

# LAND FOR SALE

S Bentsen Rd, McAllen, TX 78501



**LAURA LIZA PAZ**  
**NAI STX**

Senior Partner | Managing Broker  
lauralizap@stx-cre.com | 956.227.8000

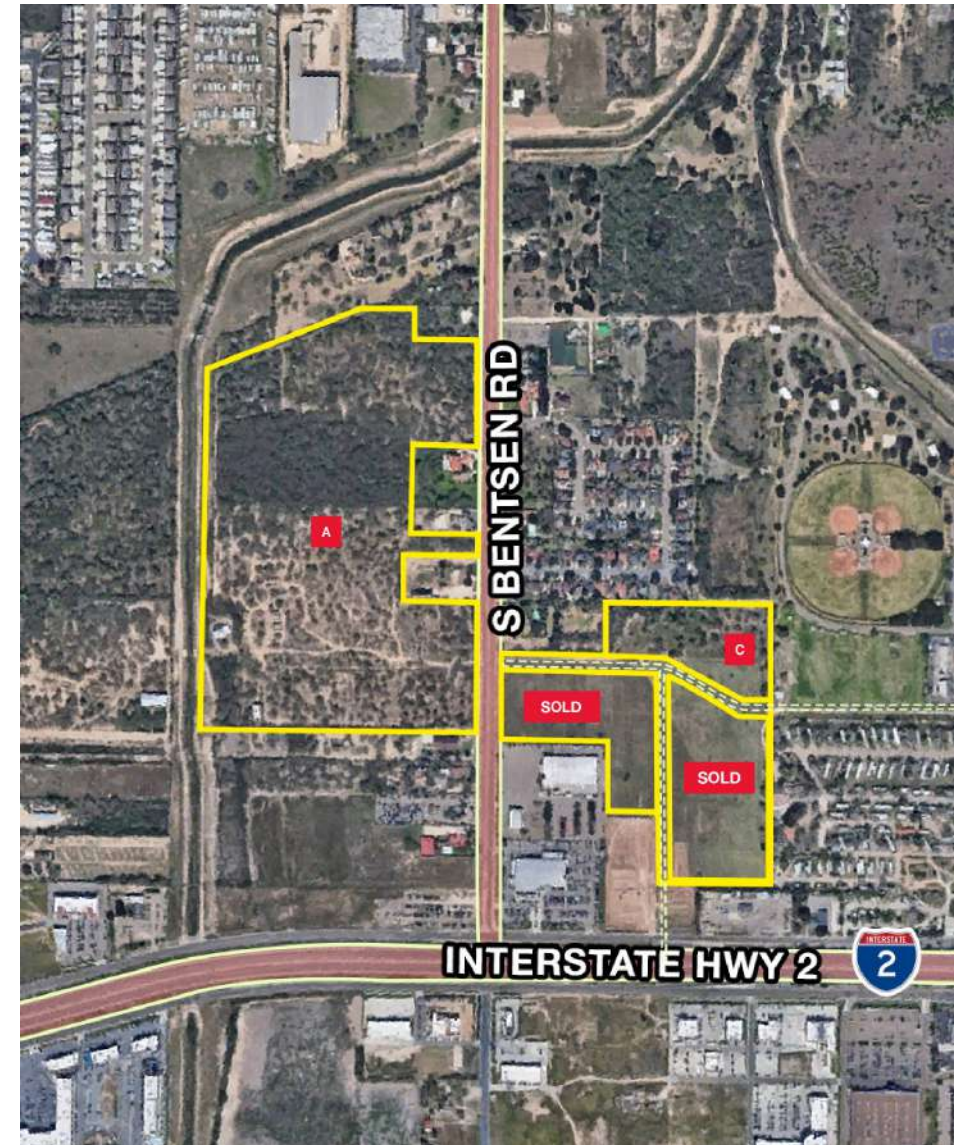
**FOR MORE PROPERTY INFORMATION  
AND SITE TOURS, PLEASE CONTACT**

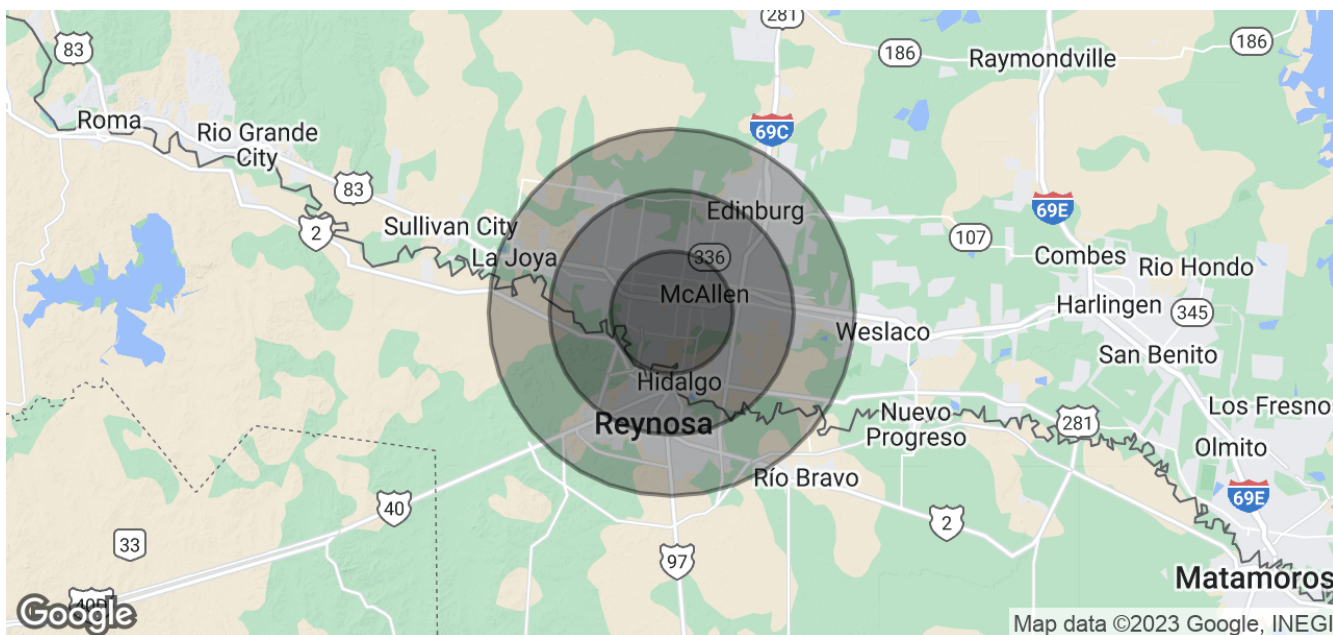
**LYON GEGENHEIMER**  
**LYON REAL ESTATE**

Real Estate Broker  
lyon@lyonrealestate.net | 512.633.5384

- Excellent development opportunity in a prime location
- Proximity to McAllen Performing Arts Center and Simon's Palm Crossing Life Style Complex
- 5% Escrow with Encore Title in McAllen, TJ Wingate as Escrow Agent
- Proximity to Interstate 2
- Rollback Taxes: \$154,310.70

