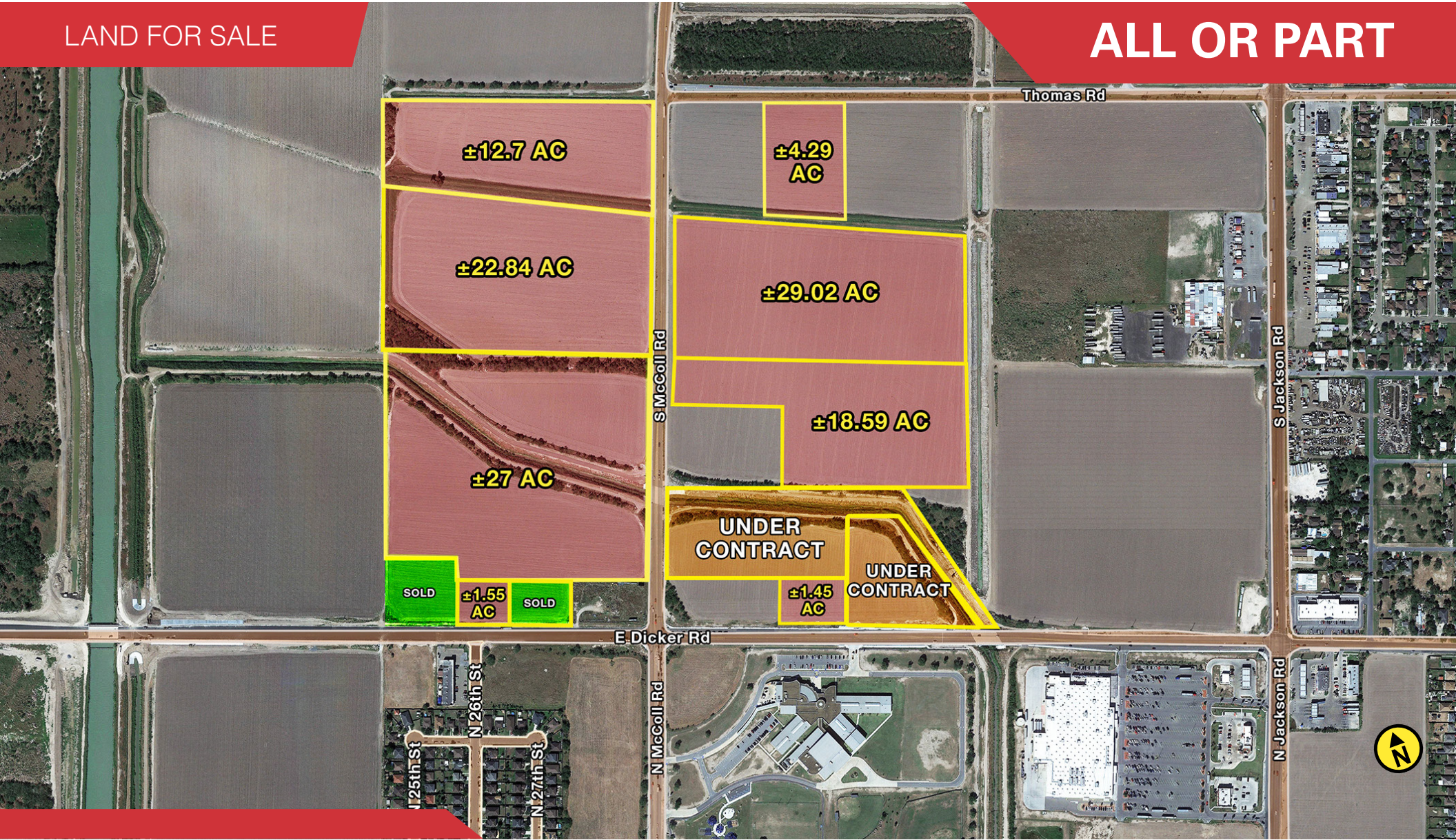


S McColl Rd & E Dicker Rd, McAllen, TX 78501

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.

