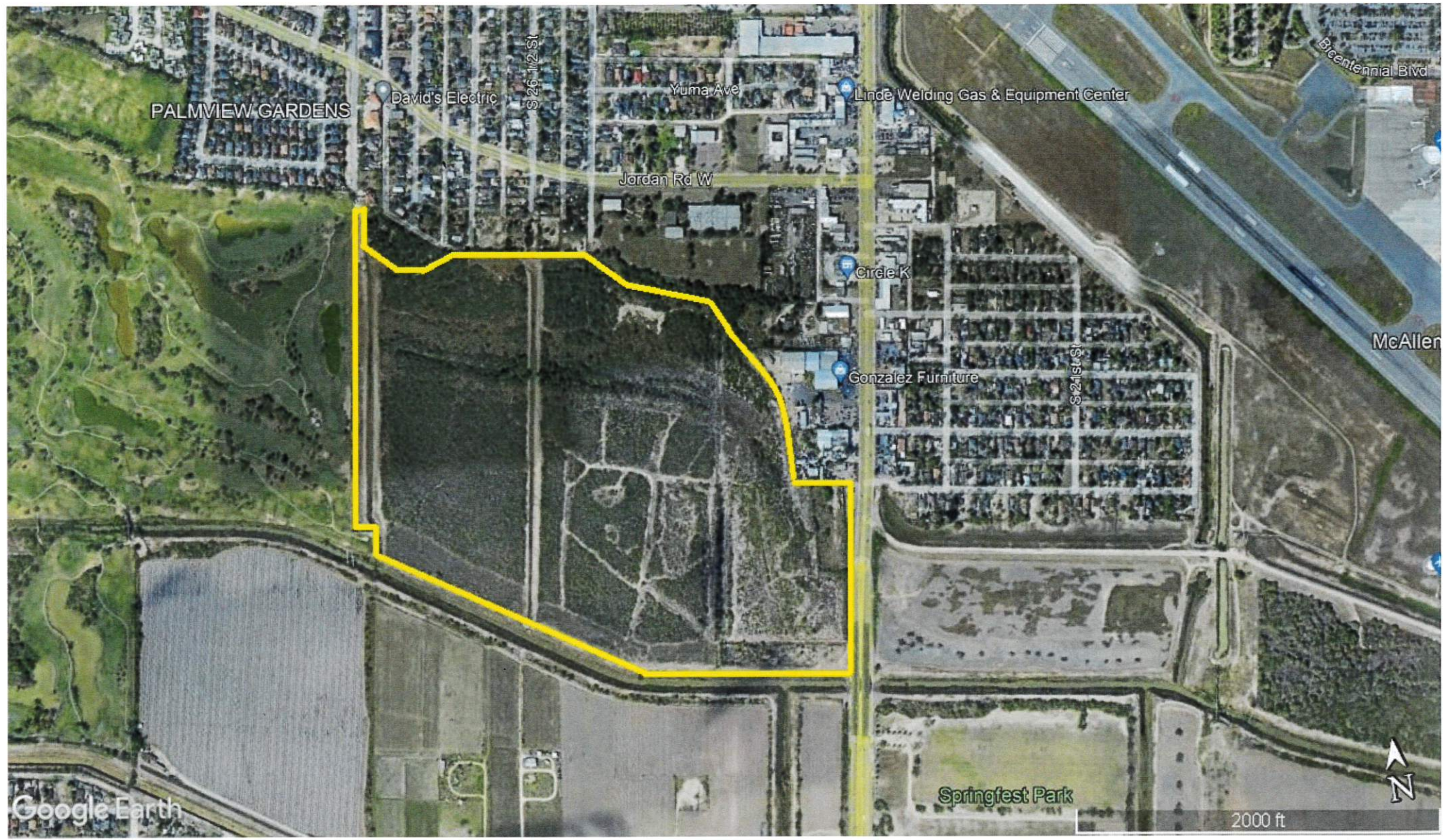


**Prime Developmental Location
S. 23rd St.
McAllen, Texas**



- LOCATION:** S. 23rd St. – McAllen, TX
- SIZE:** Approximately 100 Acres
- UTILITIES:** City of McAllen, TX
- PRICE:** \$12,000,000
\$120,000/Acre
- COMMENTS:** Prime developmental property, strategically located on South 23rd St. in McAllen, TX with close proximity to Expressway 83/I-2 and the three major International Bridge Crossings. Approximately 100 acres is divisible in separate tracts with great visibility and high traffic count. This property is near many national retailers, shopping, dining and entertainment. Perfect for the next commercial, industrial or residential development in the heart of McAllen.

