

SPECIAL PURPOSE FACILITY

FOR SALE

502 E Expressway 77/83 San Benito, TX 78586



ASKING PRICE

\$3,500,000

Daniel Galvan, SIOR, CCIM

(956) 451-2983

dgalvan@cbcriograndevalley.com

Michael Pacheco

(956) 739-5172

mpacheco@cbcriograndevalley.com

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**RIO GRANDE
VALLEY**

PROPERTY SUMMARY

502 E EXPRESSWAY 77/83

San Benito, TX 78586



OFFERING SUMMARY

Asking Price:	\$3,500,000
Building Size:	49,452 SF
Lot Size:	3.6 Acres
Year Built:	2013
Zoning:	C-2
Market:	Rio Grande Valley
Submarket:	San Benito

PROPERTY OVERVIEW

502 E. Expressway 77/83, San Benito, TX presents an outstanding investment opportunity in one of the Rio Grande Valley's premier commercial corridors. This 49,452± square-foot commercial facility offers exceptional frontage and visibility along Expressway 77/83, providing convenient access for customers, employees, and business operations. The property is fully fenced and gated, offering added security and flexibility for a variety of commercial, office, service, showroom, or business uses. Its strategic location along a major transportation corridor enhances accessibility, strengthens tenant appeal, and supports long-term value and income potential. Whether for an owner-user, investor, or business seeking a highly visible location, this property represents an exceptional opportunity in a growing regional market.

PROPERTY HIGHLIGHTS

- Frontage Road Location – Exceptional visibility and direct access along U.S. Expressway 77/83, providing outstanding and regional connectivity.
- Investment Potential – Strategically positioned in the growing Rio Grande Valley market

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AERIAL

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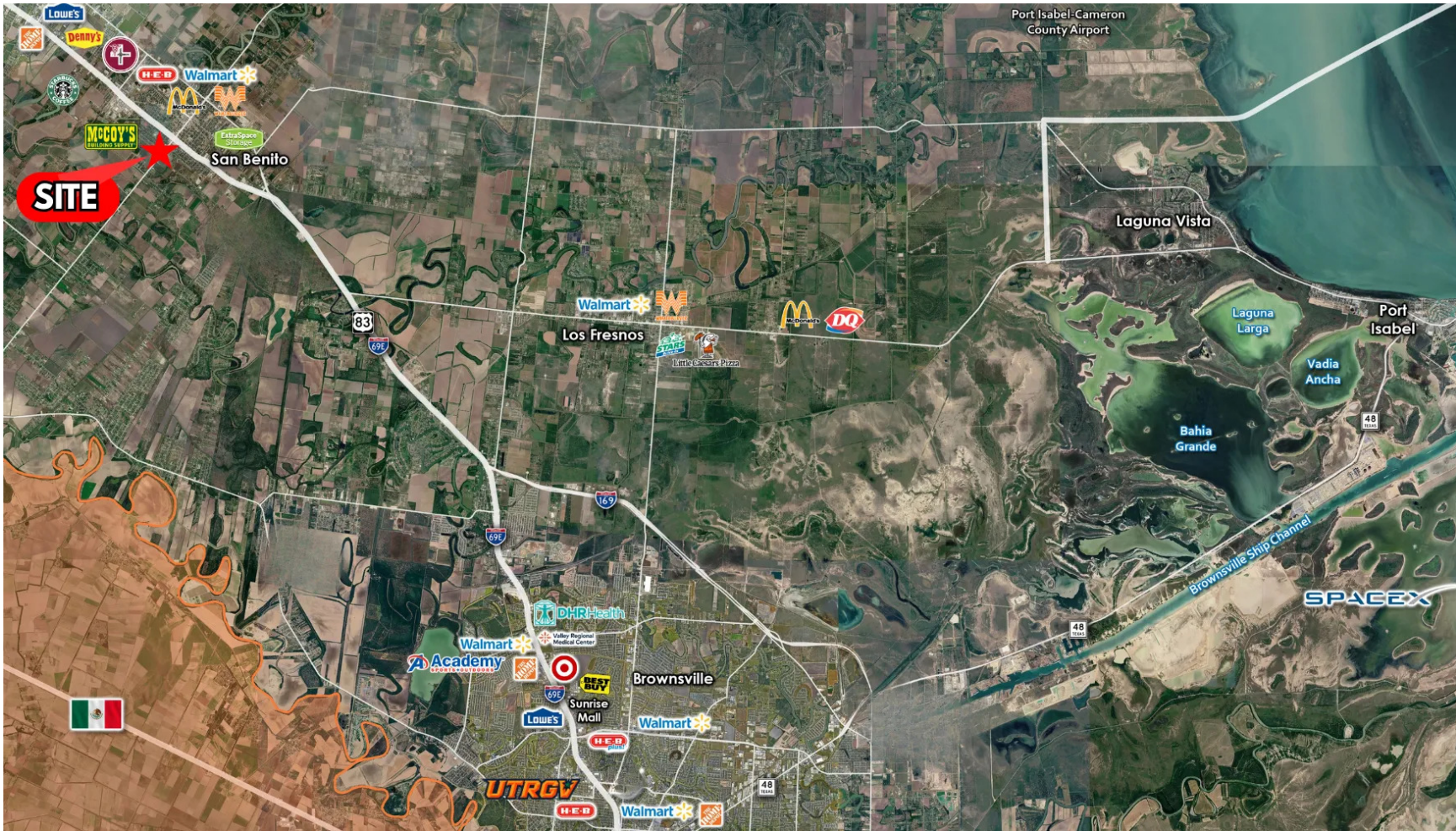


