pad sites with the flexibility to accommodate individual or combined purchases. Each pad site provides an excellent opportunity for future development, supported by convenient access, strong visibility, and surrounding commercial activity. Lot 2 has the potential to be divided into two separate lots with a shared curb cut, offering additional flexibility for development or investment. Buyers may acquire the sites individually, in part, or as a complete package, providing flexibility for a variety of commercial development and investment strategies, subject to applicable zoning, access, permitting, and other required approvals.



- Three Commercial Pad Sites Available
- Flexible Purchase Options – Available Individually or as a Package
- Excellent Development Potential
- Strategic Location with Convenient Access
- South Texas ISD Future Development – School district property acquired directly across from the lots, adding to the area's future growth and activity
- Lot 2 Potentially Divisible into Two Lots with a Shared Curb Cut

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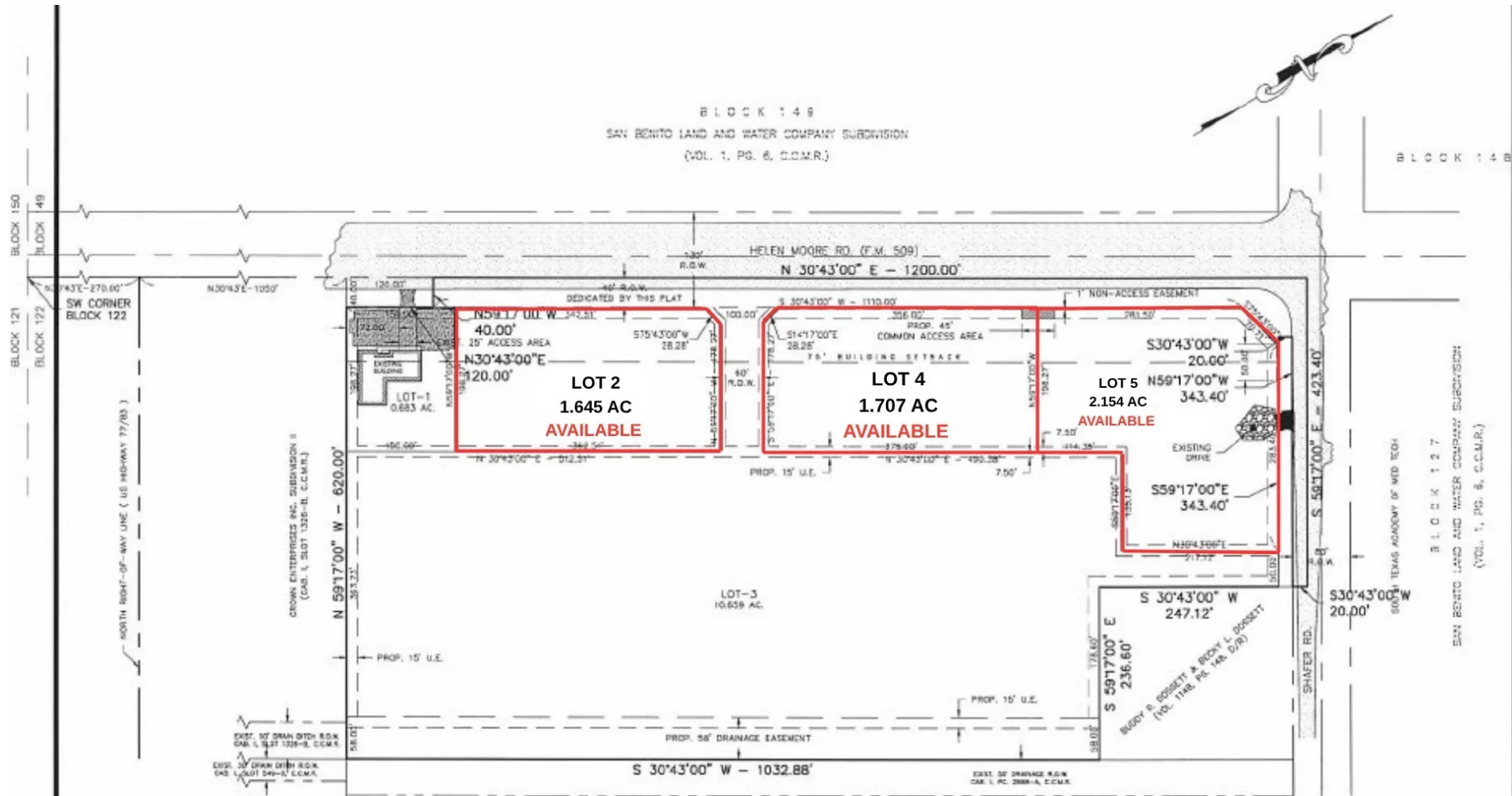
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ALL OR PART PAD SITES

