

For Sale

4.55 Acres | \$65,912 / AC

Warehouse Lot Available



2347 S. Alamo Rd.

Alamo, Texas 78516

Property Highlights

- Corner Warehouse lot at Thomas Rd. & Alamo Rd.
- Great Visibility and Easy Access
- Next to a Future Industrial Park

Property Overview

4.55 Gross Acre Warehouse Lot Available for Sale. The entire acreage is covered in caliche. Possibilities include: Light Commercial, Industrial or Produce Warehouse. The property is located out of the city limits. Property is located in a partial flood zone area. Survey is attached.

Offering Summary

Sale Price:	\$299,900
Lot Size:	4.55 Acres
Taxes 2023:	\$1,742
Zoning:	Not Zoned but has Restrictions. See Attached. Uses include: Light Commercial, Industrial or Produce Warehouse.

Demographics 1 Mile 5 Miles 10 Miles

Total Households	522	17,608	81,886
Total Population	2,291	66,107	289,860

For More Information

Laura Liza Paz

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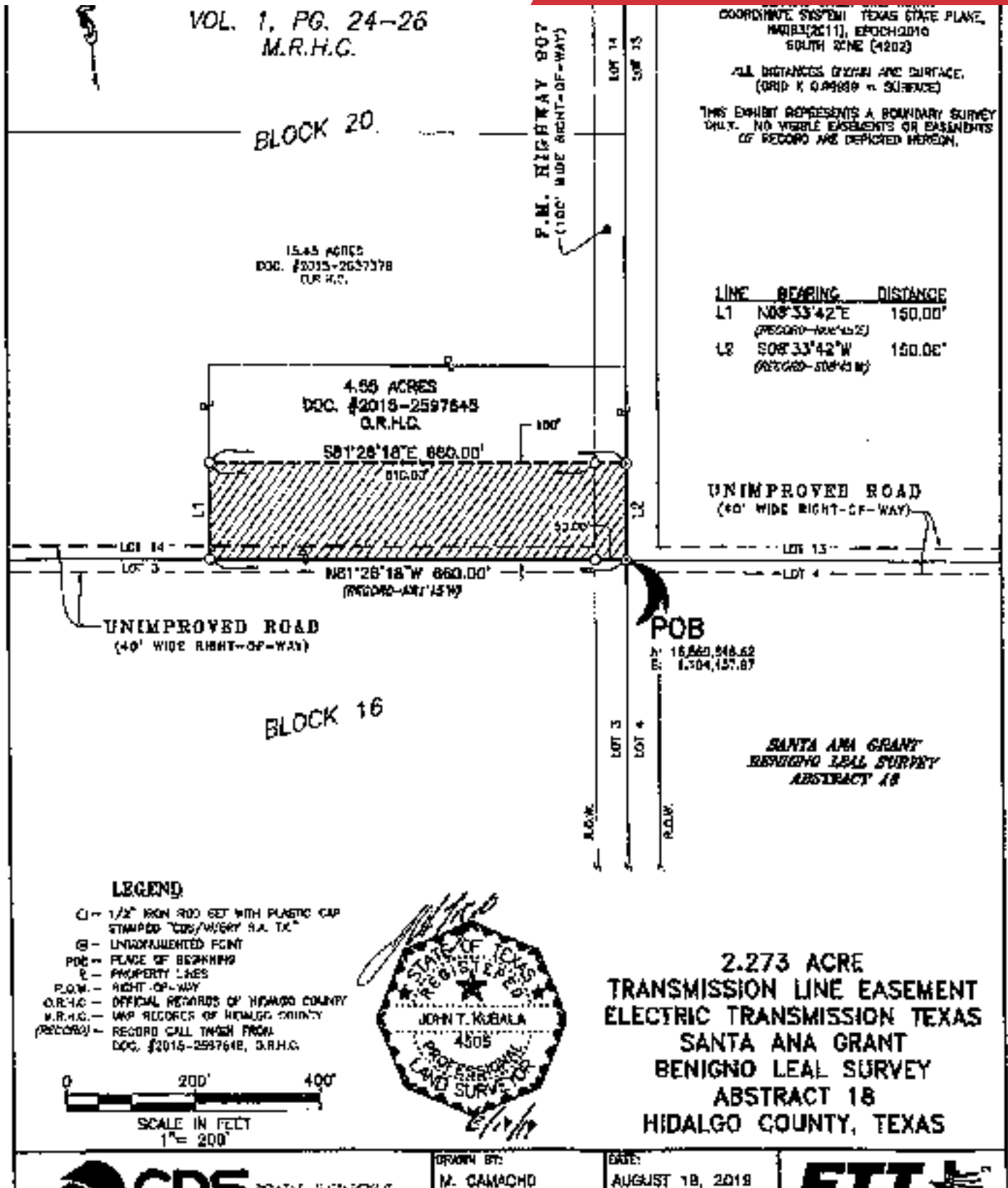
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800 W Dallas Ave
McAllen, TX 78501
956 994 8900 tel
nairgv.com

