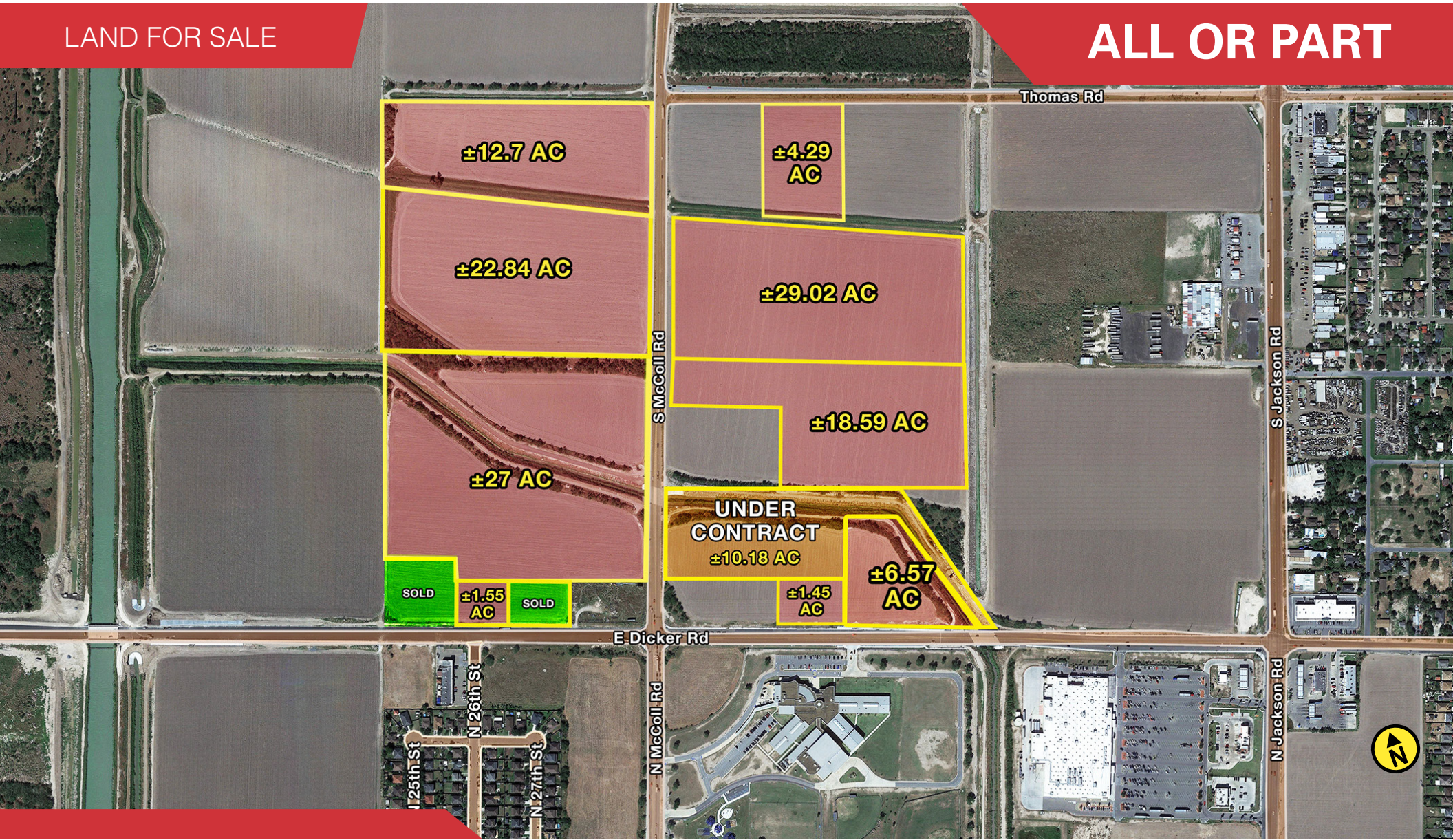


S McColl Rd & E Dicker Rd, McAllen, TX 78501

LAND FOR SALE

ALL OR PART



For more property information and site tours, please contact:

LAURA LIZA PAZ

Senior Partner / Managing Broker
956.227.8000 | laurap@nairgv.com

NAI STX

800 W Dallas Ave, McAllen, TX 78501
956.994.8900 | www.nairgv.com

NAISTX
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Property Overview

Great development potential. Located in a rapidly growing area in Hidalgo with proximity to Hidalgo International Bridge, Pharr Bridge, and Anzalduas Bridge. Includes proximity to McAllen Foreign Trade Zone, Interstate 2 and I-69. Properties are located on the East & West sides of S. McColl Rd., between Thomas Rd & Dicker Rd.

