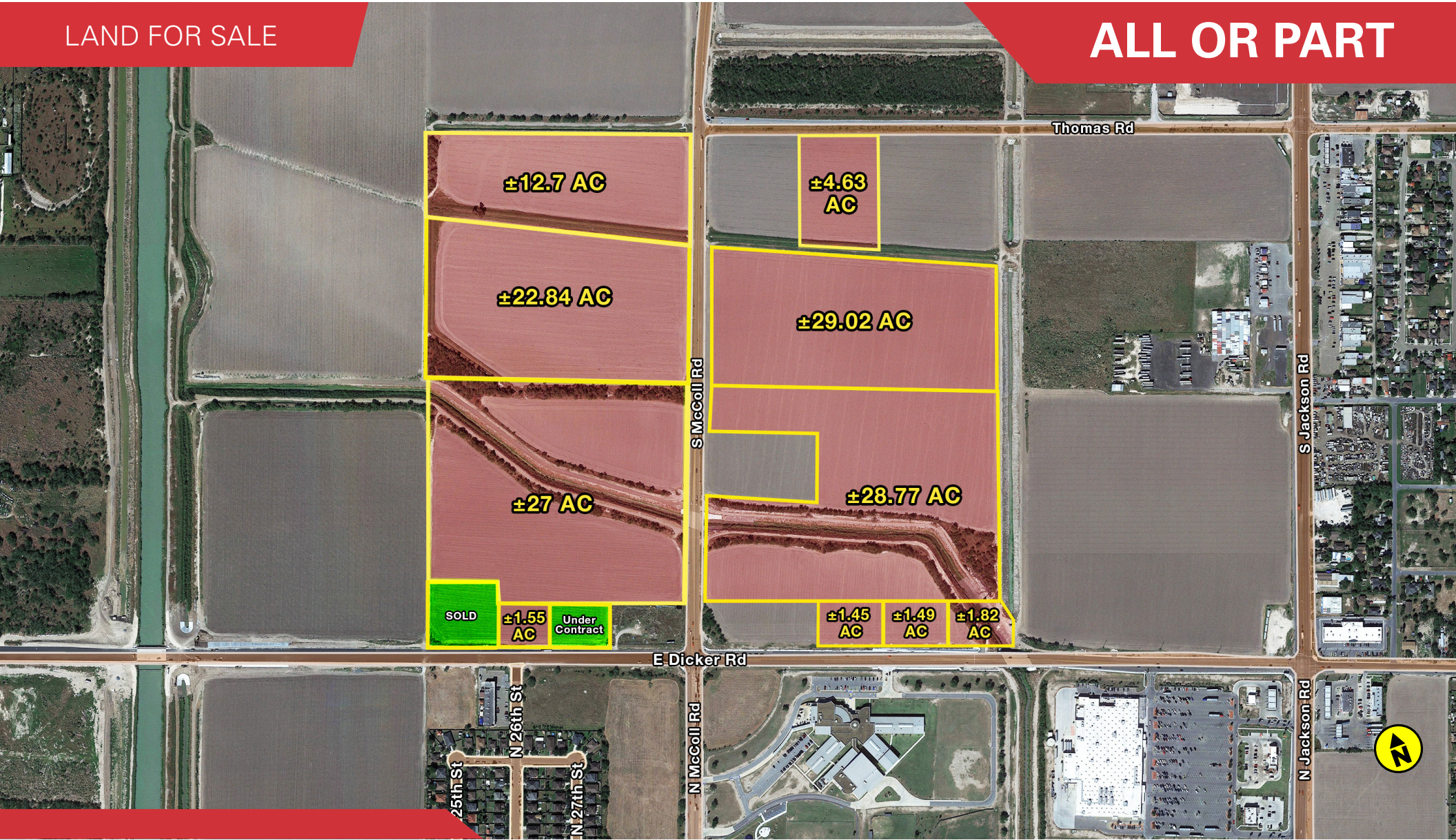


S McColl Rd & E Dicker Rd, McAllen, TX 78501

LAND FOR SALE

ALL OR PART



For more property information and site tours, please contact:

LAURA LIZA PAZ
Senior Associate/Real Estate Broker
956.227.8000 | laurap@nairgv.com

NAI RIO GRANDE VALLEY
800 W Dallas Ave, McAllen, TX 78501
956.994.8900 | www.nairgv.com

NAI Rio Grande Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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.)

