

617 S 17TH ST.

COMMERCIAL LOT FOR SALE | MCALLEN, TX 78501



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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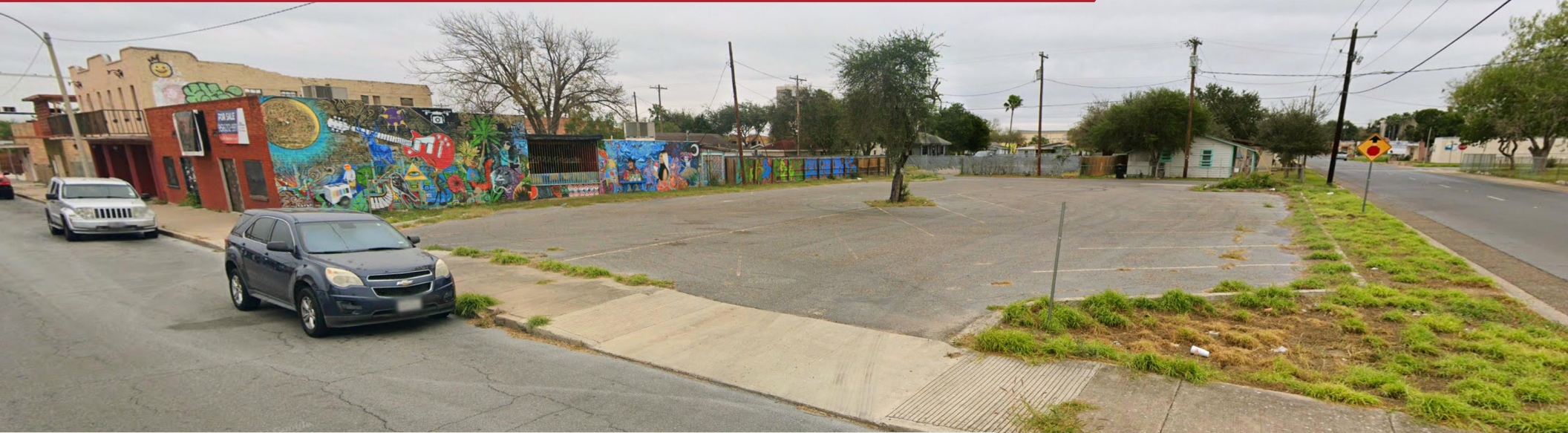
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NAI Rio Grande
Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

617 S 17TH ST. MCALLEN, TX 78501

COMMERCIAL LOT FOR SALE



PROPERTY OVERVIEW

This exceptional commercial lot occupies a prime corner where Galveston Street intersects with 17th Street. Covering an expansive .32 acres, it falls under the General Business category with a C-3 zoning designation. The lot already features an asphalt surface, making it a convenient choice for immediate use as a parking area or for a variety of commercial purposes. Its strategic positioning places it just a stone's throw away from the vibrant activity of McAllen's Downtown District, ensuring excellent exposure. Furthermore, it enjoys close proximity to major roadways such as Bicentennial Blvd., Business Hwy 83, and Interstate 69, significantly enhancing its potential as an attractive investment opportunity.

617 S 17TH STREET, MCALLEN, TX 78501

OFFERING SUMMARY

SALE PRICE:	\$190,000
LOT SIZE:	±.32 AC
ZONING:	C-3 General Business
BASE TAXES:	\$4,159
TRAFFIC COUNT:	1,331 VPD
PARKING:	35 Spaces

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