



**Prime Developmental Location
NWC of N. Cesar Chavez Rd. & FM 2812
Edinburg, TX**



LOCATION: NWC of N. Cesar Chavez Rd. & FM 2812

LOT SIZE: Total 56.01 Acres – Two Tracts

Lot 1
45.1 Acres
1,964,556 Sq. Ft.

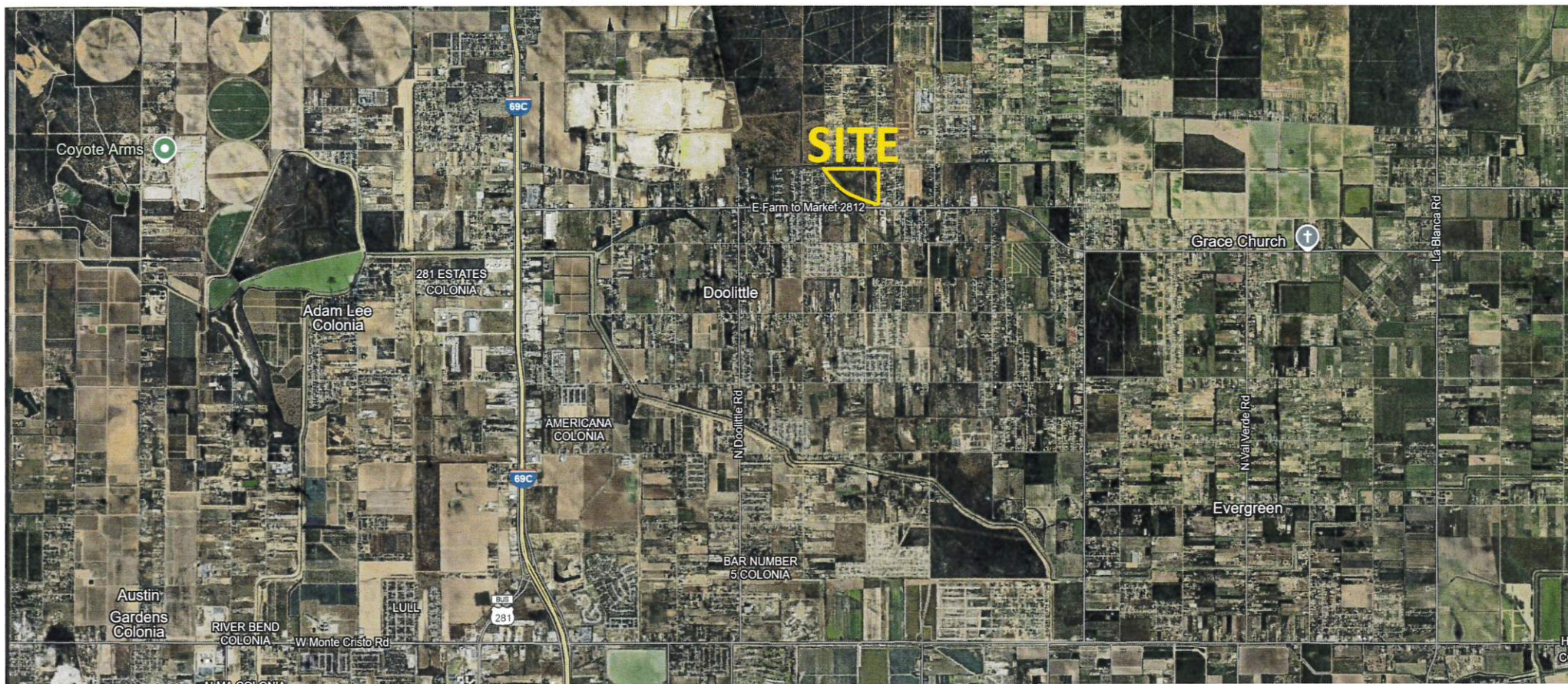
Lot 2
10.91 Acres
475,239 Sq. Ft.

PRICE: Lot 1 & Lot 2
\$1,685,000
\$ 30,000/Acre

COMMENTS: Future developmental property available in North Edinburg, TX. Property is East of I-69C. Plenty of land available for any development project. Both lots must sell together. Call for more information.