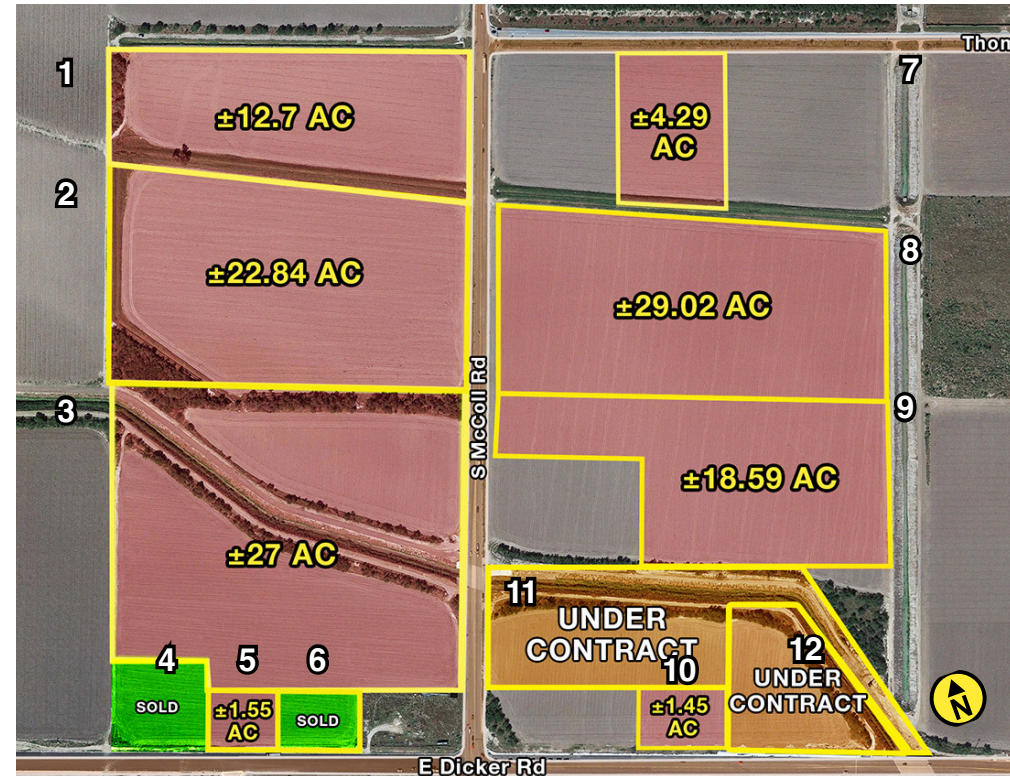
Property Features

LOTS CAN BE SOLD ALL OR PART

LIST PRICE					
Lot 1	\$881,681	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	\$509,000	Lot 11	UNDER CONTRACT
Lot 4	SOLD	Lot 8	\$5,688,499	Lot 12	UNDER CONTRACT

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

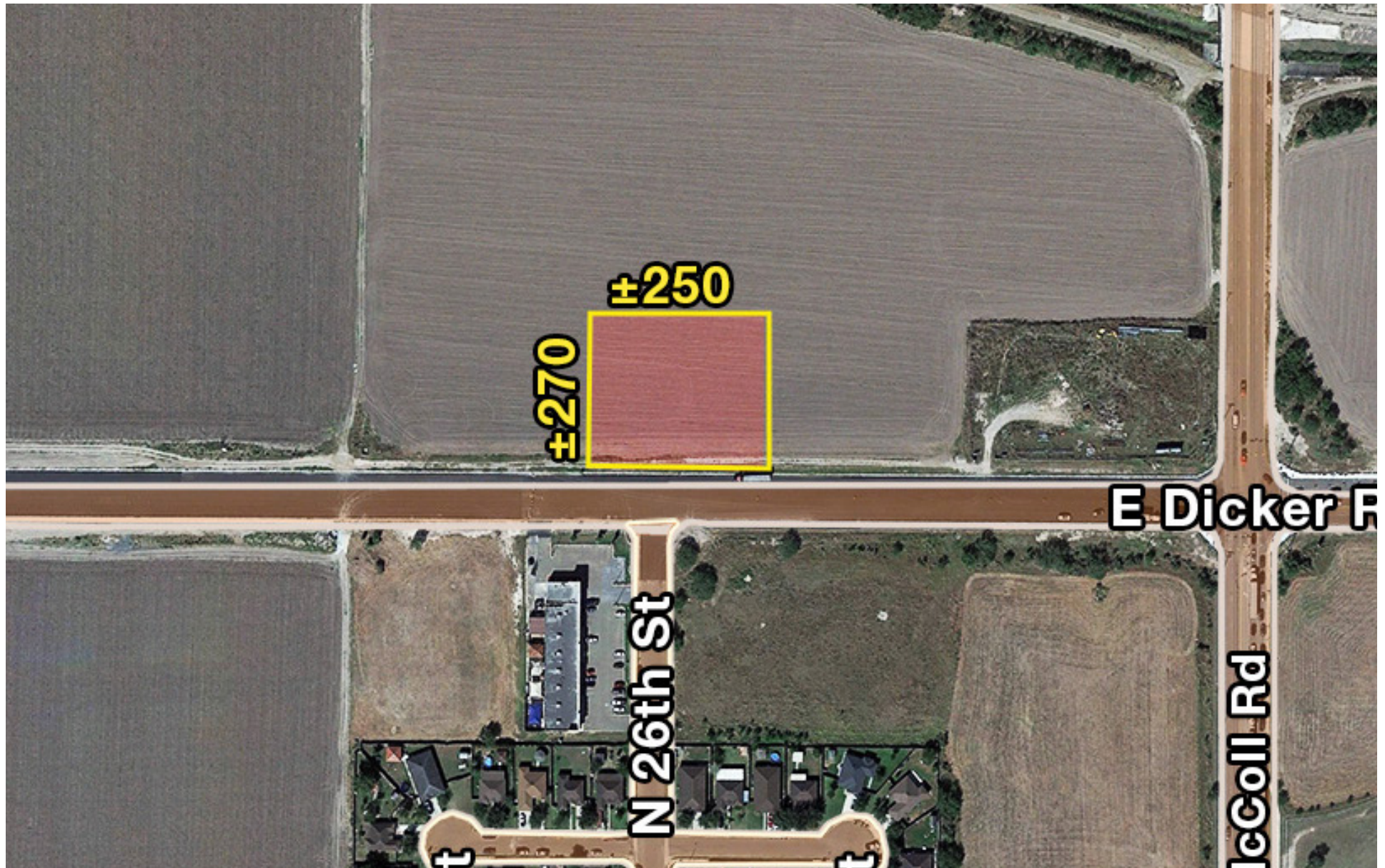
ROLLBACK TAXES					
Lot 1	\$56,860.79	Lot 5	\$52,750.77	Lot 9	\$55,883.75
Lot 2	\$56,860.79	Lot 6	\$52,750.77	Lot 10	\$55,883.75
Lot 3	\$52,750.77	Lot 7	\$53,836.95	Lot 11	\$55,883.75
Lot 4	\$52,750.77	Lot 8	\$53,836.95	Lot 12	\$55,883.75