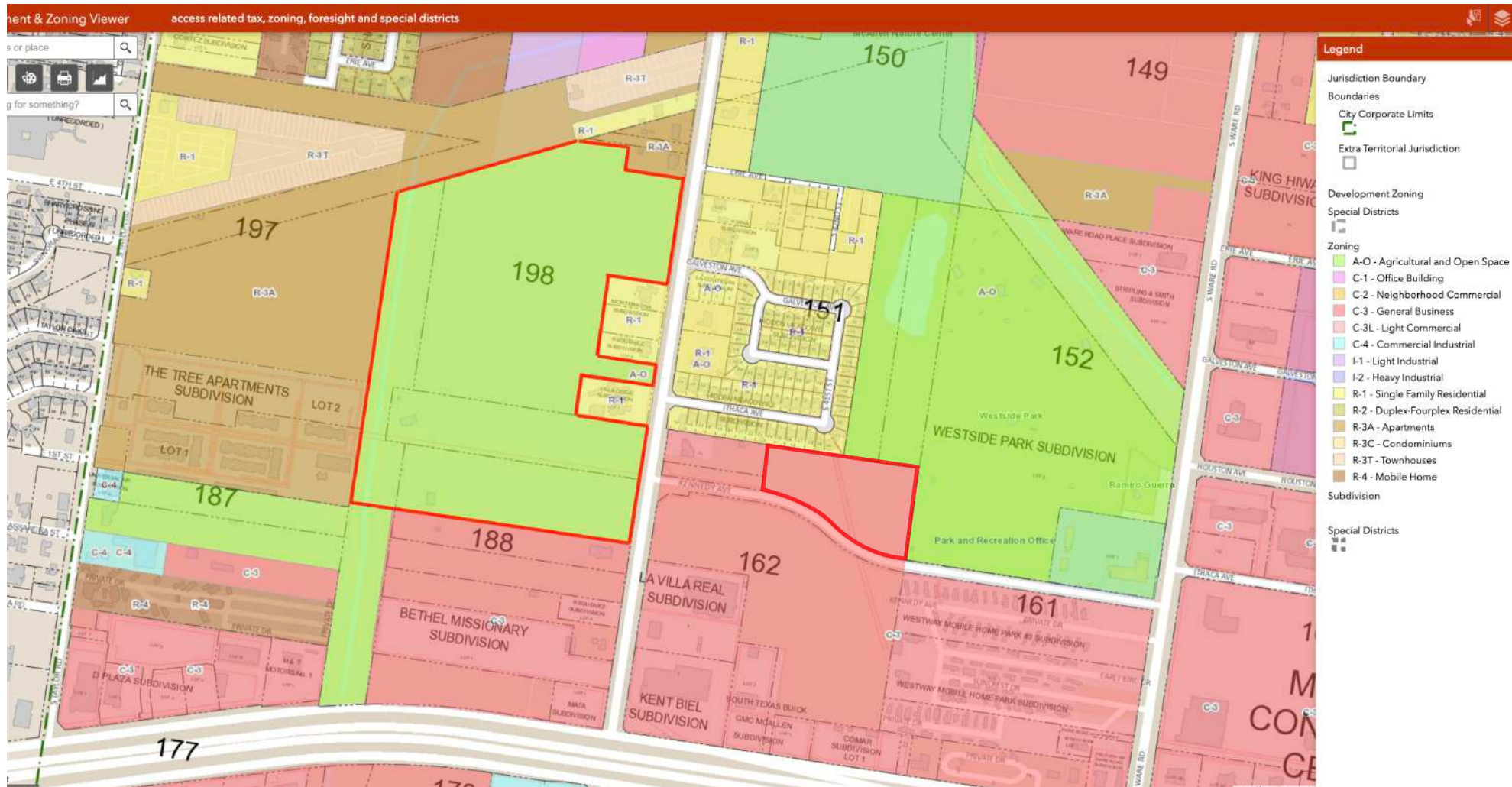
| SITE INFORMATION |             |        |                  |              |
|------------------|-------------|--------|------------------|--------------|
| LOT              | ACRES       | ZONING | PRICE            | TAXES (2023) |
| <b>A</b>         | 51.5 AC     | A-O    | \$18.025 Million | \$54,869     |
| <b>B</b>         | <b>SOLD</b> |        |                  |              |
| <b>C</b>         | 6 AC        | C-3    | \$2.6136 Million | Call LA      |
| <b>D</b>         | <b>SOLD</b> |        |                  |              |

