



Rio Grande Valley

Edinburg, TX-Development Land

FOR SALE

NEC of Wisconsin Road & Raul Longoria Road



PROPERTY OVERVIEW

Excellent, hard-corner property in Edinburg, TX. The site sits immediately across from Edinburg High School. Site has proximity to schools, restaurants, and I-69C.

5-Mile Demographics

Total Population – 177,620

Average HH Income - \$52,111

DETAILS

AC:	0.60 AC NET
PRICE:	\$275,000
FEATURES:	- Corner lot - Ideal for development - Across from Edinburg High School
AREA DESCRIPTION:	The site sits on the hard, Northeast corner of Wisconsin Road and Raul Longoria Road.

FOR MORE DETAILS CONTACT:

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McAllen, TX 78504

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Aerial



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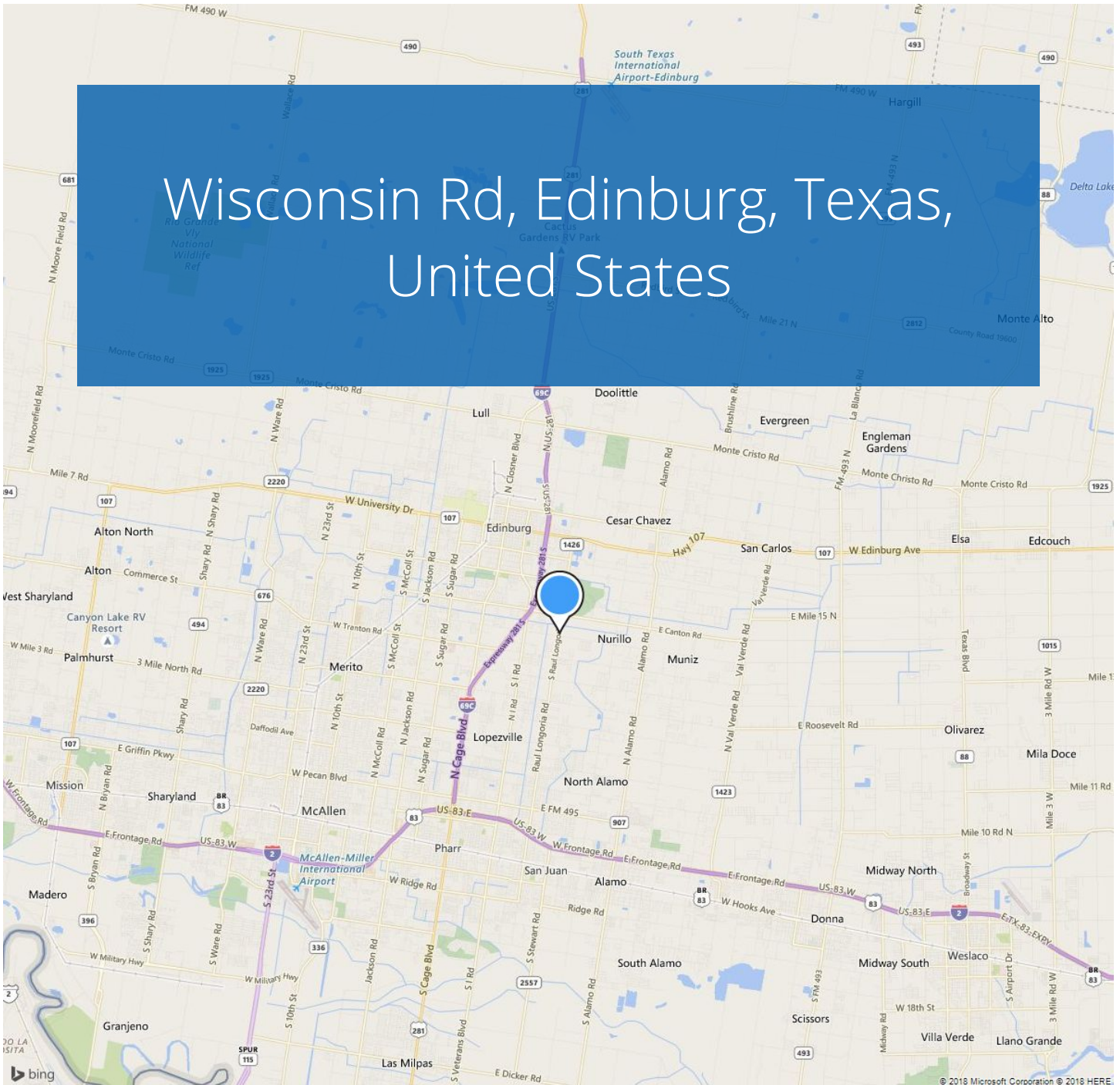
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Daniel Galvan CCIM
Direct: 956-631-1322

