

SAN BENITO DEVELOPMENT LAND OPPORTUNITY

FOR SALE

Military Highway, San Benito, TX 78586



SALE PRICE

\$3,750,000

Michael Pacheco

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY OVERVIEW

FOR SALE

Military Highway, San Benito, TX 78586



OFFERING SUMMARY

Sale Price:	\$3,750,000
Acres:	250 AC
Price / Acre:	\$15,000
Market:	Rio Grande Valley
Submarket:	San Benito

PROPERTY OVERVIEW

Coldwell Banker Commercial Rio Grande Valley is pleased to present approximately 250 acres of land located in San Benito, Texas. This property is divided into multiple parcel IDs, offering flexibility for potential buyers, making it an excellent opportunity for various investment or development needs.

PROPERTY HIGHLIGHTS

- Ideal for Agricultural, Commercial, or Mixed-use Development
- Conveniently Located with Easy Access to Major Roads and Infrastructure
- Situated in San Benito, TX

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AERIAL

MILITARY HWY

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LOCATION MAP

MILITARY HWY

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DEMOGRAPHICS

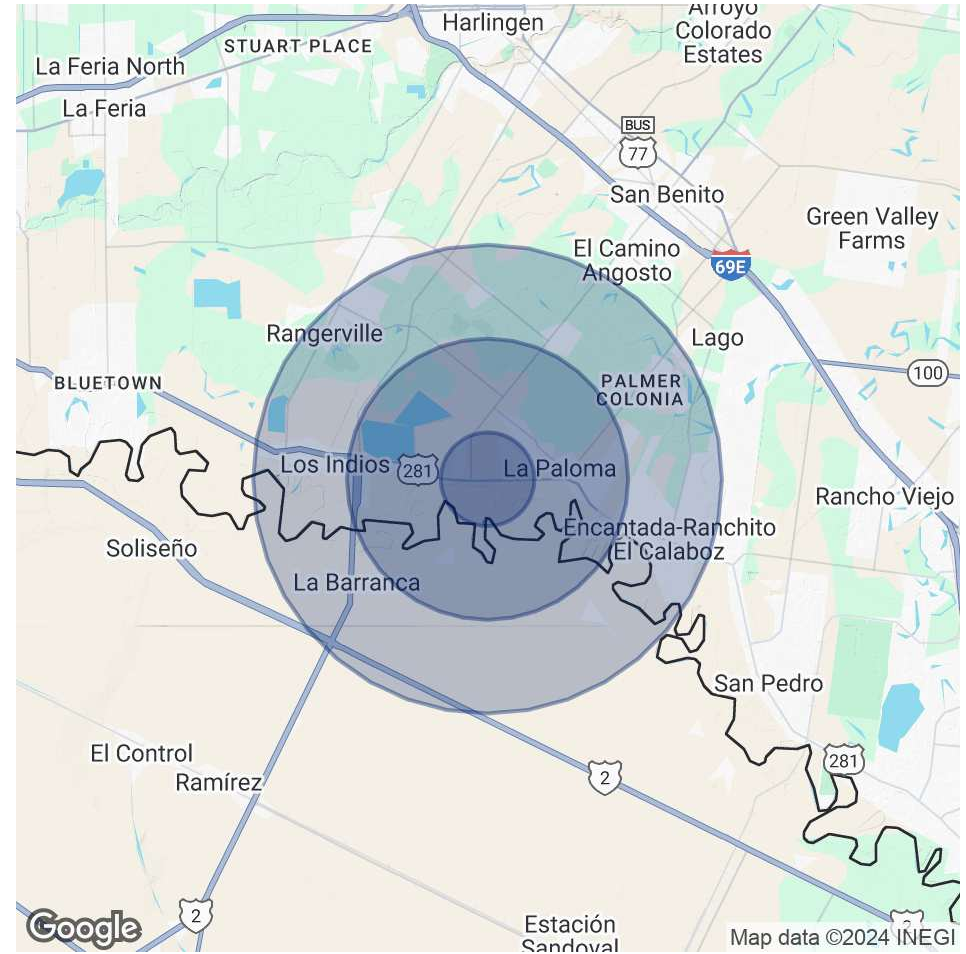
MILITARY HWY

San Benito, TX 78586

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,220	5,526	15,068
Average Age	32	34	34
Average Age (Male)	31	33	33
Average Age (Female)	33	35	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	300	1,406	3,945
# of Persons per HH	4.1	3.9	3.8
Average HH Income	\$69,331	\$75,775	\$77,352
Average House Value	\$94,217	\$120,687	\$138,006

Demographics data derived from AlphaMap



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