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



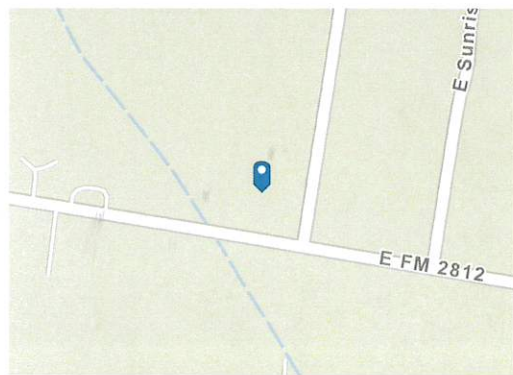
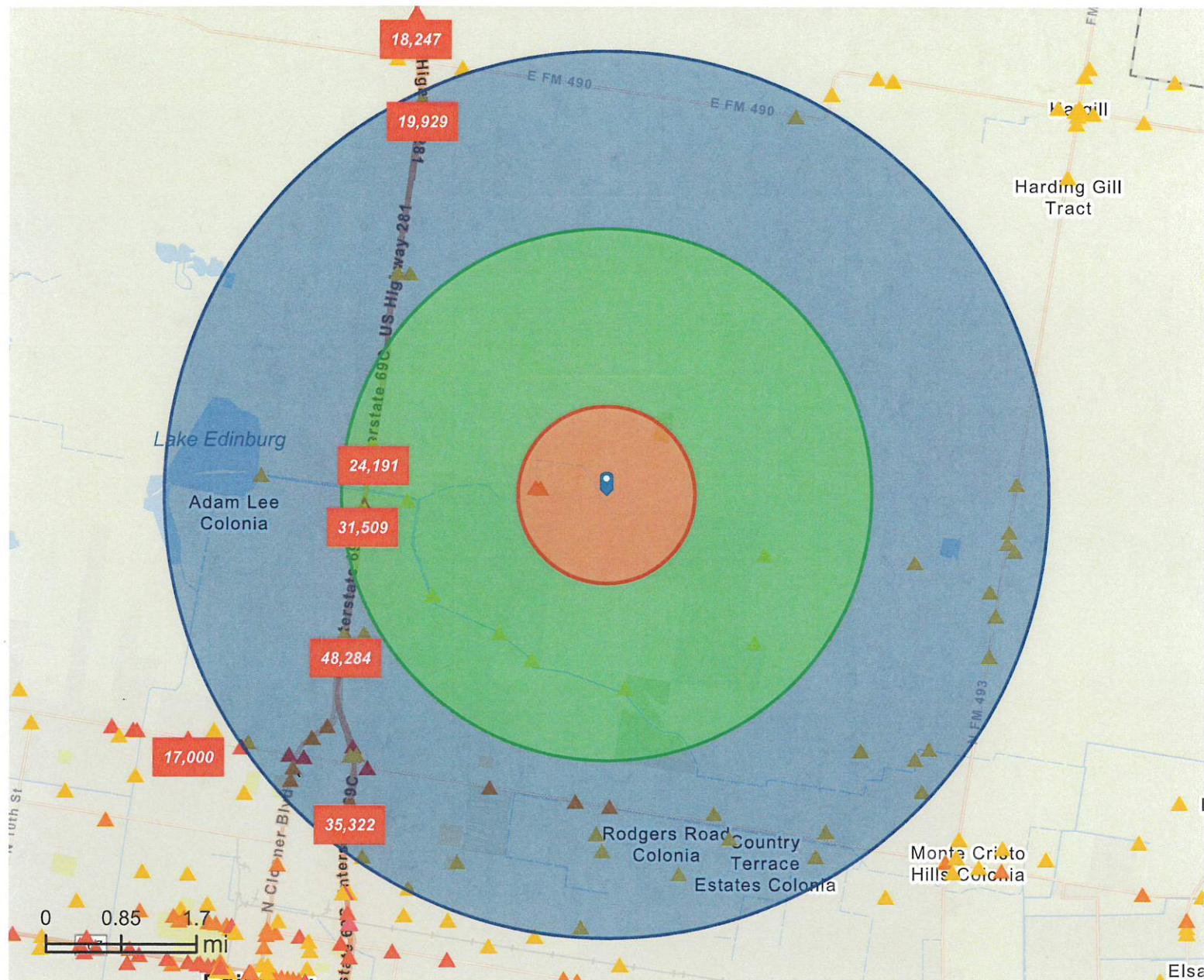


Traffic Count Map

2812 & Cesar Chavez

4029-4223 E FM 2812, Edinburg, Texas, 78542

Ring bands: 0-1, 1-3, 3-5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2026)

Executive Summary

2812 & Cesar Chavez
4029-4223 E FM 2812, Edinburg, Texas, 78542
Ring bands: 0-1, 1-3, 3-5 mile radii



Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2020 Population	4,431	14,132	23,336
2020 Male Population	49.6%	52.3%	54.1%
2020 Female Population	50.4%	47.7%	45.9%
2026 Population	5,239	17,125	25,818
2026 Male Population	50.2%	52.5%	53.9%
2026 Female Population	49.8%	47.5%	46.1%
2031 Population	5,780	18,094	26,997
2031 Male Population	50.0%	52.3%	53.4%
2031 Female Population	50.0%	47.7%	46.6%
2010-2020 Annual Rate	3.38%	4.37%	1.76%
2020-2026 Annual Rate	2.72%	3.12%	1.63%
2026-2031 Annual Rate	1.98%	1.11%	0.90%

In the identified area, the current year population is **25,818**. In 2020, the Census count in the area was **23,336**. The rate of change since 2020 was **1.63%** annually. The five-year projection for the population in the area is **26,997** representing a change of **0.90%** annually from 2026 to 2031. Currently, the population is **53.9%** male and **46.1%** female.