Population

Population			
	1-mi.	3-mi.	5-mi.
Total Population (US Census 2010)	5,643	56,526	160,981
Total Population (Current Year)	7,120	62,762	177,620
Total Population (Five Year Projection)	8,373	68,264	194,366
Adult Population (US Census 2010)	3,445	36,691	106,157
Adult Population (Current Year)	4,404	41,035	118,206
Adult Population (Five Year Projection)	5,356	45,795	132,458
% Female Population (US Census 2010)	51.75%	51.73%	51.59%
% Male Population (US Census 2010)	48.25%	48.27%	48.41%
% Female Population (Current Year)	52.12%	51.77%	51.51%
% Male Population (Current Year)	47.88%	48.23%	48.49%
% Female Population (Five Year Projection)	52.05%	51.63%	51.38%
% Male Population (Five Year Projection)	47.95%	48.37%	48.62%
Total Daytime Population	5,790	62,324	192,374
Population aged 16 and under (Children)	2,662	19,359	55,930
Daytime population (Age 16+)	3,129	42,965	136,444
Civilian 16+, at Workplace	1,068	25,716	77,757
Retired population (Age 65+)	367	5,418	13,814
Homemakers (Age 16+)	381	5,160	15,129

Population Mosaic (Current Year)			
	1-mi.	3-mi.	5-mi.
% Power Elite	0%	0%	0%
% Flourishing Families	0%	0%	1.25%
% Booming with Confidence	0%	0%	0%
% Suburban Style	0%	0%	0%
% Thriving Boomers	0%	0%	0%
% Promising Families	0%	0%	3.36%
% Young City Solos	0%	0%	0%

% Middle-class Melting Pot	0%	5.91%	3.64%
% Family Union	100%	40.27%	24.54%
% Autumn Years	0%	0%	0%
% Significant Singles	0%	0%	1.88%
% Blue Sky Boomers	0%	0%	0%
% Families in Motion	0%	0%	0%
% Pastoral Pride	0%	0%	0%
% Singles and Starters	0%	2.45%	12.97%
% Cultural Connections	0%	51.37%	51.39%
% Golden Year Guardians	0%	0%	0.98%
% Aspirational Fusion	0%	0%	0%
% Economic Challenges	0%	0%	0%
% Unclassified	0%	0%	0%

Age

	1-mi.	3-mi.	5-mi.
Median Age, Total	25.95	29.24	28.37
% Age 18+	62.24%	65.93%	66.99%
% Age 55+	11.91%	17.76%	16.91%
% Age 65+	5.44%	9.81%	9.02%

Ethnicity

	1-mi.	3-mi.	5-mi.
% White (2010 US Census, Not Hispanic/Latino)	62.08%	76.74%	75.32%
% Black/African American (2010 US Census, Not Hispanic/Latino)	10.22%	4.13%	4.74%
% American Indian & Alaska Native (2010 US Census, Not Hispanic/Latino)	1.69%	1.12%	0.74%
% Asian (2010 US Census, Not Hispanic/Latino)	22.07%	15.63%	16.62%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Not Hispanic/Latino)	0.32%	0.1%	0.12%
% Some other race (2010 US Census, Not Hispanic/Latino)	0.72%	0.42%	0.48%
% Two or more races (2010 US Census, Not Hispanic/Latino)	2.9%	1.86%	1.98%
% White (2010 US Census, Hispanic/Latino)	89.62%	89.92%	88.39%
% Black/African American (2010 US Census, Hispanic/Latino)	0.29%	0.24%	0.25%
% American Indian & Alaska Native (2010 US Census, Hispanic/Latino)	0.37%	0.29%	0.33%