**For More Information, Contact:
Adrian A. Arriaga, SIOR, CCIM, CIPS**



PALMVIEW GARDENS

David's Electric

S 26th St

Yuma Ave

Jordan Rd W

Linde Welding Gas & Equipment Center

Brentenna Blvd

Circle K

Gonzalez Furniture

S 21st St

McAllen

Google Earth

Springfest Park

2000 ft

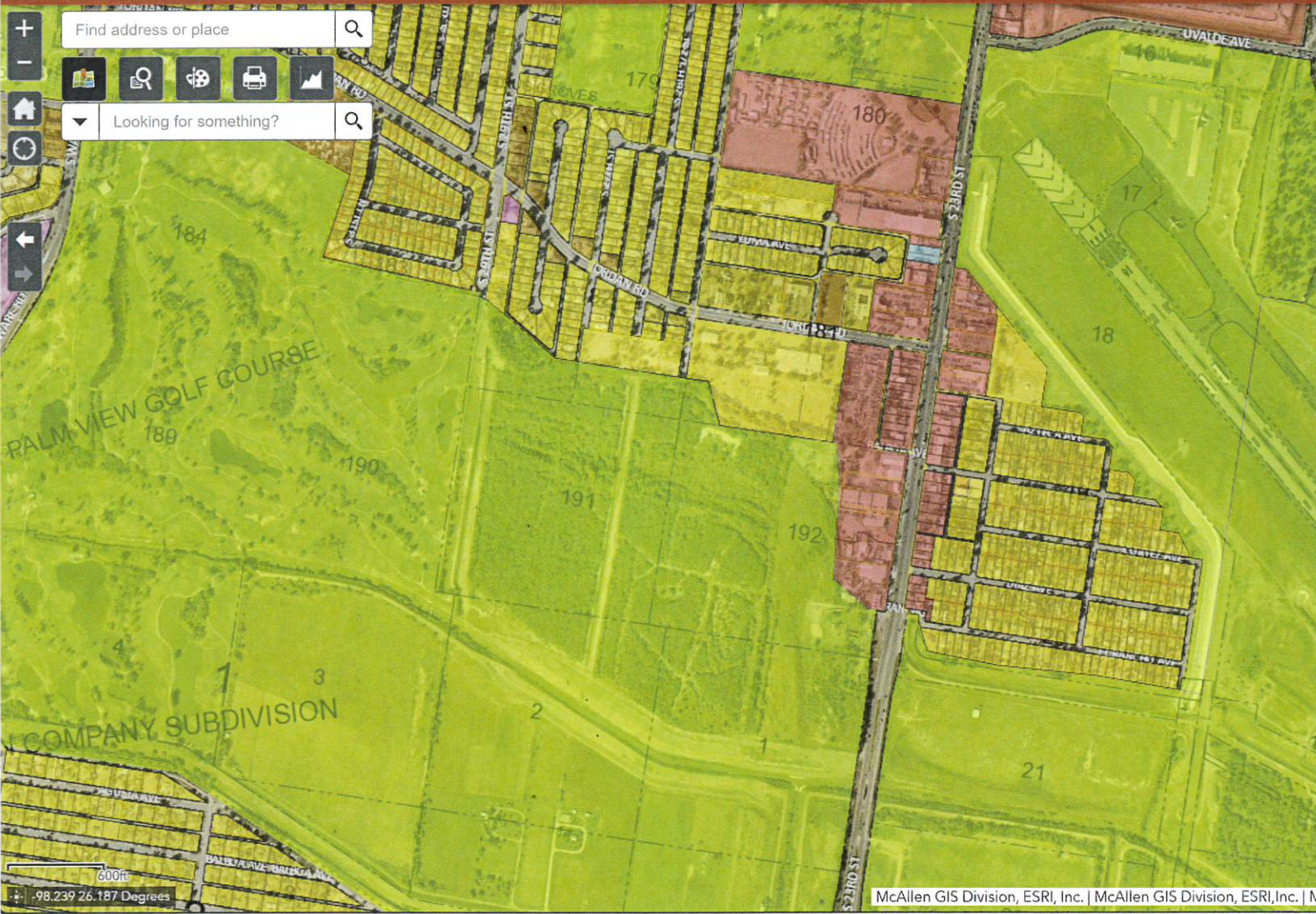




Find address or place

Looking for something?

Map navigation controls: Home, Search, Full Screen, Print, Measure, Refresh, Back, Forward



Legend

Jurisdiction Boundary

- Boundaries
- City Corporate Limits
 - Extra Territorial Jurisdiction

Development Zoning

- Special Districts
- Zoning
- A-O, Agricultural & Open Space
 - A-O, Agricultural & Open Space (New)
 - C-1, Local Commercial
 - C-1, Office Building Office
 - C-2, Neighborhood Commercial
 - C-2, Regional Commercial
 - C-3, General Business
 - C-3L, Light Commercial
 - C-4, Commercial Industrial
 - C-C, City Core
 - I-1, Light Industrial
 - I-1, Light Industrial (New)
 - I-2, Heavy Industrial
 - I-2, Heavy Industrial (New)
 - M-1, Local Mixed Use
 - M-2, Regional Mixed Use
 - R-1, Low Density Residential
 - R-1, Single Family Residential
 - R-2, Duplex-Fourplex Residential
 - R-2, Medium Density Residential
 - R-3, High Density Residential
 - R-3A, Multifamily Residential Apartment