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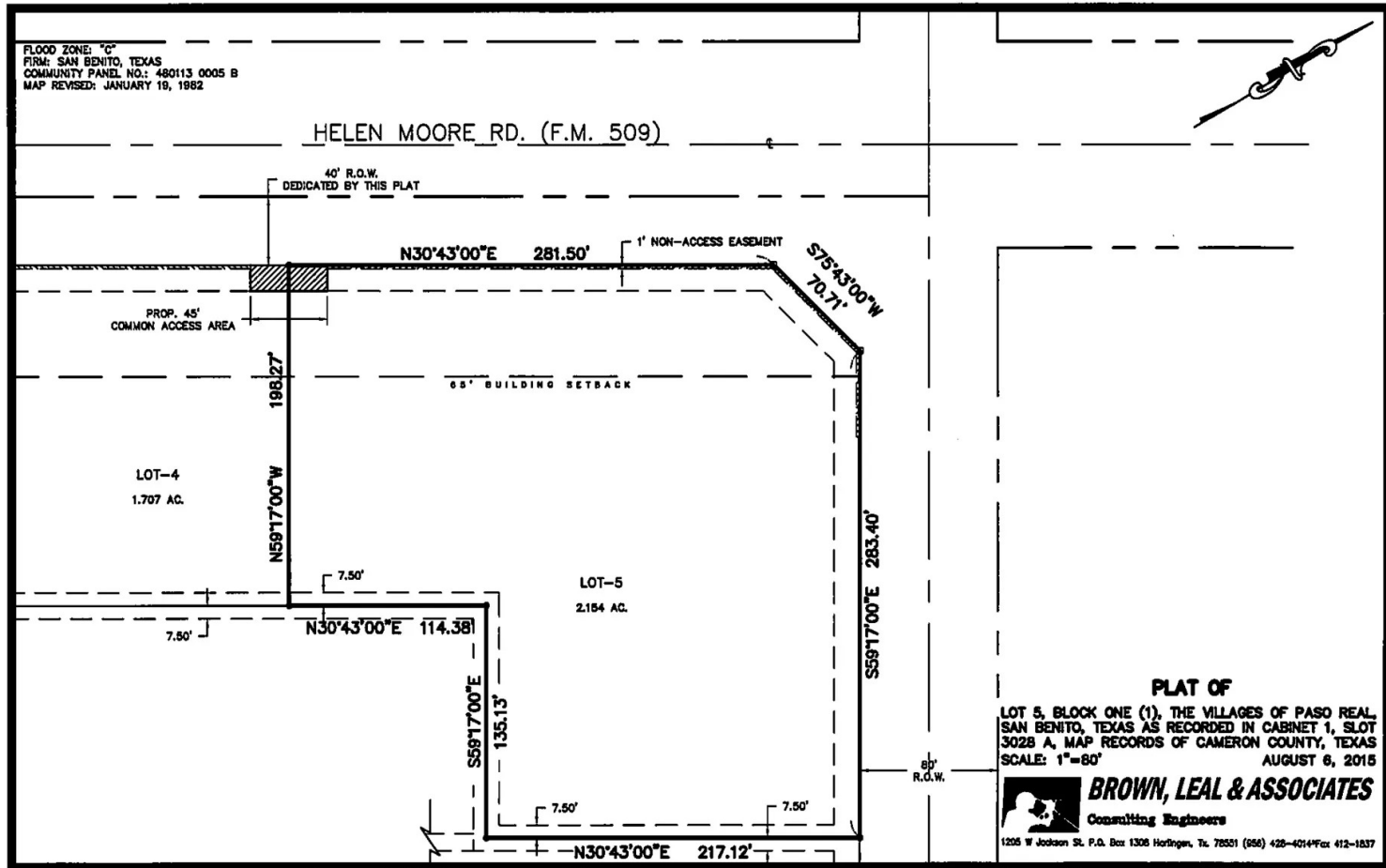
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LOT 5

