

MCALLEN, TEXAS- COMMERCIAL LAND

AVAILABLE

2200 South Jackson Road Mcallen, TX 78557



SALE PRICE

\$995,000

Max Lerma

(956) 856-2737

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY OVERVIEW

2200 SOUTH JACKSON ROAD
2200 South Jackson Road McAllen, TX 78557



OFFERING SUMMARY

Sale Price:	\$995,000
Lot Size:	2.34 Acres
Market:	Rio Grande Valley
Submarket:	McAllen

PROPERTY OVERVIEW

This commercial land site is strategically located along S. Jackson Rd, offering outstanding visibility and exposure to 28,000+ vehicles per day. Positioned within a dense retail and medical trade area, the property benefits from immediate proximity to national retailers, daily-needs services, and major healthcare users. New apartment complexes currently under construction directly behind the site will further increase daytime and evening traffic, creating a strong built-in customer base. Ideal for retail, service, or drive-thru development in one of McAllen's most active growth corridors.

PROPERTY HIGHLIGHTS

- Prime frontage along South Jackson Road with exposure to 28,000+ vehicles per day
- Located within a dense retail and medical trade area with strong consumer traffic
- Adjacent to new apartment developments, creating a built-in customer base

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AERIAL

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TOP VIEW AERIAL

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SALE

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DEMOGRAPHICS

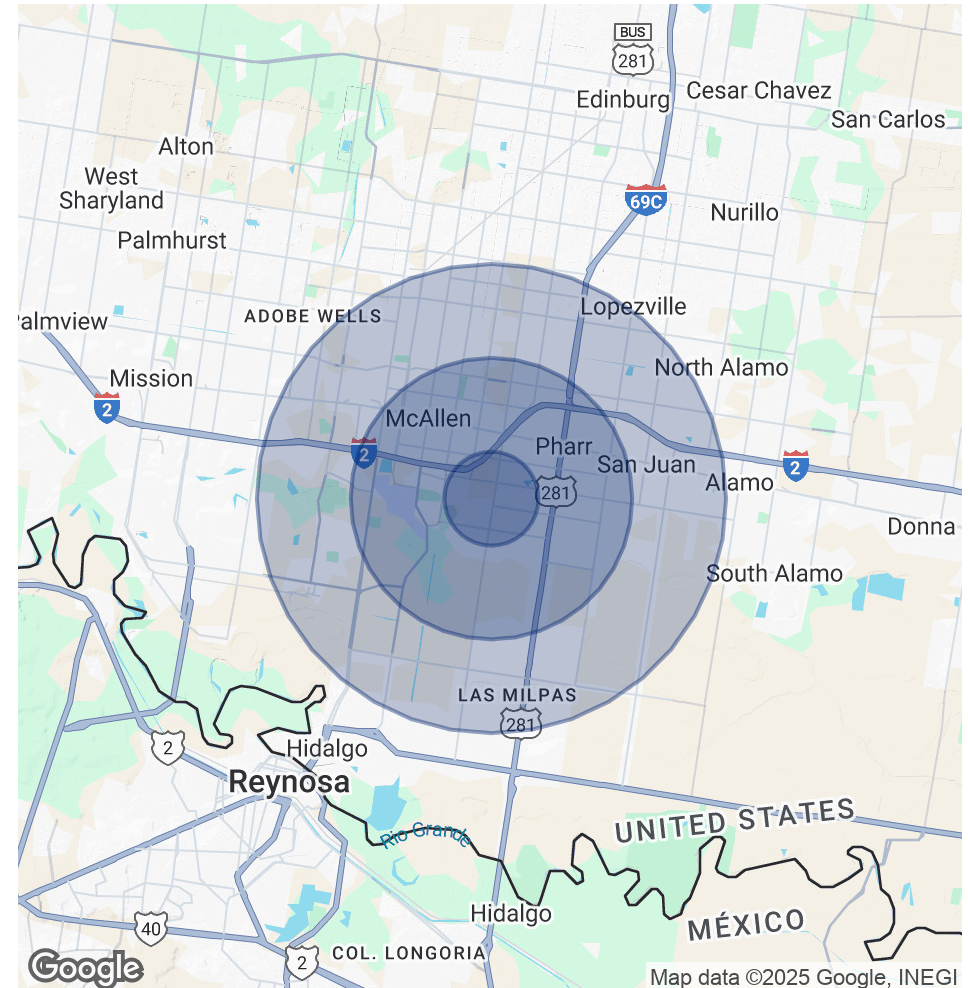
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,683	73,329	219,625
Average Age	38	38	37
Average Age (Male)	36	36	35
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,716	24,906	72,036
# of Persons per HH	2.9	2.9	3
Average HH Income	\$82,543	\$64,676	\$67,933
Average House Value	\$271,208	\$167,945	\$172,875

Demographics data derived from AlphaMap



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