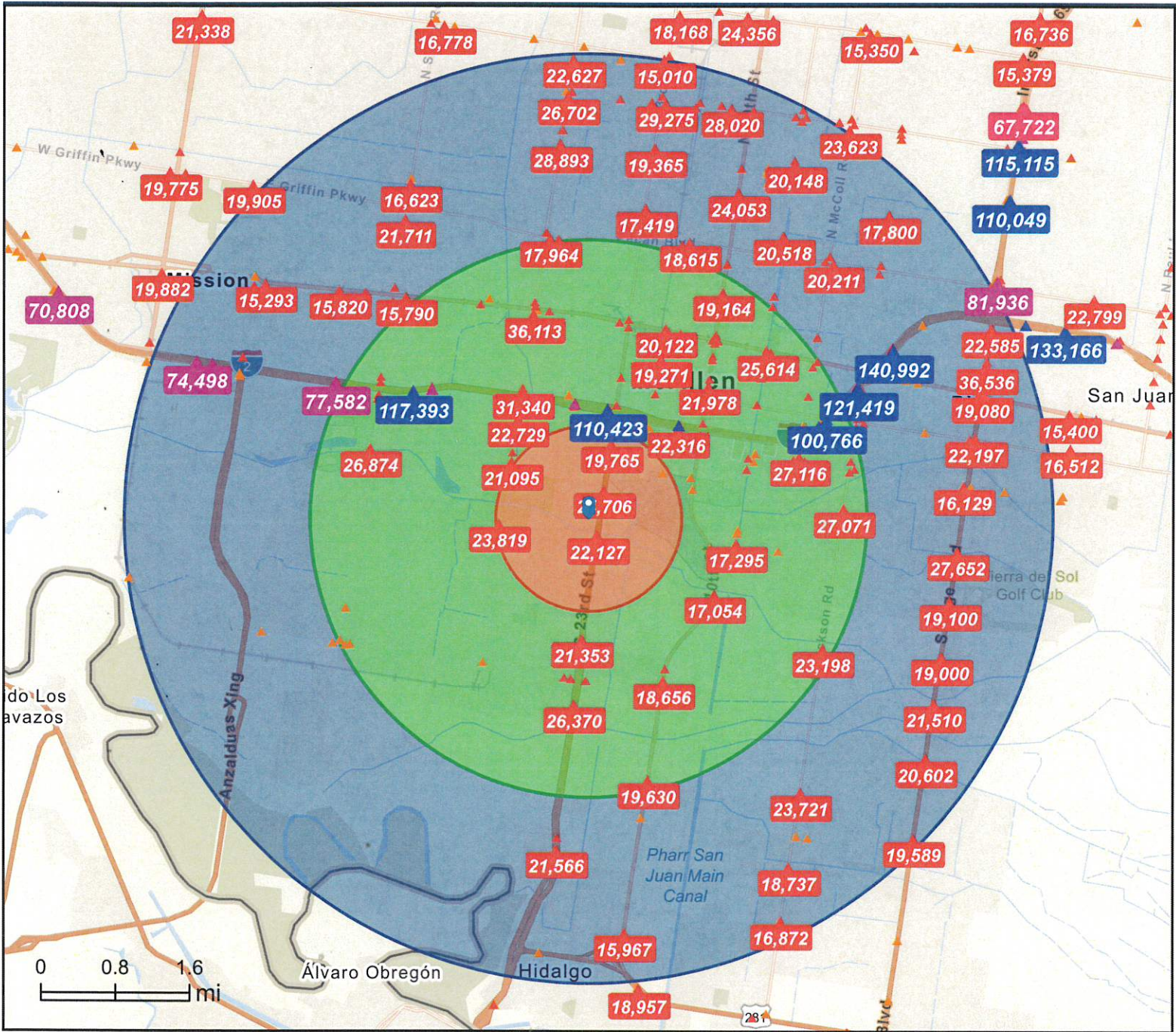
600ft
-98.239 26.187 Degrees



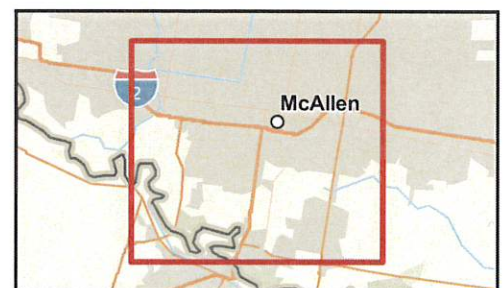
Traffic Count Map

McAllen 100 Acres
78503, McAllen, Texas
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 26.17557
Longitude: -98.25201



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

Executive Summary

McAllen 100 Acres
 78503, McAllen, Texas
 Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 26.17557
 Longitude: -98.25201

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2010 Population	7,676	48,097	114,019
2020 Population	6,839	51,953	123,013
2024 Population	6,700	52,431	124,428
2029 Population	6,562	52,900	125,754
2010-2020 Annual Rate	-1.15%	0.77%	0.76%
2020-2024 Annual Rate	-0.48%	0.22%	0.27%
2024-2029 Annual Rate	-0.42%	0.18%	0.21%
2020 Male Population	47.5%	48.8%	47.9%
2020 Female Population	52.5%	51.2%	52.1%
2020 Median Age	38.4	35.8	34.1
2024 Male Population	48.0%	49.5%	48.5%
2024 Female Population	52.0%	50.5%	51.5%
2024 Median Age	39.6	36.7	35.3

In the identified area, the current year population is 124,428. In 2020, the Census count in the area was 123,013. The rate of change since 2020 was 0.27% annually. The five-year projection for the population in the area is 125,754 representing a change of 0.21% annually from 2024 to 2029. Currently, the population is 48.5% male and 51.5% female.

Median Age			
The median age in this area is 35.3, compared to U.S. median age of 39.3.			

Race and Ethnicity			
2024 White Alone	31.7%	31.8%	32.9%
2024 Black Alone	0.1%	0.7%	0.7%
2024 American Indian/Alaska Native Alone	0.8%	0.8%	0.7%
2024 Asian Alone	0.5%	2.1%	1.4%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	25.8%	19.6%	21.7%
2024 Two or More Races	41.0%	44.9%	42.5%
2024 Hispanic Origin (Any Race)	97.6%	90.5%	89.1%

Persons of Hispanic origin represent 89.1% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 72.8 in the identified area, compared to 72.5 for the U.S. as a whole.

Households			
2024 Wealth Index	33	60	63
2010 Households	2,006	15,320	35,584
2020 Households	2,109	17,687	40,549
2024 Households	2,114	18,261	41,995
2029 Households	2,129	18,990	43,760
2010-2020 Annual Rate	0.50%	1.45%	1.31%
2020-2024 Annual Rate	0.06%	0.75%	0.83%
2024-2029 Annual Rate	0.14%	0.79%	0.83%
2024 Average Household Size	3.17	2.83	2.95

The household count in this area has changed from 40,549 in 2020 to 41,995 in the current year, a change of 0.83% annually. The five-year projection of households is 43,760, a change of 0.83% annually from the current year total. Average household size is currently 2.95, compared to 3.02 in the year 2020. The number of families in the current year is 30,816 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Executive Summary

McAllen 100 Acres
78503, McAllen, Texas
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 26.17557
Longitude: -98.25201

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Mortgage Income			
2024 Percent of Income for Mortgage	22.4%	28.6%	20.5%
Median Household Income			
2024 Median Household Income	\$24,780	\$45,199	\$53,045
2029 Median Household Income	\$29,886	\$52,773	\$59,252
2024-2029 Annual Rate	3.82%	3.15%	2.24%
Average Household Income			
2024 Average Household Income	\$49,118	\$78,221	\$80,697
2029 Average Household Income	\$56,673	\$92,030	\$93,053
2024-2029 Annual Rate	2.90%	3.30%	2.89%
Per Capita Income			
2024 Per Capita Income	\$15,433	\$27,204	\$27,243
2029 Per Capita Income	\$18,301	\$32,984	\$32,389
2024-2029 Annual Rate	3.47%	3.93%	3.52%

