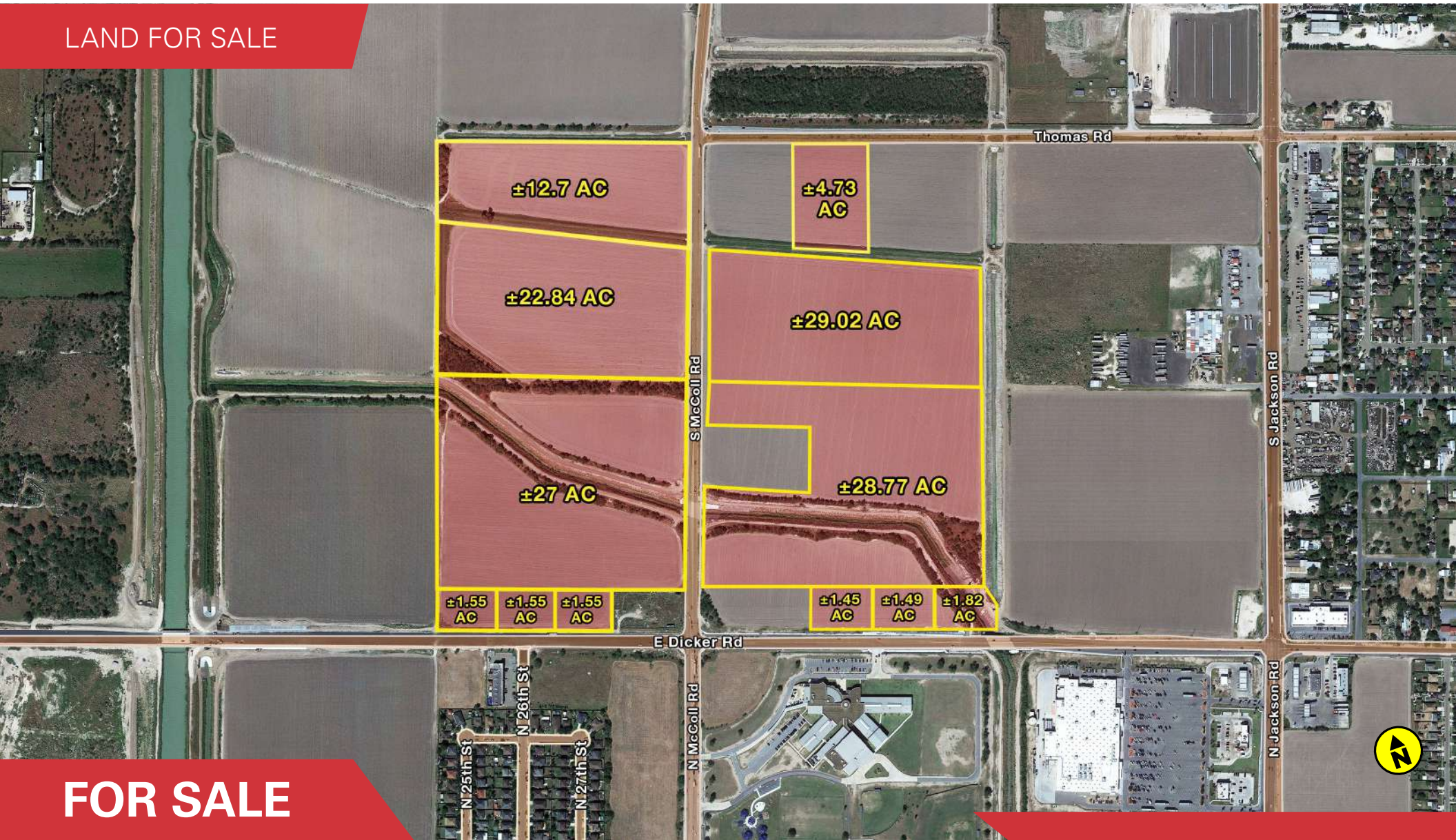


# S McColl Rd & E Dicker Rd, McAllen, TX 78501

LAND FOR SALE



FOR SALE

For more property information and site tours, please contact:

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**NAI** Rio Grande Valley  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# S McColl Rd & E Dicker Rd, McAllen, TX 78501

AERIAL/PROPERTY FEATURES

## Property Overview

Great development potential. Located in a rapidly growing area in Hidalgo with proximity to Hidalgo International Bridge, Pharr Bridge, and Anzalduas Bridge. Includes proximity to McAllen Foreign Trade Zone, Interstate 2 and I-69. Property is at South East Corner of Dicker Rd and McColl Rd (Next to Valley View Early College.)