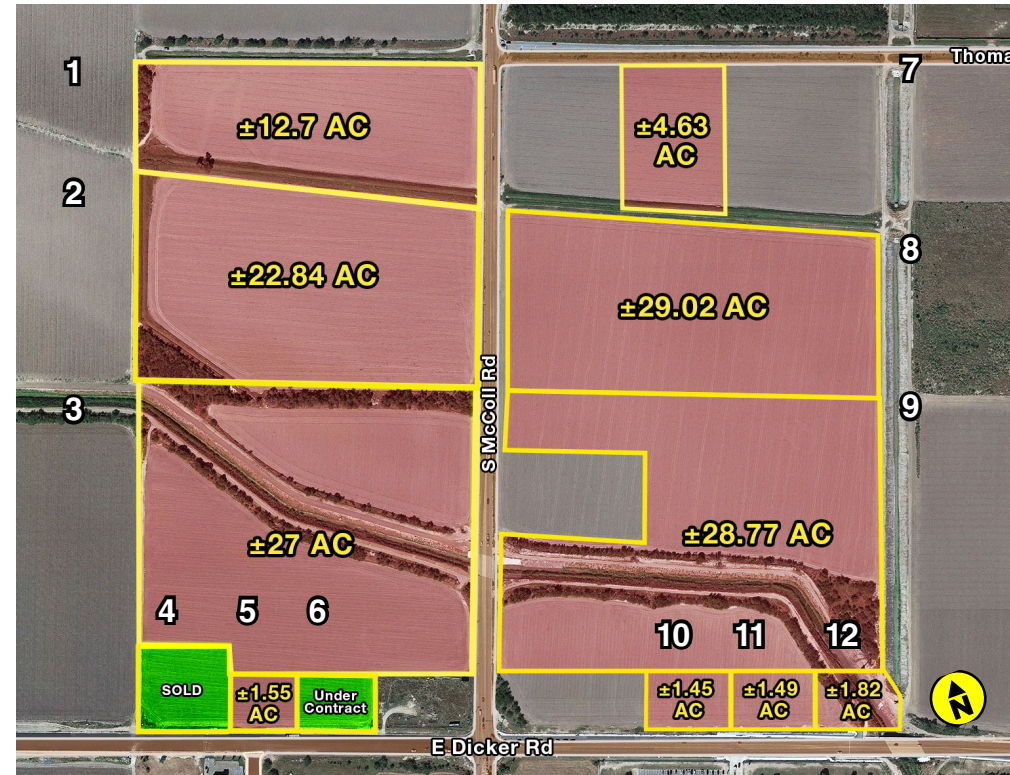
Property Features

LOTS CAN BE SOLD ALL OR PART

LIST PRICE					
Lot 1	\$1,383,030	Lot 5	\$330,838	Lot 9	\$5,639,494
Lot 2	\$4,875,059	Lot 6	UNDER CONTRACT	Lot 10	\$309,493
Lot 3	\$5,292,540	Lot 7	\$504,205	Lot 11	\$318,029
Lot 4	SOLD	Lot 8	\$5,688,499	Lot 12	\$388,467

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

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

Lot Size	±1.45 AC - ±29.02 AC
Zoning	C-3 General Business
Opportunity Zone	Yes





FOR INFORMATION & SITE TOURS CONTACT:



LAURA LIZA PAZ

NAI Rio Grande Valley

Senior Associate I Real Estate Broker

956.227.8000

laurap@nairgv.com

NAI RIO GRANDE VALLEY

800 W Dallas Ave, McAllen, TX 78501

956.994.8900 | www.nairgv.com



The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI Rio Grande Valley, and should not be made available to any other person or entity without the written consent of the Broker. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. NAI Rio Grande Valley has not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property.

The information contained herein has been obtained from sources we believe to be reliable; however, NAI Rio Grande Valley have not verified, and will not verify, any of the information contained herein, nor have the aforementioned Broker conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