GINI Index			
2024 Gini Index	50.2	48.3	46.0

Households by Income

Current median household income is \$53,045 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$59,252 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$80,697 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$93,053 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$27,243 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$32,389 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	97	76	107
2010 Total Housing Units	2,080	17,945	40,977
2010 Owner Occupied Housing Units	1,408	8,677	22,341
2010 Renter Occupied Housing Units	598	6,642	13,242
2010 Vacant Housing Units	74	2,625	5,393
2020 Total Housing Units	2,224	20,518	47,160
2020 Owner Occupied Housing Units	1,454	9,344	24,036
2020 Renter Occupied Housing Units	655	8,343	16,513
2020 Vacant Housing Units	126	2,822	6,600
2024 Total Housing Units	2,250	21,273	49,093
2024 Owner Occupied Housing Units	1,472	9,761	25,232
2024 Renter Occupied Housing Units	642	8,500	16,763
2024 Vacant Housing Units	136	3,012	7,098
2029 Total Housing Units	2,262	22,069	51,012
2029 Owner Occupied Housing Units	1,547	10,706	27,503
2029 Renter Occupied Housing Units	582	8,284	16,257
2029 Vacant Housing Units	133	3,079	7,252

Socioeconomic Status Index

2024 Socioeconomic Status Index	31.4	40.0	40.5
---------------------------------	------	------	------

Currently, 51.4% of the 49,093 housing units in the area are owner occupied; 34.1%, renter occupied; and 14.5% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 47,160 housing units in the area and 14.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.95%. Median home value in the area is \$173,361, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 6.34% annually to \$235,776.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Demographic and Income Profile

McAllen 100 Acres
78503, McAllen, Texas
Ring band: 0 - 1 mile radius

Prepared by Esri
Latitude: 26.17557
Longitude: -98.25201

Summary	Census 2010	Census 2020	2024	2029
Population	7,676	6,839	6,700	6,562
Households	2,006	2,109	2,114	2,129
Families	1,738	1,656	1,623	1,624
Average Household Size	3.83	3.24	3.17	3.08
Owner Occupied Housing Units	1,408	1,454	1,472	1,547
Renter Occupied Housing Units	598	655	642	582
Median Age	30.8	38.4	39.6	40.7

Trends: 2024-2029 Annual Rate	Area	State	National
Population	-0.42%	1.09%	0.38%
Households	0.14%	1.36%	0.64%
Families	0.01%	1.26%	0.56%
Owner HHS	1.00%	1.82%	0.97%
Median Household Income	3.82%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	614	29.0%	602	28.3%
\$15,000 - \$24,999	449	21.2%	382	17.9%
\$25,000 - \$34,999	159	7.5%	147	6.9%
\$35,000 - \$49,999	104	4.9%	92	4.3%
\$50,000 - \$74,999	229	10.8%	239	11.2%
\$75,000 - \$99,999	296	14.0%	341	16.0%
\$100,000 - \$149,999	220	10.4%	269	12.6%
\$150,000 - \$199,999	10	0.5%	16	0.8%
\$200,000+	32	1.5%	41	1.9%

Median Household Income	\$24,780	\$29,886
Average Household Income	\$49,118	\$56,673
Per Capita Income	\$15,433	\$18,301

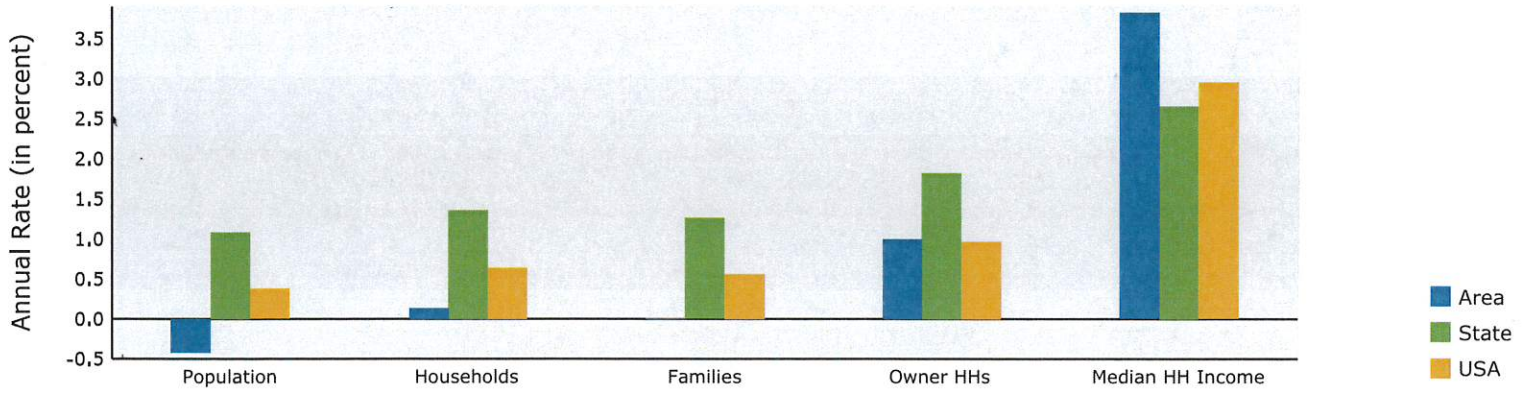
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	677	8.8%	361	5.3%	347	5.2%	332	5.1%
5 - 9	678	8.8%	442	6.5%	422	6.3%	392	6.0%
10 - 14	686	8.9%	546	8.0%	480	7.2%	454	6.9%
15 - 19	678	8.8%	537	7.9%	500	7.5%	442	6.7%
20 - 24	543	7.1%	511	7.5%	499	7.4%	457	7.0%
25 - 34	987	12.9%	766	11.2%	775	11.6%	777	11.8%
35 - 44	955	12.4%	766	11.2%	773	11.5%	762	11.6%
45 - 54	765	10.0%	869	12.7%	840	12.5%	802	12.2%
55 - 64	771	10.0%	709	10.4%	666	9.9%	612	9.3%
65 - 74	553	7.2%	756	11.1%	753	11.2%	786	12.0%
75 - 84	297	3.9%	427	6.2%	477	7.1%	555	8.5%
85+	86	1.1%	149	2.2%	166	2.5%	188	2.9%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	6,664	86.8%	2,212	32.3%	2,127	31.7%	2,069	31.5%
Black Alone	18	0.2%	7	0.1%	7	0.1%	7	0.1%
American Indian Alone	27	0.4%	57	0.8%	56	0.8%	51	0.8%
Asian Alone	15	0.2%	30	0.4%	32	0.5%	30	0.5%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	777	10.1%	1,762	25.8%	1,729	25.8%	1,696	25.8%
Two or More Races	176	2.3%	2,771	40.5%	2,750	41.0%	2,709	41.3%
Hispanic Origin (Any Race)	7,568	98.6%	6,668	97.5%	6,542	97.6%	6,421	97.9%