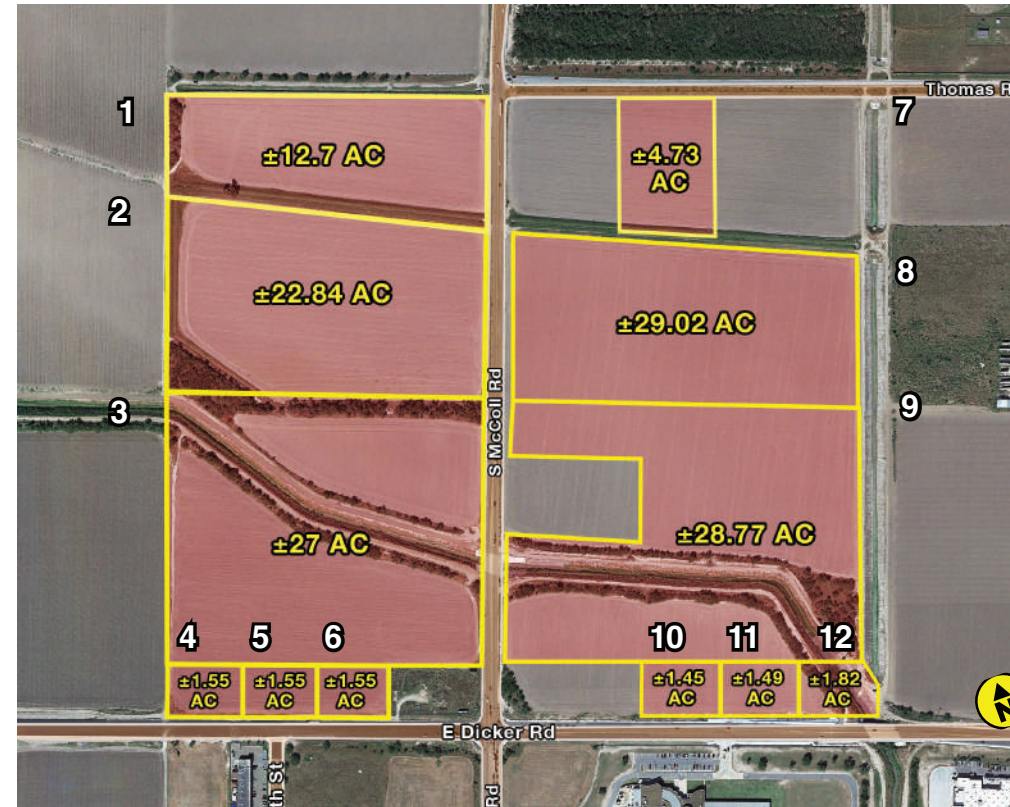
## Property Features

**LOTS CAN BE SOLD ALL OR PART**

LIST PRICE					
<b>Lot 1</b>	\$1,383,000	<b>Lot 5</b>	\$337,590	<b>Lot 9</b>	\$5,639,494
<b>Lot 2</b>	\$4,875,059	<b>Lot 6</b>	\$337,590	<b>Lot 10</b>	\$315,810
<b>Lot 3</b>	\$5,292,540	<b>Lot 7</b>	\$799,000	<b>Lot 11</b>	\$324,520
<b>Lot 4</b>	\$337,590	<b>Lot 8</b>	\$5,688,499	<b>Lot 12</b>	\$396,395

TAXES FOR 2022					
<b>Lot 1</b>	\$405.10	<b>Lot 5</b>	\$360.77	<b>Lot 9</b>	\$382.17
<b>Lot 2</b>	\$387.57	<b>Lot 6</b>	\$360.77	<b>Lot 10</b>	\$382.17
<b>Lot 3</b>	\$360.77	<b>Lot 7</b>	\$504,205	<b>Lot 11</b>	\$382.17
<b>Lot 4</b>	\$360.77	<b>Lot 8</b>	\$387.57	<b>Lot 12</b>	\$382.17

ROLLBACK TAXES					
<b>Lot 1</b>	\$56,860.79	<b>Lot 5</b>	\$52,750.77	<b>Lot 9</b>	\$55,883.75
<b>Lot 2</b>	\$56,860.79	<b>Lot 6</b>	\$52,750.77	<b>Lot 10</b>	\$55,883.75
<b>Lot 3</b>	\$52,750.77	<b>Lot 7</b>	\$53,836.95	<b>Lot 11</b>	\$55,883.75
<b>Lot 4</b>	\$52,750.77	<b>Lot 8</b>	\$53,836.95	<b>Lot 12</b>	\$55,883.75



## Key Features

- Prime corner at Thomas Rd and McColl Rd
- Proximity to Jackson Rd, Military Hwy, US Hwy 281 and International Bridges (Pharr Bridge, Hidalgo and Anzalduas Bridge)
- Located in a rapid growing area

<b>Lot Size</b>	±1.45 AC - ±29.02 AC
<b>Zoning</b>	C-3 General Business
<b>Opportunity Zone</b>	Yes



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DEVELOPMENT AND RESOURCE MAP



## FOR INFORMATION & SITE TOURS CONTACT:



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