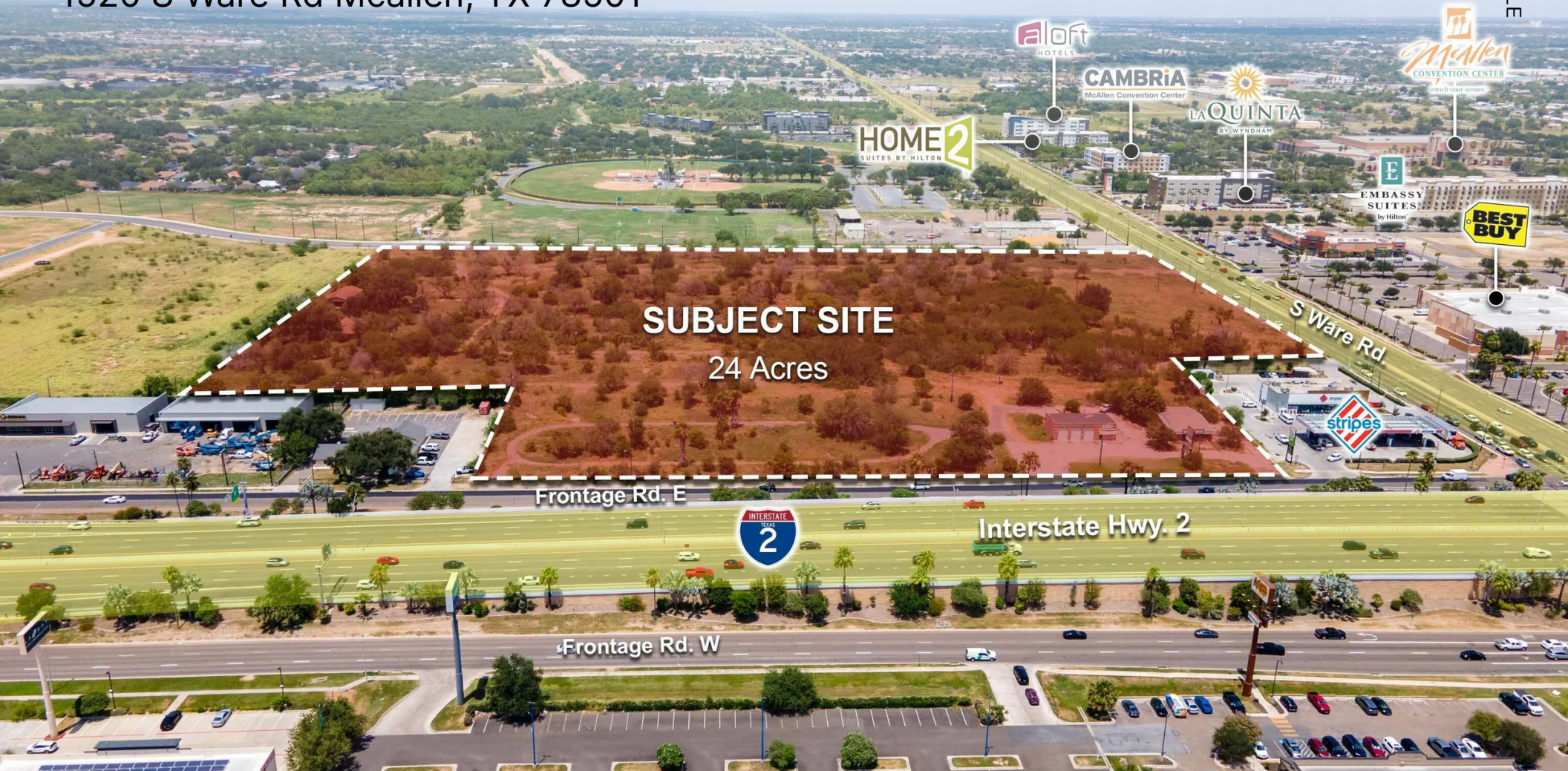


±24 Acre Commercial Land

1520 S Ware Rd Mcallen, TX 78501

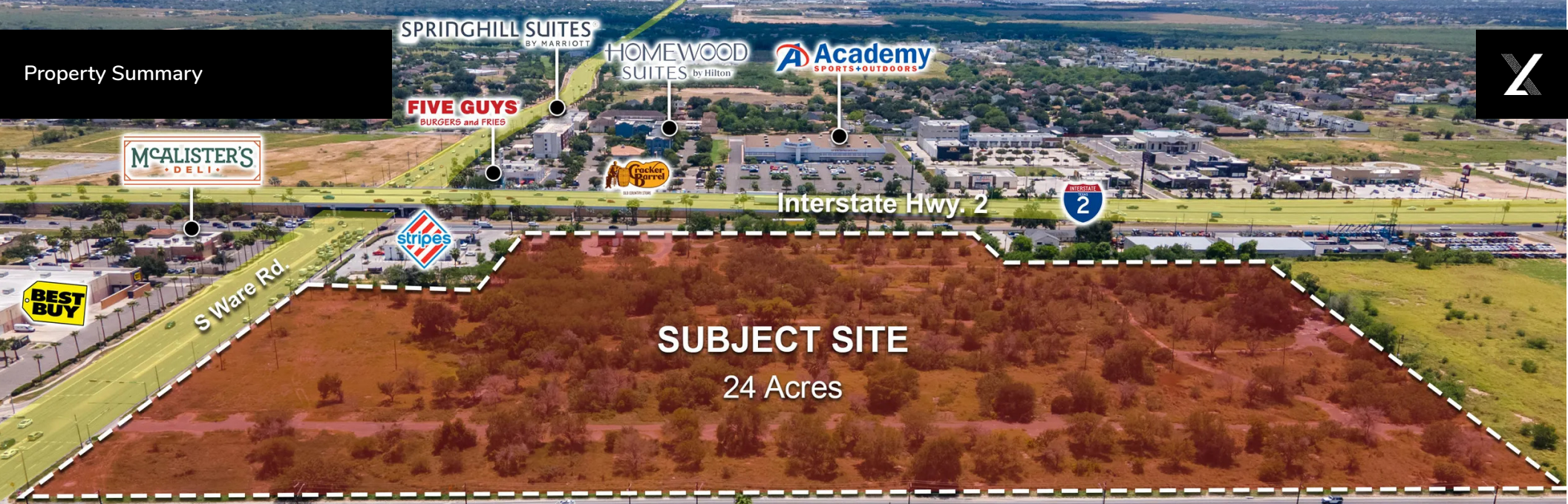
FOR SALE



Julio Lerma
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LUXE
COMMERCIAL



PROPERTY DESCRIPTION

This ±24-acre tract represents a rare opportunity to secure a large-scale commercial land assemblage in one of the Rio Grande Valley's most active growth corridors. The property offers direct access to S. Ware St. along with approximately 500 feet of prime frontage along Interstate Highway 2, delivering exceptional visibility and traffic exposure for a wide range of commercial, retail, hospitality, or mixed-use development concepts. With its substantial acreage and dual-access configuration, the site is well-suited for large-format retail, a business park, hospitality development, or a phased multi-use project. Buyers seeking scale, visibility, and access in a high-demand submarket will find this offering to be a compelling investment.

PROPERTY HIGHLIGHTS

- ±500 ft. of frontage on Interstate Highway 2
- Direct access to S. Ware St.
- Prime McAllen location
- Close proximity to the McAllen Convention Center and McAllen Miller International Airport
- High Traffic Area

LOCATION DESCRIPTION

Positioned in the heart of McAllen, Texas, this property benefits from its location within one of South Texas's premier commercial and hospitality corridors. The site sits within close proximity to a dense concentration of hotels, retail centers, and restaurants, placing it directly in the flow of both business and leisure traffic. It is also just minutes from the McAllen Convention Center, a major regional draw for conventions, trade shows, and events that generates consistent visitor and commercial traffic throughout the year. Additionally, the property's proximity to McAllen Miller International Airport enhances its appeal for hospitality, corporate, and logistics-oriented users who value convenient access to air travel. This combination of frontage, accessibility, and surrounding demand drivers makes the location a standout for investors and developers alike.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	±24 Acres