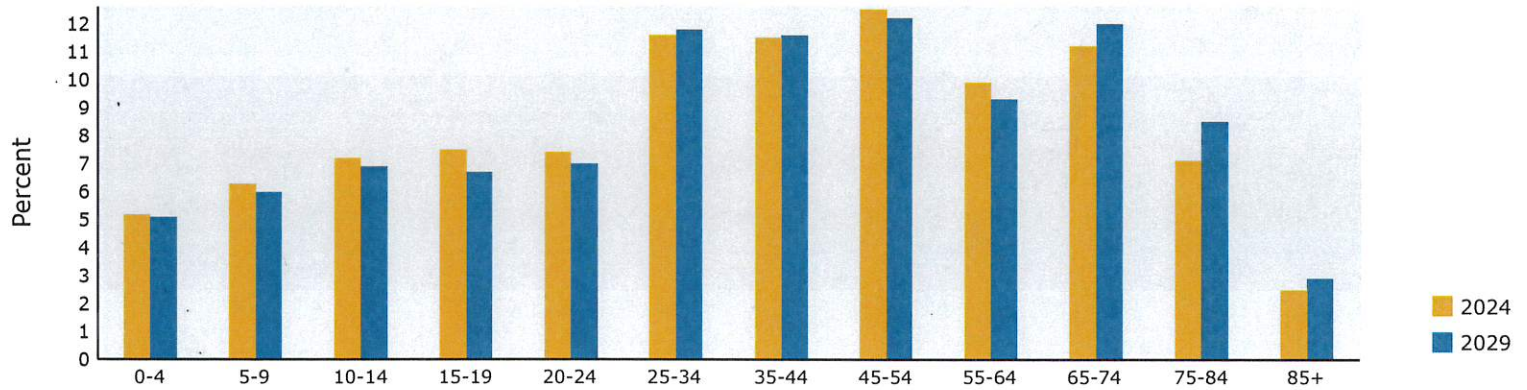
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

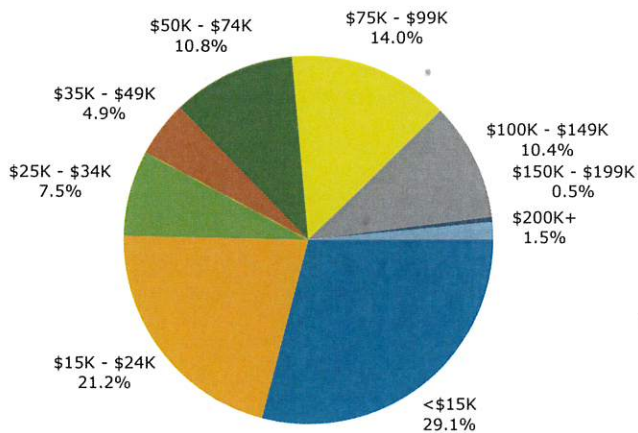
Trends 2024-2029



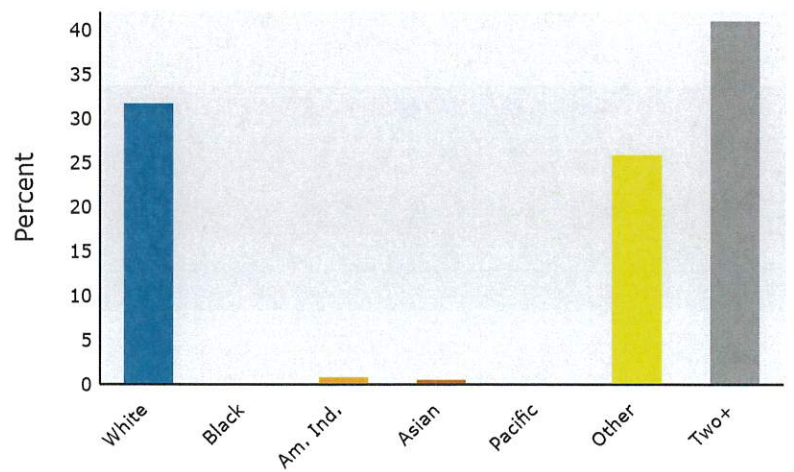
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 97.6%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographic and Income Profile

McAllen 100 Acres
78503, McAllen, Texas
Ring band: 1 - 3 mile radius

Prepared by Esri
Latitude: 26.17557
Longitude: -98.25201

Summary	Census 2010	Census 2020	2024	2029
Population	48,097	51,953	52,431	52,900
Households	15,320	17,687	18,261	18,990
Families	11,451	12,922	12,991	13,416
Average Household Size	3.09	2.89	2.83	2.74
Owner Occupied Housing Units	8,677	9,344	9,761	10,706
Renter Occupied Housing Units	6,642	8,343	8,500	8,284
Median Age	32.8	35.8	36.7	37.5

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.18%	1.09%	0.38%
Households	0.79%	1.36%	0.64%
Families	0.65%	1.26%	0.56%
Owner HHs	1.87%	1.82%	0.97%
Median Household Income	3.15%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	2,645	14.5%	2,614	13.8%
\$15,000 - \$24,999	2,193	12.0%	1,842	9.7%
\$25,000 - \$34,999	2,396	13.1%	2,195	11.6%
\$35,000 - \$49,999	2,550	14.0%	2,451	12.9%
\$50,000 - \$74,999	2,483	13.6%	2,594	13.7%
\$75,000 - \$99,999	1,581	8.7%	1,775	9.3%
\$100,000 - \$149,999	2,036	11.2%	2,320	12.2%
\$150,000 - \$199,999	1,036	5.7%	1,428	7.5%
\$200,000+	1,338	7.3%	1,770	9.3%
Median Household Income	\$45,199		\$52,773	
Average Household Income	\$78,221		\$92,030	
Per Capita Income	\$27,204		\$32,984	