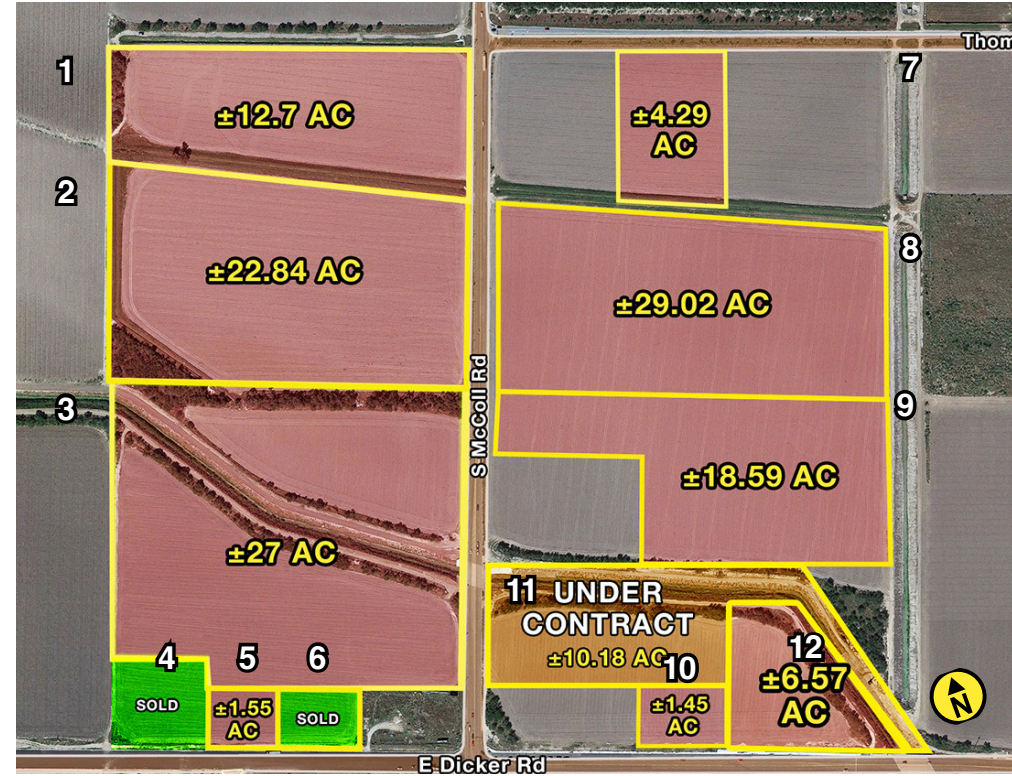
Property Features

LOTS CAN BE SOLD ALL OR PART

LIST PRICE					
Lot 1	\$1,037,272	Lot 5	\$330,838	Lot 9	\$3,635,914
Lot 2	\$4,875,059	Lot 6	SOLD	Lot 10	\$309,493
Lot 3	\$5,292,540	Lot 7	\$599,250	Lot 11	UNDER CONTRACT 10.18 AC
Lot 4	SOLD	Lot 8	\$5,688,499	Lot 12	\$1,402,326

TAXES FOR 2022					
Lot 1	\$405.10	Lot 5	\$360.77	Lot 9	\$382.17
Lot 2	\$387.57	Lot 6	\$360.77	Lot 10	\$382.17
Lot 3	\$360.77	Lot 7	\$504,205	Lot 11	\$382.17
Lot 4	\$360.77	Lot 8	\$387.57	Lot 12	\$382.17

ROLLBACK TAXES					
Lot 1	\$56,860.79	Lot 5	\$52,750.77	Lot 9	\$55,883.75
Lot 2	\$56,860.79	Lot 6	\$52,750.77	Lot 10	\$55,883.75
Lot 3	\$52,750.77	Lot 7	\$53,836.95	Lot 11	\$55,883.75
Lot 4	\$52,750.77	Lot 8	\$53,836.95	Lot 12	\$55,883.75



Key Features

- Prime corner at Thomas Rd and McColl Rd
- Proximity to Jackson Rd, Military Hwy, US Hwy 281 and International Bridges (Pharr Bridge, Hidalgo and Anzalduas Bridge)
- Located in a rapid growing area

Lot Size	±1.00 AC - ±27.00 AC
Zoning	C-3 General Business
Opportunity Zone	Yes







FOR INFORMATION & SITE TOURS CONTACT:



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