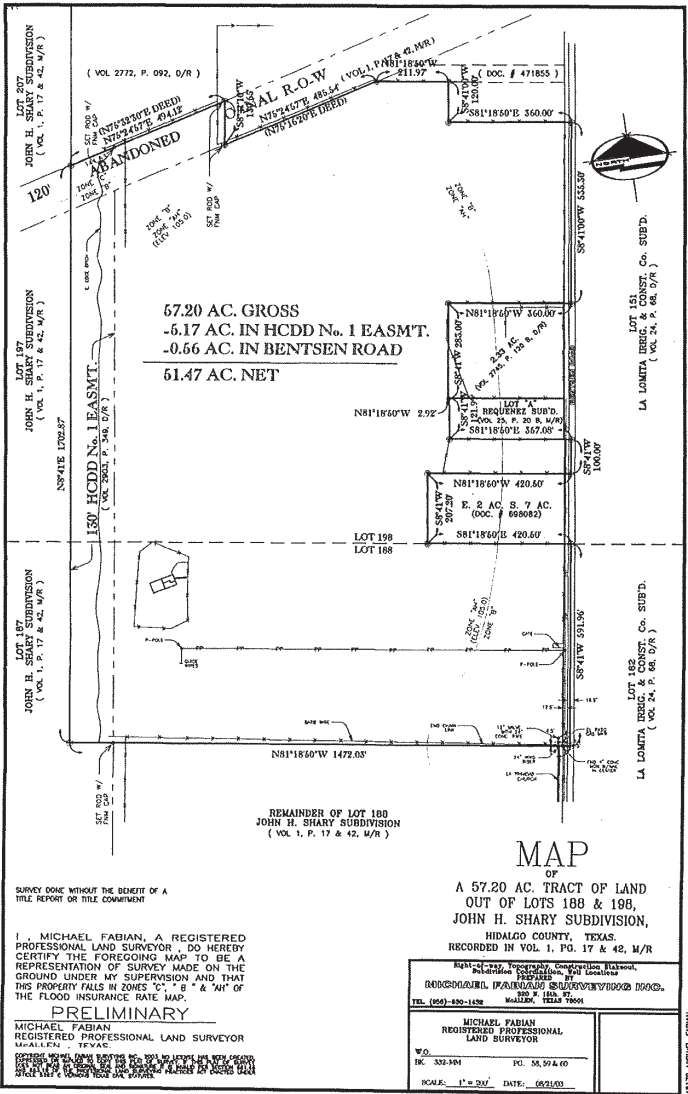
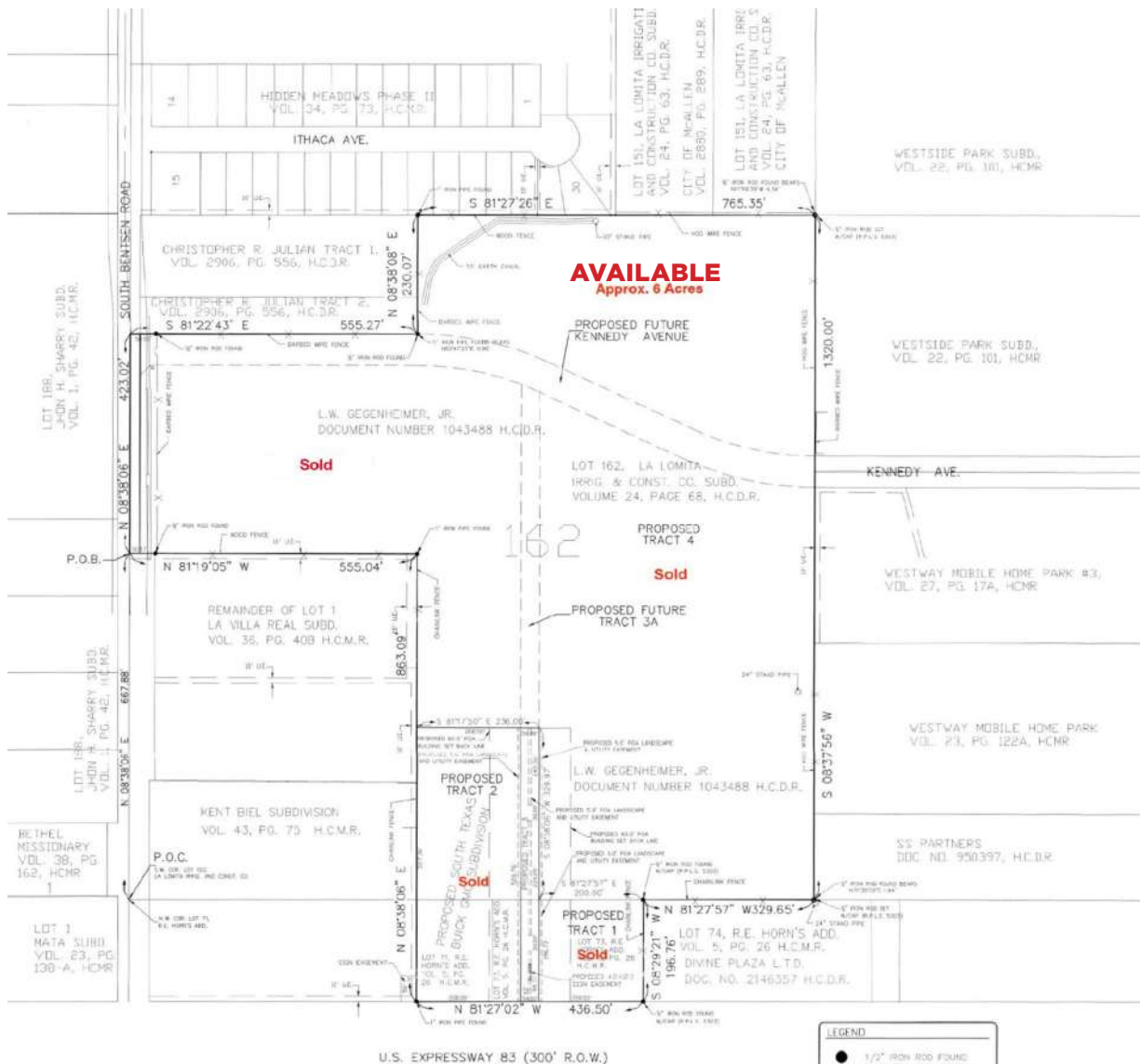




| Population           | 1 Mile    | 3 Miles   | 5 Miles   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 5,685     | 56,870    | 149,869   |
| Average Age          | 29.7      | 33.9      | 34.6      |
| Average Age (Male)   | 24.6      | 31.7      | 32.2      |
| Average Age (Female) | 35.0      | 37.5      | 37.5      |
| Households & Income  | 1 Mile    | 3 Miles   | 5 Miles   |
| Total Households     | 1,870     | 21,537    | 56,103    |
| # of Persons per HH  | 3.0       | 2.6       | 2.7       |
| Average HH Income    | \$49,525  | \$52,270  | \$54,025  |
| Average House Value  | \$135,360 | \$126,774 | \$126,363 |

\* Demographic data derived from 2020 ACS - US Census





## FOR INFORMATION & SITE TOURS CONTACT:



**LAURA LIZA PAZ**

**NAI STX**

Senior Partner | Managing Broker

956.227.8000

[lauralizap@stx-cre.com](mailto:lauralizap@stx-cre.com)

**NAI STX**

800 W Dallas Ave

McAllen, TX 78501

956.994.8900

[www.nairgv.com](http://www.nairgv.com)

The information contained herein has been obtained from sources we believe to be reliable; however, NAI STX has 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.