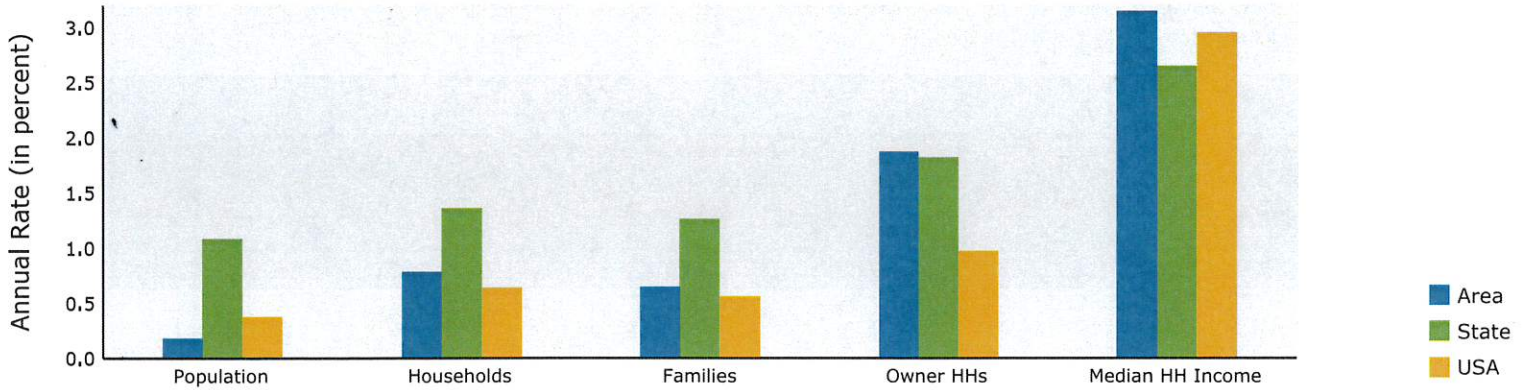
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,977	8.3%	3,224	6.2%	3,186	6.1%	3,203	6.1%
5 - 9	4,162	8.7%	3,641	7.0%	3,407	6.5%	3,231	6.1%
10 - 14	4,060	8.4%	3,942	7.6%	3,609	6.9%	3,263	6.2%
15 - 19	3,642	7.6%	4,283	8.2%	3,964	7.6%	3,559	6.7%
20 - 24	3,072	6.4%	3,629	7.0%	3,858	7.4%	3,608	6.8%
25 - 34	6,599	13.7%	6,725	12.9%	7,092	13.5%	7,815	14.8%
35 - 44	6,578	13.7%	6,534	12.6%	6,558	12.5%	6,678	12.6%
45 - 54	5,285	11.0%	6,628	12.8%	6,740	12.9%	6,348	12.0%
55 - 64	4,323	9.0%	5,282	10.2%	5,520	10.5%	5,851	11.1%
65 - 74	3,103	6.5%	4,311	8.3%	4,465	8.5%	4,788	9.1%
75 - 84	2,313	4.8%	2,479	4.8%	2,754	5.3%	3,223	6.1%
85+	981	2.0%	1,277	2.5%	1,278	2.4%	1,333	2.5%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	40,476	84.2%	16,917	32.6%	16,684	31.8%	16,503	31.2%
Black Alone	327	0.7%	310	0.6%	371	0.7%	365	0.7%
American Indian Alone	192	0.4%	421	0.8%	422	0.8%	419	0.8%
Asian Alone	1,080	2.2%	1,105	2.1%	1,106	2.1%	1,111	2.1%
Pacific Islander Alone	5	0.0%	6	0.0%	7	0.0%	6	0.0%
Some Other Race Alone	5,277	11.0%	10,103	19.4%	10,298	19.6%	10,454	19.8%
Two or More Races	740	1.5%	23,091	44.4%	23,543	44.9%	24,042	45.4%
Hispanic Origin (Any Race)	42,189	87.7%	46,759	90.0%	47,434	90.5%	48,223	91.2%

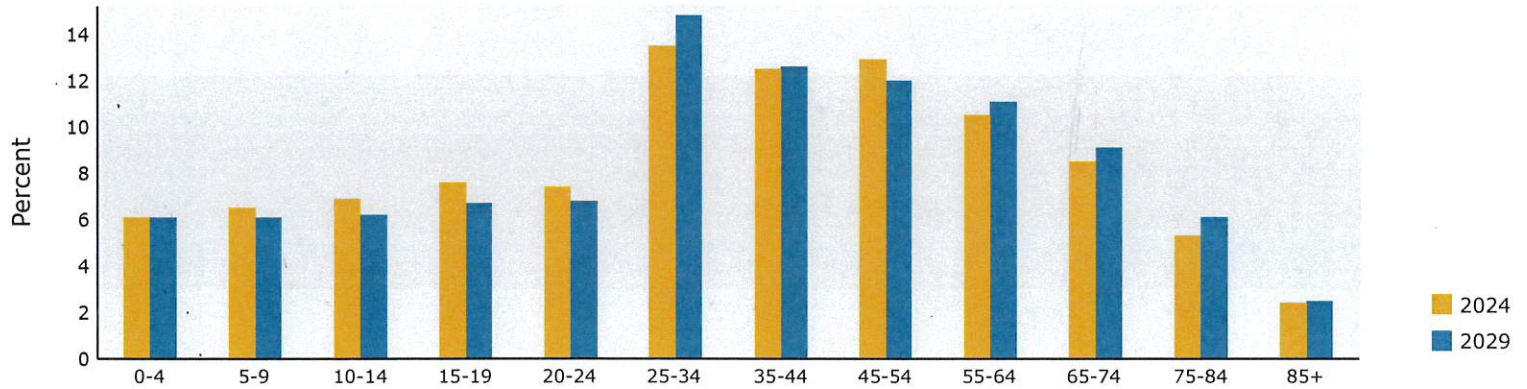
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