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AERIAL MAP

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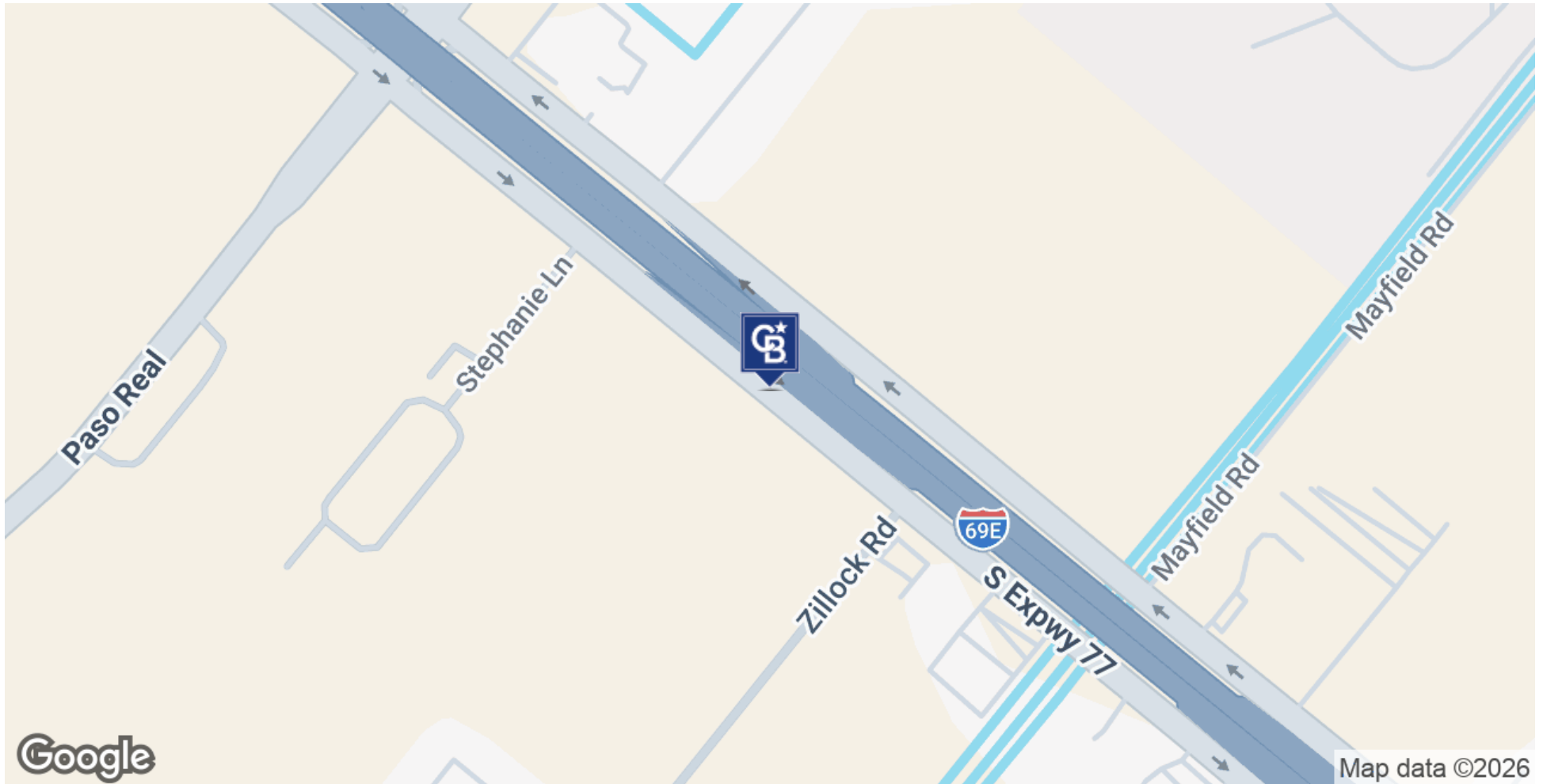


