

  
**RIO GRANDE VALLEY  
PREMIUM OUTLETS**  
A SIMON CENTER

  
**LA QUINT  
INNS & SUITES**  
 Always Innovating  
**South  
Texas ISD**  
RIO GRANDE VALLEY | GRADES 9-12  


**New Proposed Development  
SHOPS AT MERCEDES**

   
**chili's**

BERT OGDEN  
AUTO OUTLET IN MERCEDES

**SALE**  
**1.95 AC PAD SITE |  
MERCEDES TX**

**330 NORTH MILE 1 EAST**  
Mercedes, TX 78570

**1.95  
± AC**

**PRESENTED BY:**

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**Mile 1 E**

  
**SVN**  
HANNA SOLUTIONS  
COMMERCIAL REAL ESTATE

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,100,000
<b>AVAILABLE SF:</b>	85,108.40
<b>LOT SIZE:</b>	1.95 Acres
<b>PRICE/SF</b>	\$12.95
<b>ZONING:</b>	General Commercial
<b>APN:</b>	131632

### PROPERTY OVERVIEW

This standout 1.95-acre property at 330 N. Mile 1 RD, Mercedes, TX is an unparalleled commercial opportunity that's too good to overlook.

Boasting 240 feet of expressway frontage directly on Interstate 2, this high-visibility location is zoned C-3 for General Commercial use, making it a versatile and attractive prospect for businesses and investors alike.

This property's strategic positioning is not its only selling point. Situated along a vibrant corridor, it is in close proximity to the RGV Premium Outlets, a major retail destination that pulls in over 7 million annual visitors.

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<b>BUILDING NAME</b>	1.95 AC PAD SITE   MERCEDES TX
<b>PROPERTY TYPE</b>	Land
<b>PROPERTY SUBTYPE</b>	Retail-Pad
<b>APN</b>	131632
<b>LOT SIZE</b>	1.95 Acres
<b>NUMBER OF LOTS</b>	1

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1.95 AC PAD SITE | MERCEDES TX | 330 North Mile 1 East Mercedes, TX 78570

- This property's strategic positioning is not its only selling point. Situated along a vibrant corridor, it is in close proximity to the RGV Premium Outlets, a major retail destination that pulls in over 7 million annual visitors.
- Moreover, the recent addition of Starbucks on the opposing corner further boosts this area's commercial potential, promising a steady stream of foot traffic that any business would covet.
- This hard corner real estate is prime for the taking. Whether you envision it as a thriving retail store, a trendy restaurant, or an entertainment venue, the sky is truly the limit with this opportunity.
- One of the last Expressway Corners available in Retail Boulevard of Mercedes TX
- Priced at \$12.95 Per SF



# DEMOGRAPHICS MAP & REPORT

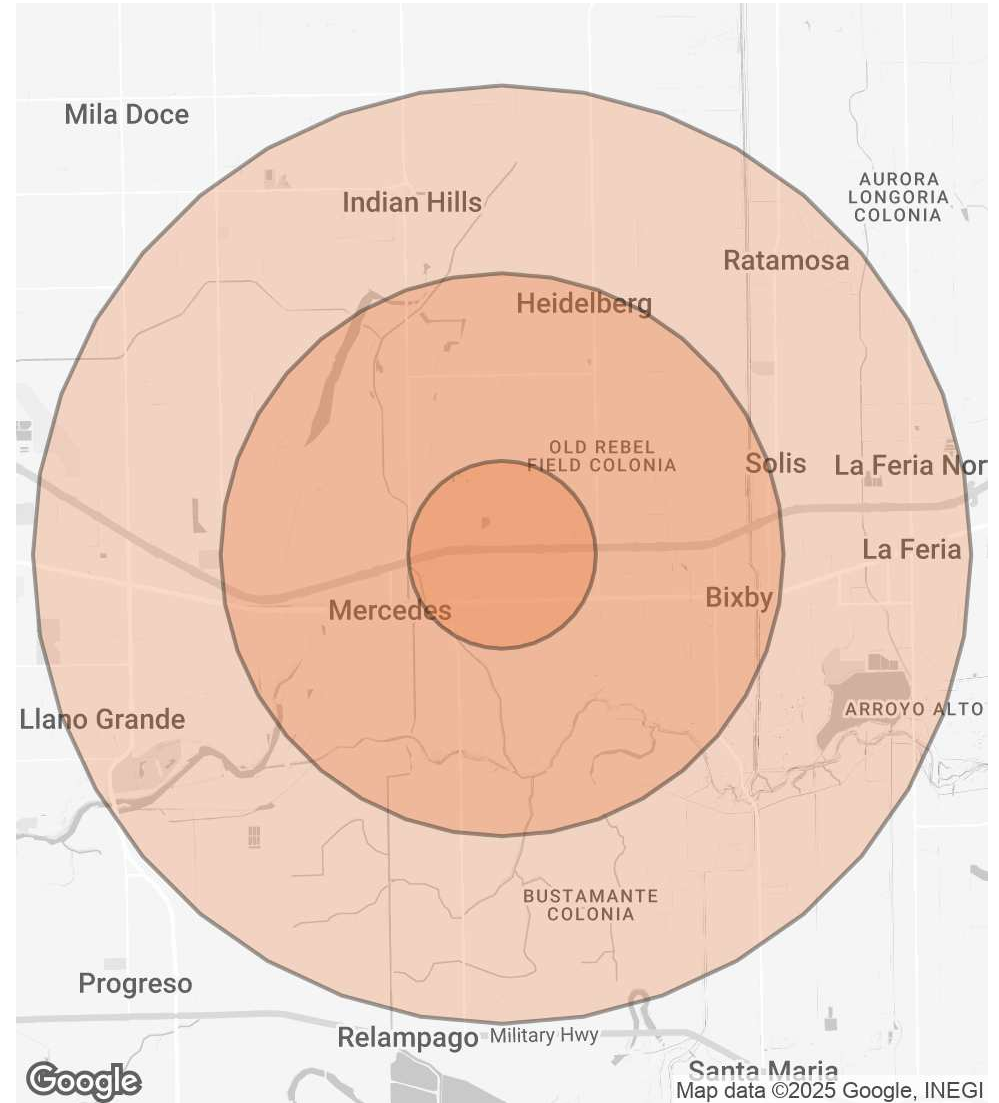
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	3,025	18,192	46,262
<b>AVERAGE AGE</b>	35	35	37
<b>AVERAGE AGE (MALE)</b>	34	34	36
<b>AVERAGE AGE (FEMALE)</b>	36	37	38