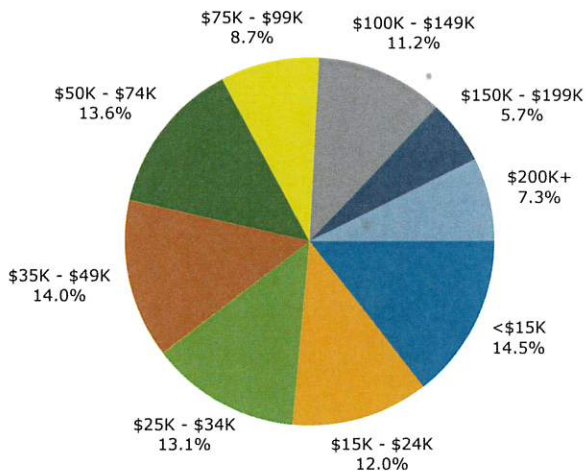
Trends 2024-2029



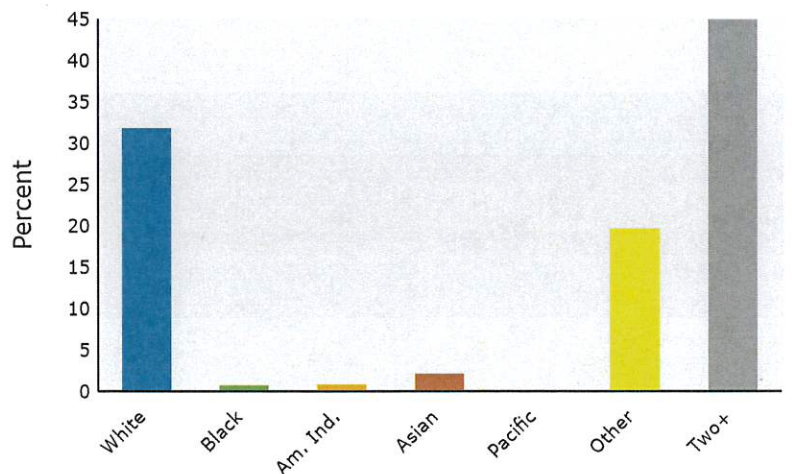
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 90.5%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographic and Income Profile

McAllen 100 Acres
78503, McAllen, Texas
Ring band: 3 - 5 mile radius

Prepared by Esri
Latitude: 26.17557
Longitude: -98.25201

Summary	Census 2010	Census 2020	2024	2029
Population	114,019	123,013	124,428	125,754
Households	35,584	40,549	41,995	43,760
Families	27,830	30,515	30,816	31,876
Average Household Size	3.19	3.02	2.95	2.86
Owner Occupied Housing Units	22,341	24,036	25,232	27,503
Renter Occupied Housing Units	13,242	16,513	16,763	16,257
Median Age	31.1	34.1	35.3	36.0

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.21%	1.09%	0.38%
Households	0.83%	1.36%	0.64%
Families	0.68%	1.26%	0.56%
Owner HHs	1.74%	1.82%	0.97%
Median Household Income	2.24%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	5,497	13.1%	5,327	12.2%
\$15,000 - \$24,999	4,505	10.7%	3,697	8.4%
\$25,000 - \$34,999	4,930	11.7%	4,693	10.7%
\$35,000 - \$49,999	4,821	11.5%	4,691	10.7%
\$50,000 - \$74,999	7,259	17.3%	7,519	17.2%
\$75,000 - \$99,999	5,272	12.6%	5,803	13.3%
\$100,000 - \$149,999	4,694	11.2%	5,449	12.5%
\$150,000 - \$199,999	1,806	4.3%	2,514	5.7%
\$200,000+	3,212	7.6%	4,068	9.3%
Median Household Income	\$53,045		\$59,252	
Average Household Income	\$80,697		\$93,053	
Per Capita Income	\$27,243		\$32,389	

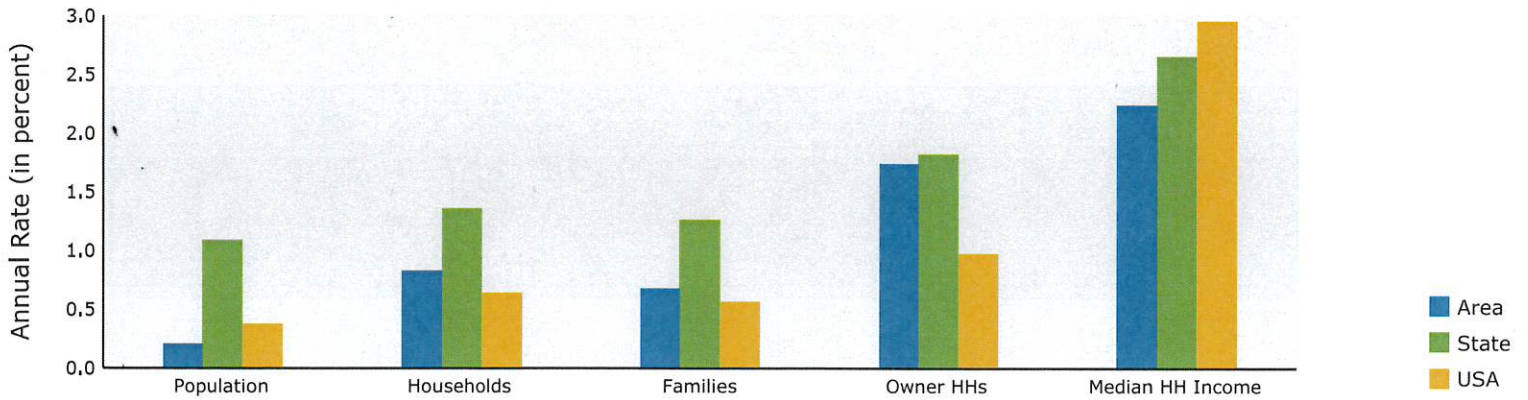
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,882	8.7%	7,944	6.5%	7,917	6.4%	7,977	6.3%
5 - 9	10,451	9.2%	9,128	7.4%	8,171	6.6%	7,830	6.2%
10 - 14	10,058	8.8%	10,056	8.2%	9,134	7.3%	8,047	6.4%
15 - 19	9,484	8.3%	10,696	8.7%	9,896	8.0%	8,905	7.1%
20 - 24	7,595	6.7%	9,229	7.5%	9,830	7.9%	9,302	7.4%
25 - 34	15,566	13.7%	15,808	12.9%	16,878	13.6%	19,116	15.2%
35 - 44	15,248	13.4%	15,145	12.3%	15,262	12.3%	15,464	12.3%
45 - 54	12,183	10.7%	14,912	12.1%	15,184	12.2%	14,394	11.4%
55 - 64	9,782	8.6%	12,083	9.8%	12,701	10.2%	13,308	10.6%
65 - 74	7,179	6.3%	9,995	8.1%	10,352	8.3%	11,062	8.8%
75 - 84	4,890	4.3%	5,856	4.8%	6,713	5.4%	7,635	6.1%
85+	1,701	1.5%	2,161	1.8%	2,392	1.9%	2,713	2.2%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	97,366	85.4%	41,441	33.7%	40,976	32.9%	40,510	32.2%
Black Alone	840	0.7%	682	0.6%	826	0.7%	821	0.7%
American Indian Alone	468	0.4%	857	0.7%	864	0.7%	854	0.7%
Asian Alone	1,807	1.6%	1,755	1.4%	1,773	1.4%	1,781	1.4%
Pacific Islander Alone	26	0.0%	27	0.0%	34	0.0%	32	0.0%
Some Other Race Alone	11,594	10.2%	26,503	21.5%	27,025	21.7%	27,508	21.9%
Two or More Races	1,919	1.7%	51,748	42.1%	52,930	42.5%	54,248	43.1%
Hispanic Origin (Any Race)	97,986	85.9%	109,166	88.7%	110,908	89.1%	113,126	90.0%