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LOCATION MAP

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DEMOGRAPHICS

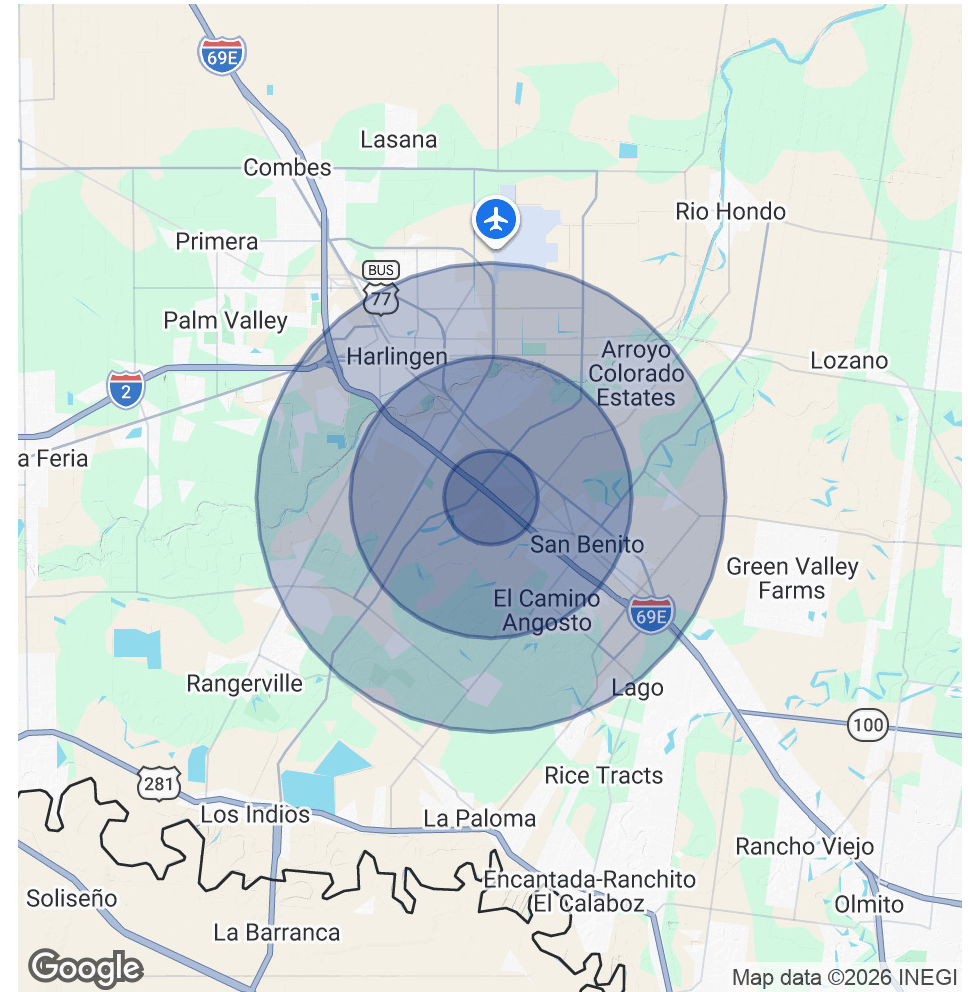
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,724	38,588	81,475
Average Age	42.5	34.4	33.8
Average Age (Male)	42.1	33.6	32.5
Average Age (Female)	42.9	37.1	36.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,445	12,906	27,643
# of Persons per HH	2.6	3	2.9
Average HH Income	\$55,014	\$67,345	\$64,270
Average House Value	\$88,616	\$125,105	\$126,676

2023 American Community Survey (ACS)



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