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	930	5,573	14,727
<b># OF PERSONS PER HH</b>	3.3	3.3	3.1
<b>AVERAGE HH INCOME</b>	\$72,540	\$60,772	\$60,302
<b>AVERAGE HOUSE VALUE</b>	\$144,281	\$130,108	\$129,099

Demographics data derived from AlphaMap



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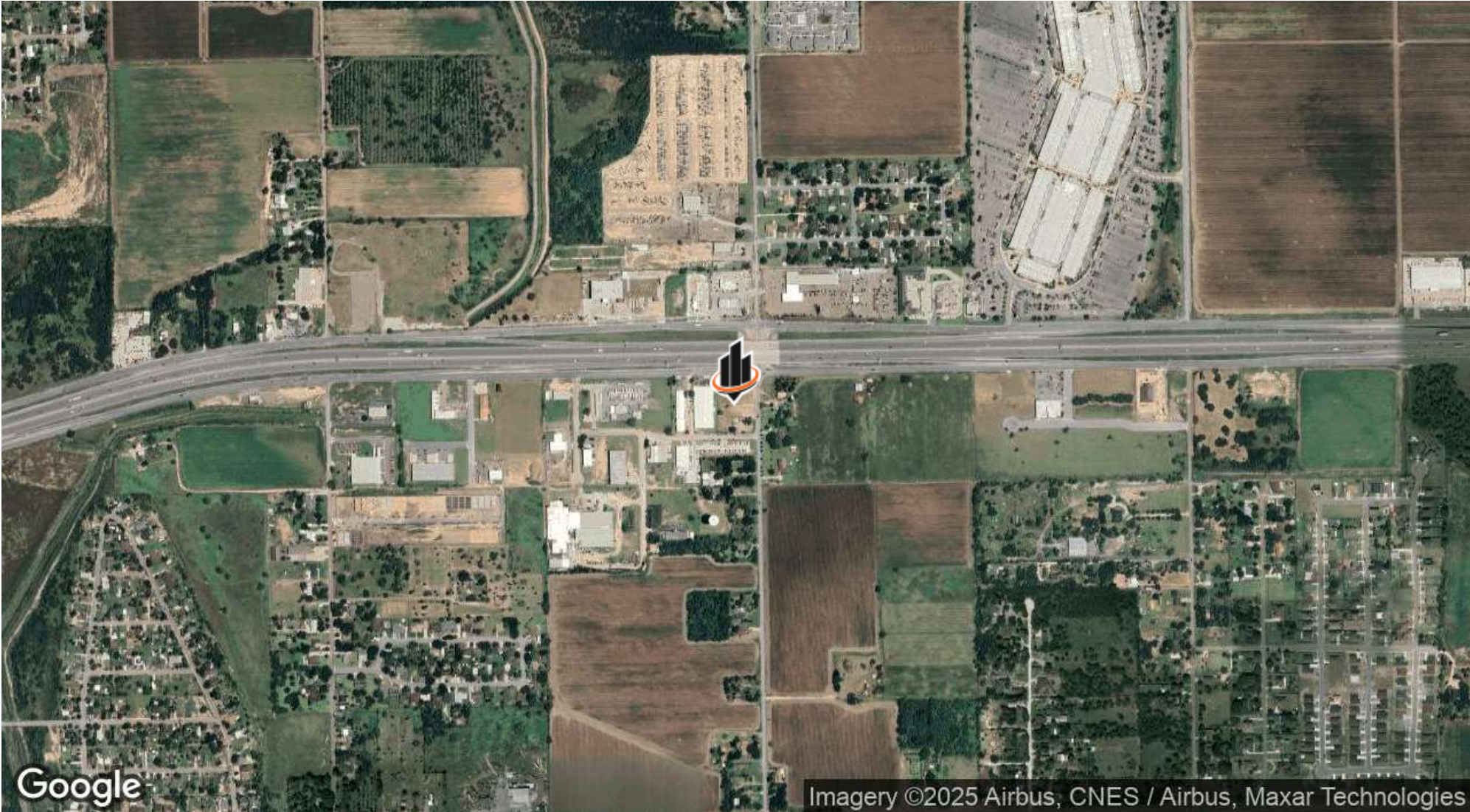
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**AERIAL MAP**



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# ADDITIONAL PHOTOS



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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