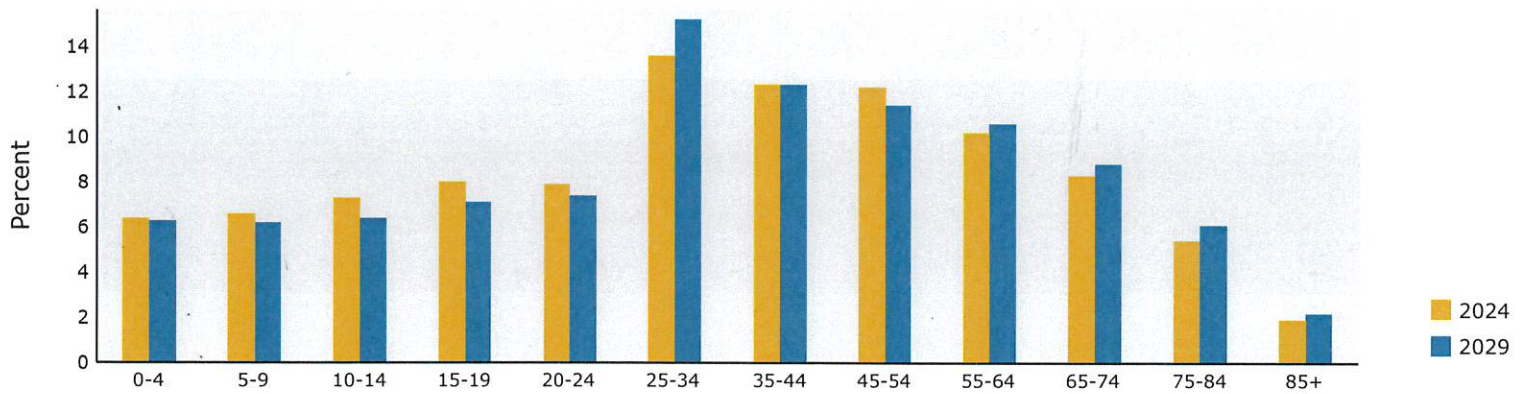
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

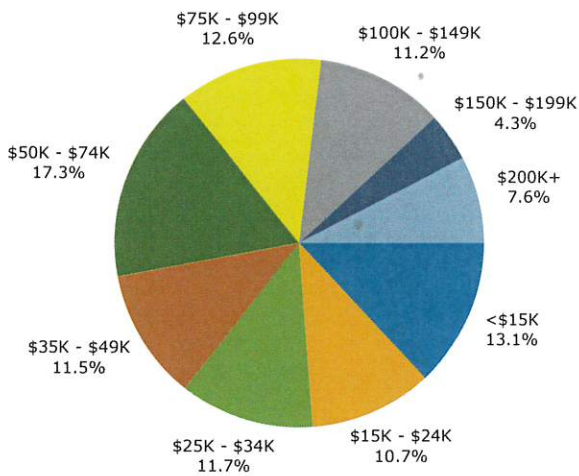
Trends 2024-2029



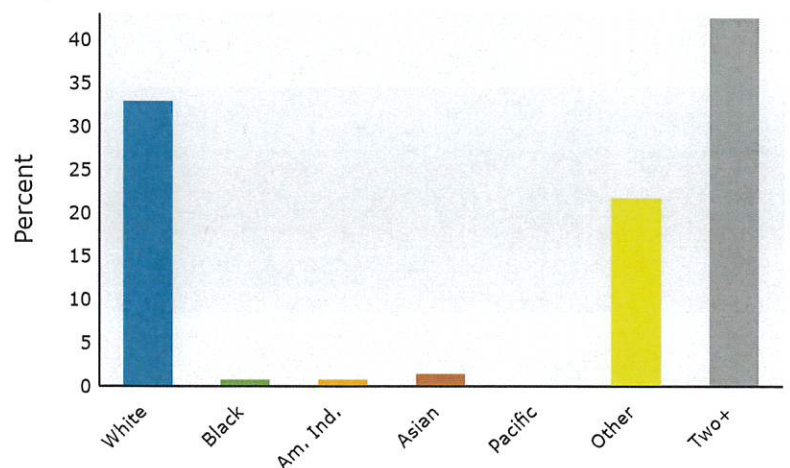
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 89.1%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.