Median Age

2026 Median Age	24.7	27.6	30.7
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The median age in this area is **30.7**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	38.4%	33.4%	32.0%
2026 Black Alone	0.1%	2.1%	2.5%
2026 American Indian Alone	0.7%	0.7%	0.5%
2026 Asian Alone	0.0%	0.1%	0.4%
2026 Pacific Islander Alone	0.0%	0.0%	0.0%
2026 Some Other Race Alone	27.1%	27.4%	25.1%
2026 Two or More Races	33.8%	36.2%	39.6%
2026 Hispanic Origin	98.2%	94.2%	91.7%
2026 Diversity Index	67.7	71.6	72.7

Persons of Hispanic origin represent **91.7%** of the population in the identified area compared to **19.9%** 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 **72.7** in the identified area, compared to **73.0** for the U.S. as a whole.

Households	0 - 1 mile	1 - 3 mile	3 - 5 mile
2026 Wealth Index	32	55	50
2010 Total Households	686	2,015	4,353
2020 Total Households	1,050	3,431	5,566
2026 Total Households	1,308	4,465	6,641
2031 Total Households	1,463	4,803	7,145
2010-2020 Annual Rate	4.35%	5.47%	2.49%
2020-2026 Annual Rate	3.58%	4.30%	2.87%
2026-2031 Annual Rate	2.27%	1.47%	1.47%
2026 Average Household Size	4.01	3.63	3.55

The household count in this area has changed from **5,566** in 2020 to **6,641** in the current year, a change of **2.87%** annually. The five-year projection of households is **7,145**, a change of **1.47%** annually from the current year total. Average household size is currently **3.55**, compared to **3.78** in the year 2020. The number of families in the current year is **5,591** in the specified area.

Mortgage Income

2026 Percent of Income for Mortgage	9.2%	16.4%	15.8%
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Median Household Income

2026 Median Household Income	\$50,966	\$52,904	\$61,133
2031 Median Household Income	\$57,452	\$61,180	\$68,007
2026-2031 Annual Rate	2.42%	2.95%	2.15%

Average Household Income

2026 Average Household Income	\$57,810	\$75,302	\$76,545
2031 Average Household Income	\$64,149	\$87,562	\$86,925
2026-2031 Annual Rate	2.10%	3.06%	2.58%

Per Capita Income

2026 Per Capita Income	\$14,444	\$20,071	\$20,802
2031 Per Capita Income	\$16,247	\$23,661	\$24,103
2026-2031 Annual Rate	2.38%	3.35%	2.99%

Income Equality

2026 Gini Index	38.1	48.5	42.7
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Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Households by Income

Current median household income is **\$61,133** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$68,007** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$76,545** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$86,925** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$20,802** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$24,103** in five years, compared to **\$55,073** for all U.S. households.

Housing Unit Summary	0 - 1 mile	1 - 3 mile	3 - 5 mile
2026 Housing Affordability Index	230	124	125
2010 Total Housing Units	738	2,275	4,699
2010 Owner Occupied	609	1,712	3,680
2010 Renter Occupied	77	303	673
2010 Vacant	52	260	346
2020 Housing Units	1,149	3,786	6,020
2020 Owner Occupied	893	2,892	4,596
2020 Renter Occupied	157	539	970
2020 Vacant	108	321	503
2026 Housing Units	1,431	4,921	7,166
2026 Owner Occupied	1,111	3,704	5,364
2026 Renter Occupied	197	761	1,277
2026 Vacant	123	456	525
2031 Total Housing Units	1,604	5,314	7,740
2031 Owner Occupied	1,250	4,014	5,823
2031 Renter Occupied	213	788	1,321
2031 Vacant	141	511	595

Socioeconomic Status

2026 Socioeconomic Status Index	25.7	30.0	34.1
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Currently, **77.6%** of the **7,166** housing units in the area are owner occupied; **13.8%** renter occupied; and **8.6%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **6,020** housing units in the area and **108** vacant housing units. The annual rate of change in housing units since 2020 is **2.83%**. Median home value in the area is **\$164,393**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **14.24%** annually to **\$155,288**.



Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.