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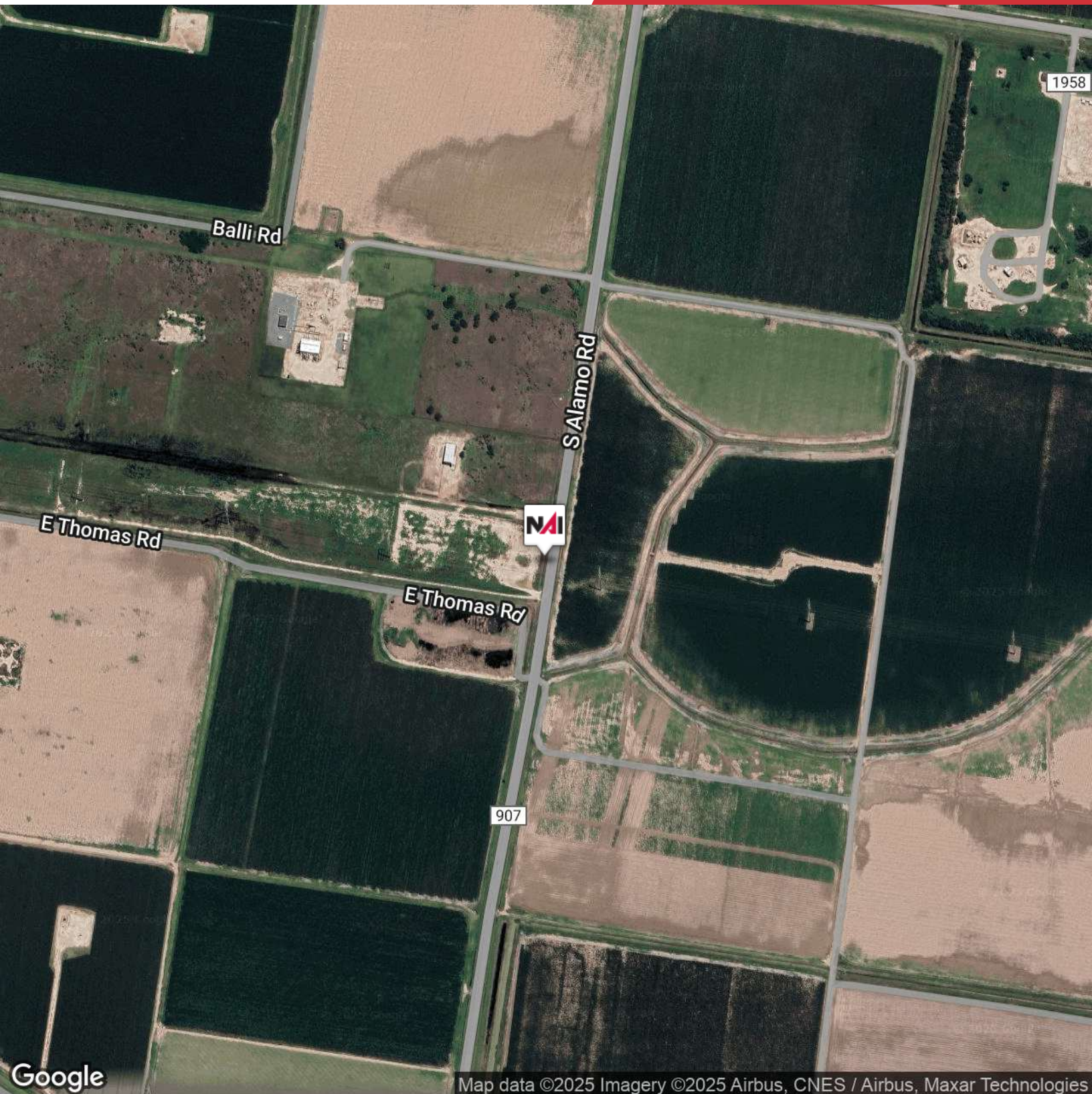
Recorded Restrictions:

- A. FOR LIGHT COMMERCIAL INDUSTRIAL OR PRODUCE WAREHOUSE.
- B. EAST & NORTH EXTERIOR WALL OF BUILDINGS NEED TO BE CONCRETE PANELS OR STUCCO
- C. INFRONT 15% OR MORE GREEN AREAS
- D. PAVED PARKING
- E. DECK DOORS FOR UNLOAD TRAILERS FACING SOUTH OR WEST SIDE OF THE BUILDING
- F. NO PORNOGRAPHIC SALES OF ANY TYPE SHALL BE ALLOWED.
- G. NO ADULT ENTERTAINMENT BUSINESS SHALL BE ALLOWED.
- H. NO JUNK YARDS, WRECKING SERVICES, MECHANIC REPAIR SHOPS, EXCEPT FOR MINOR REPAIR, NOT STATE INSPECTIONS
- I. NO TRUCK YARDS SHALL BE ALLOWED.
- J. NO LIVESTOCK OF ANY KIND SHALL BE PERMITTED.
- K. NO PORTABLE BUILDINGS SHALL BE PERMANENTLY ALLOWED EXCEPT DURING THE CONSTRUCTION PHASE OF EITHER RESIDENTIAL OR COMMERCIAL ACTIVITY.