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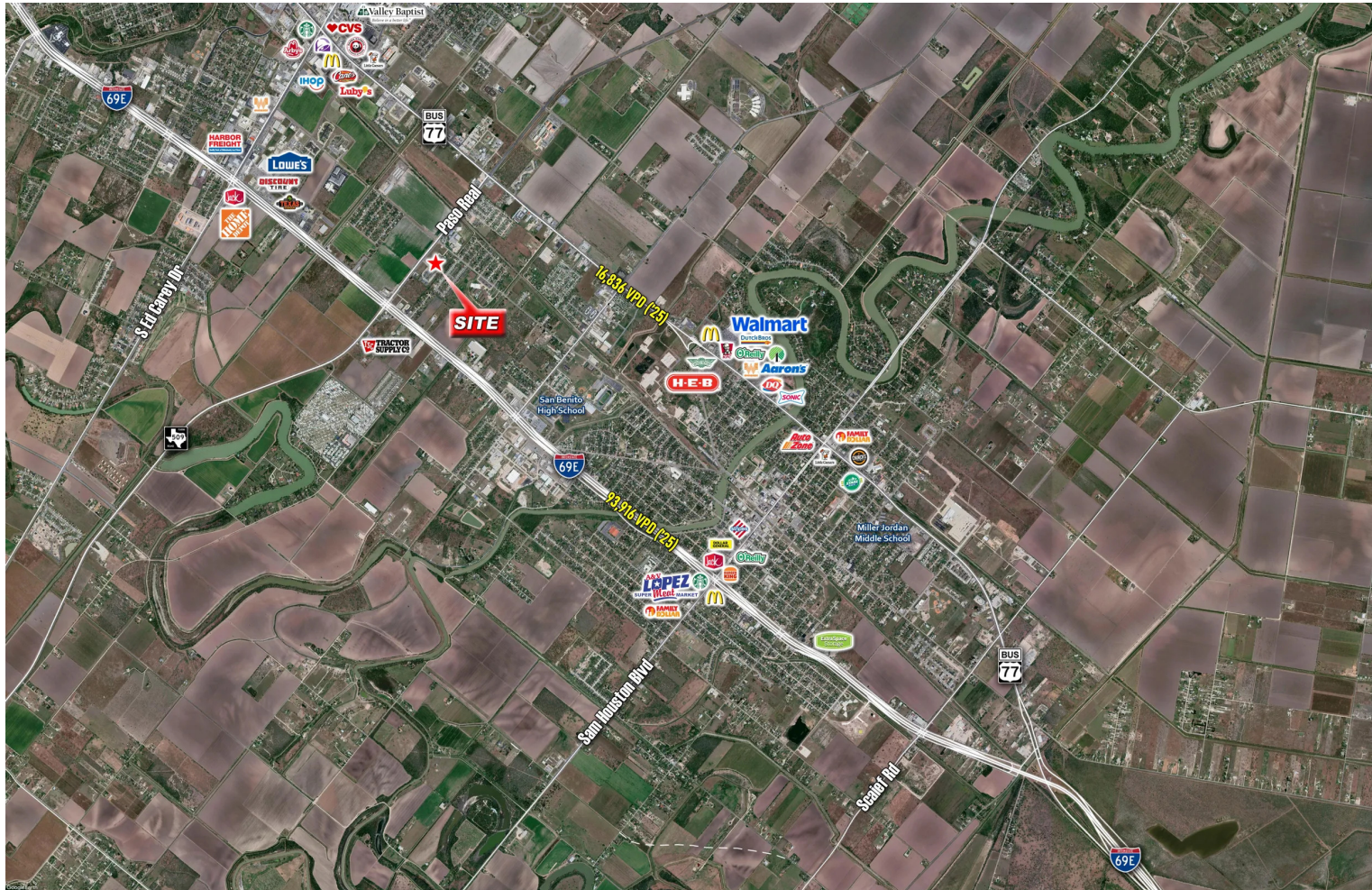