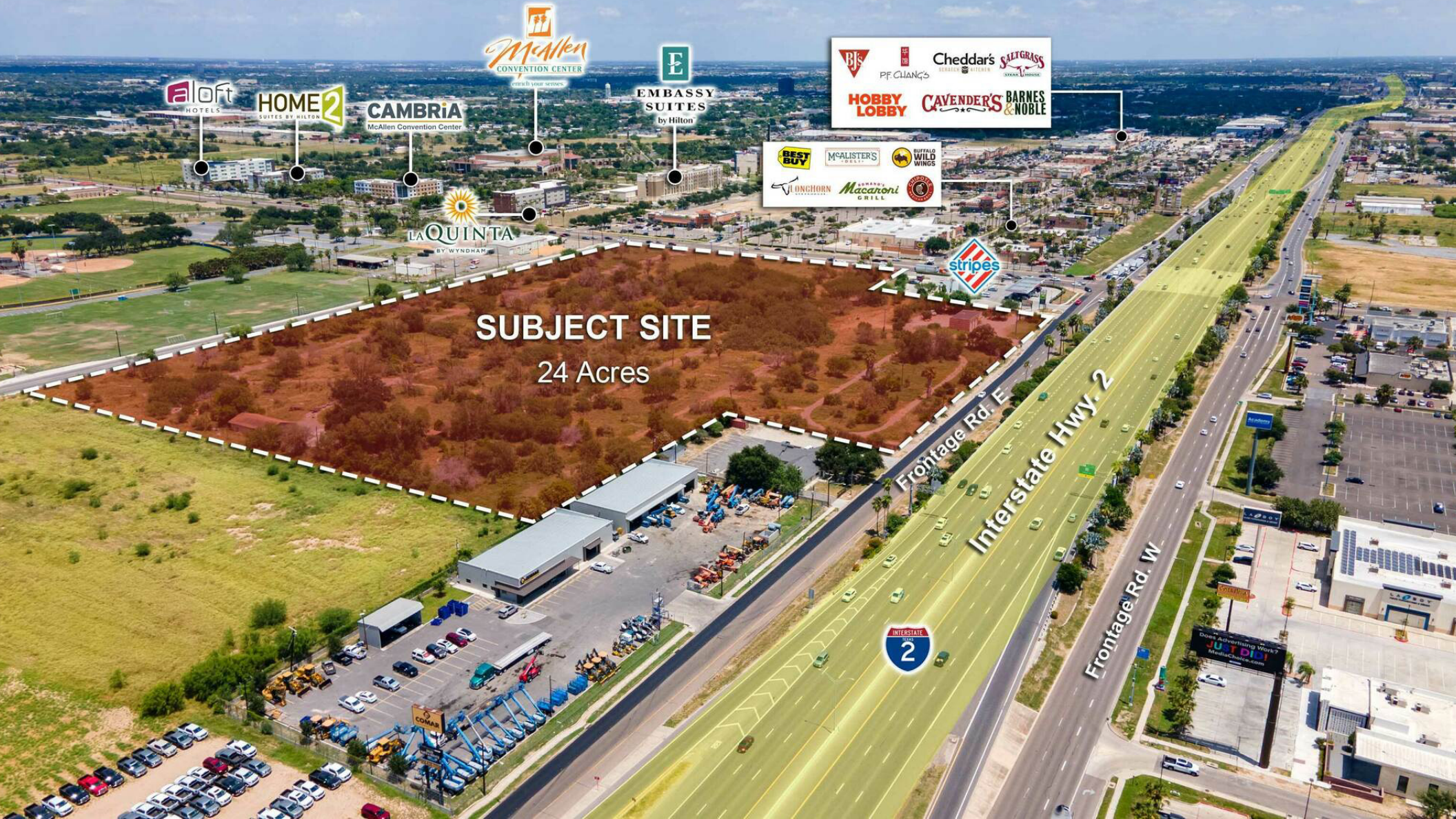
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	27,526	64,493	168,376

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SUBJECT SITE
24 Acres

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Retail Map



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