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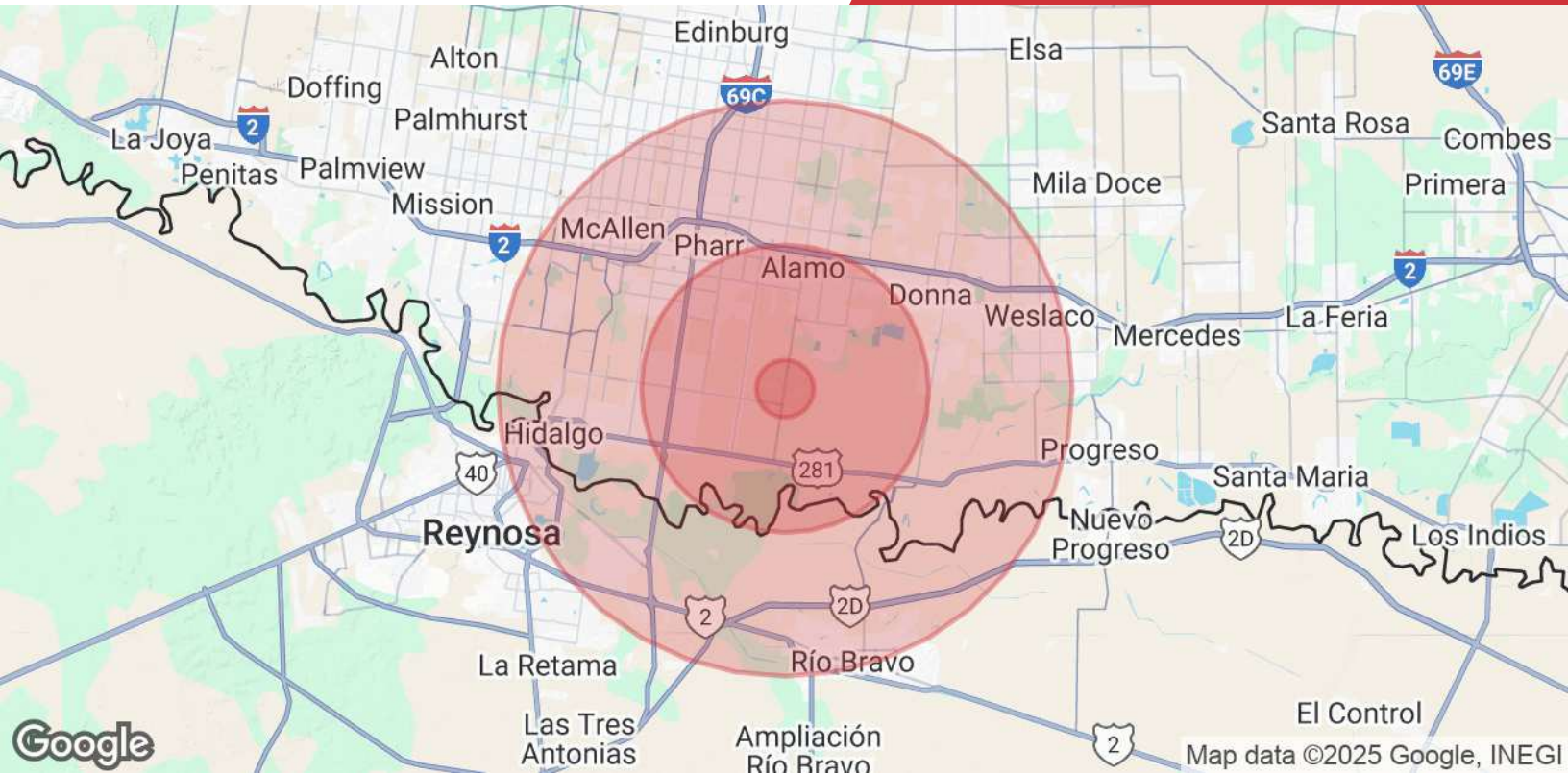
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Population

	1 Mile	5 Miles	10 Miles
Total Population	2,291	66,107	289,860
Average Age	22.1	26.7	28.9
Average Age (Male)	21.2	25.6	27.3
Average Age (Female)	23.1	27.4	30.2

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	522	17,608	81,886
# of Persons per HH	4.4	3.8	3.5
Average HH Income	\$32,208	\$39,060	\$43,410
Average House Value	\$74,091	\$86,630	\$94,097

* Demographic data derived from 2020 ACS - US Census

FOR INFORMATION & SITE TOURS CONTACT:

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