

901 EAST RIDGE RD
MCALLEN, TX 78503

PRIME LAND FOR SALE
±2.68 ACRES AVAILABLE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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NAI Rio Grande
Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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PROPERTY SUMMARY

901 EAST RIDGE ROAD | MCALLEN, TX 78503



PROPERTY DESCRIPTION

Exceptional development opportunity! Situated on approximately 2.68 acres along East Ridge Road in McAllen, this prime land parcel offers unrivaled visibility and access in a high-traffic area. With its proximity to I-2 and adjacency to major retailers, restaurants, and notable hospitals: Driscoll Children's Hospital, Rio Grande Regional, and STHS Heart Hospital; this property is strategically positioned for success. Whether you're considering retail, hospitality, or another commercial venture, this prime location provides the ideal canvas for your next project.

OFFERING SUMMARY

Sale Price:	\$1,870,000
Lot Size:	2.68 Acres
Taxes:	\$35,287
Zoning:	C-3
Dimensions:	424x275
Traffic Count:	Ridge Rd: 20,218 VPD



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,446	27,773	73,021
Total Population	9,148	79,320	220,244
Average HH Income	\$79,000	\$62,575	\$70,049

FOR SALE | LAND

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HYPOTHETICAL SITE PLAN

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RETAILER MAP

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FOR SALE | LAND

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