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:



LAURA LIZA PAZ

NAI STX

Senior Partner / Managing Broker

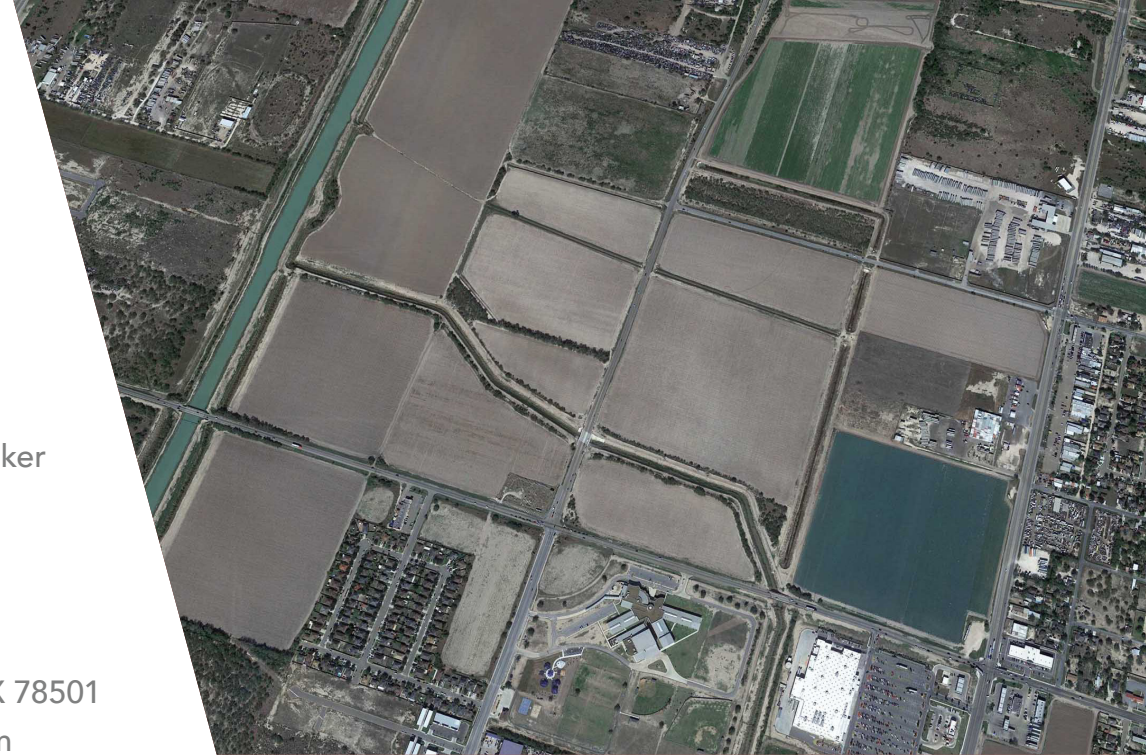
956.227.8000

laurap@nairgv.com

NAI STX

800 W Dallas Ave, McAllen, TX 78501

956.994.8900 | www.nairgv.com



The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI STX, and should not be made available to any other person or entity without the written consent of the Broker. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. NAI STX has not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property.

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