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AERIAL MAP

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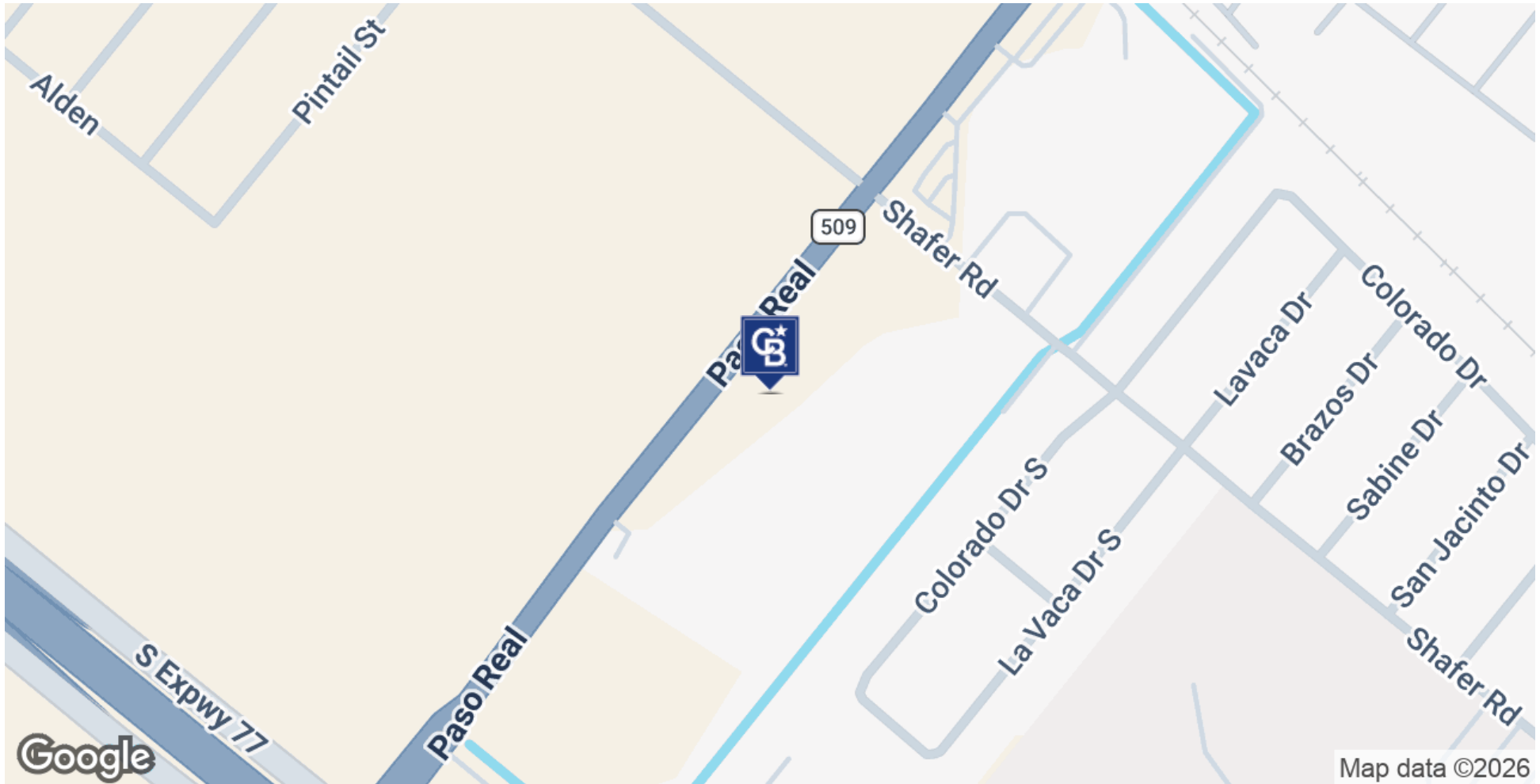


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LOCATION MAP

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DEMOGRAPHICS

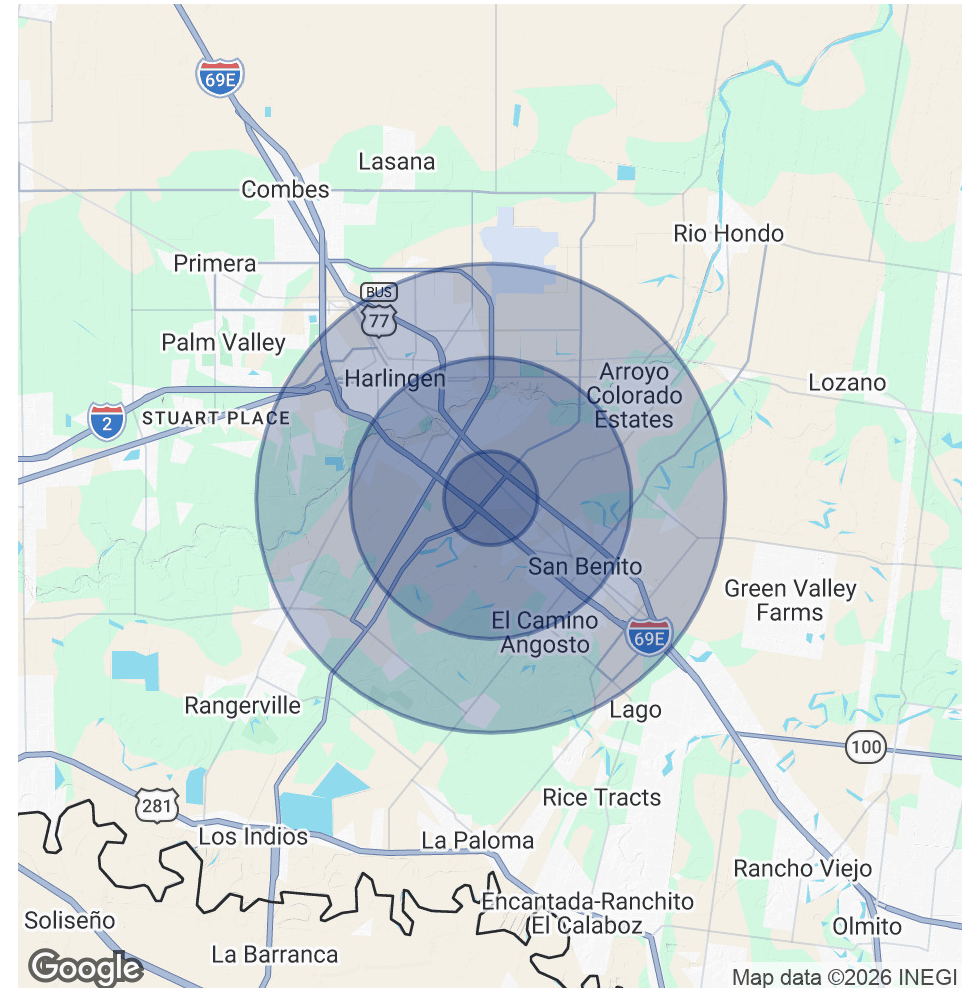
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,553	42,497	85,404
Average Age	41.1	33.7	34
Average Age (Male)	40.5	32.9	32.5
Average Age (Female)	41.8	36.7	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,377	14,132	29,217
# of Persons per HH	2.6	3	2.9
Average HH Income	\$50,895	\$65,914	\$64,828
Average House Value	\$84,384	\$119,417	\$129,551

2023 American Community Survey (ACS)



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