% Asian (2010 US Census, Hispanic/Latino)	0.1%	0.07%	0.07%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Hispanic/Latino)	0.01%	0%	0.01%
% Some other race (2010 US Census, Hispanic/Latino)	8.73%	8.23%	9.74%
% Two or more races (2010 US Census, Hispanic/Latino)	0.89%	1.25%	1.22%
% White (Current Year, Not Hispanic/Latino)	52.53%	69.93%	69.13%
% Black/African American (Current Year, Not Hispanic/Latino)	15.58%	5.93%	6.87%
% American Indian & Alaska Native (Current Year, Not Hispanic/Latino)	1.74%	1.16%	0.74%
% Asian (Current Year, Not Hispanic/Latino)	25.74%	20.01%	19.84%
% Native Hawaiian / Other Pacific Islander (Current Year, Not Hispanic/Latino)	0.28%	0.14%	0.27%
% Some other race (Current Year, Not Hispanic/Latino)	0.63%	0.42%	0.49%
% Two or more races (Current Year, Not Hispanic/Latino)	3.5%	2.42%	2.65%
% White (Current Year), Hispanic/Latino	89.35%	89.77%	88.13%
% Black/African American (Current Year, Hispanic/Latino)	0.51%	0.36%	0.38%
% American Indian & Alaska Native (Current Year, Hispanic/Latino)	0.53%	0.36%	0.41%
% Asian (Current Year, Hispanic/Latino)	0.16%	0.11%	0.1%
% Native Hawaiian / Other Pacific Islander (Current Year, Hispanic/Latino)	0%	0%	0.01%
% Some other race (Current Year, Hispanic/Latino)	8.5%	8.12%	9.71%
% Two or more races (Current Year, Hispanic/Latino)	0.94%	1.27%	1.27%
% White (Five Year Projection, Not Hispanic/Latino)	49.43%	66.57%	65.69%
% Black/African American (Five Year Projection, Not Hispanic/Latino)	16.58%	6.32%	7.46%
% American Indian & Alaska Native (Five Year Projection, Not Hispanic/Latino)	1.68%	1.15%	0.75%
% Asian (Five Year Projection, Not Hispanic/Latino)	27.34%	22.56%	22.18%
% Native Hawaiian / Other Pacific Islander (Five Year Projection, Not Hispanic/Latino)	0.26%	0.16%	0.31%
% Some other race (Five Year Projection, Not Hispanic/Latino)	0.77%	0.44%	0.51%
% Two or more races (Five Year Projection, Not Hispanic/Latino)	3.94%	2.79%	3.1%
% White (Five Year Projection, Hispanic/Latino)	89.21%	89.74%	87.91%
% Black/African American (Five Year Projection, Hispanic/Latino)	0.52%	0.37%	0.39%
% American Indian & Alaska Native (Five Year Projection, Hispanic/Latino)	0.56%	0.36%	0.41%
% Asian (Five Year Projection, Hispanic/Latino)	0.16%	0.11%	0.09%
% Native Hawaiian / Other Pacific Islander (Five Year Projection, Hispanic/Latino)	0%	0%	0.01%
% Some other race (Five Year Projection, Hispanic/Latino)	8.58%	8.14%	9.89%
% Two or more races (Five Year Projection, Hispanic/Latino)	0.96%	1.28%	1.3%

Housing & Households

Housing and Households

	1-mi.	3-mi.	5-mi.
Land Area (Estimated Square Miles)	4.12	30.24	81.72
Total Housing Units (Current Year)	2,023	19,196	56,306
Total Households (Current Year)	1,962	17,943	52,111
Total Households (Five Year Projection)	2,356	19,824	58,229
Owner-Occupied: Owned with a mortgage or loan	1,060	6,997	18,255
Owner-Occupied: Owned free and clear	400	5,492	14,740
Renter-Occupied	478	5,163	18,400

Housing Value (Current Year)

	1-mi.	3-mi.	5-mi.
Housing Value < \$10,000	0	45	282
Housing Value \$10,000-\$14,999	8	101	329
Housing Value \$15,000-\$19,999	14	243	622
Housing Value \$20,000-\$24,999	11	278	946
Housing Value \$25,000-\$29,999	12	250	877
Housing Value \$30,000-\$34,999	16	346	957
Housing Value \$35,000-\$39,999	12	330	872
Housing Value \$40,000-\$49,999	41	758	1,913
Housing Value \$50,000-\$59,999	45	626	1,687
Housing Value \$60,000-\$69,999	45	639	1,656
Housing Value \$70,000-\$79,999	83	605	1,595
Housing Value \$80,000-\$89,999	175	1,282	3,071
Housing Value \$90,000-\$99,999	105	973	2,681
Housing Value \$100,000-\$124,999	236	1,702	3,942
Housing Value \$125,000-\$149,999	216	1,114	2,773
Housing Value \$150,000-\$174,999	181	940	2,331
Housing Value \$175,000-\$199,999	83	754	2,032
Housing Value \$200,000-\$249,999	43	463	1,586

Housing Value \$250,000-\$299,999	72	478	1,236
Housing Value \$300,000-\$399,999	27	165	552
Housing Value \$400,000-\$499,999	23	240	516
Housing Value \$500,000-\$749,999	12	119	257
Housing Value \$750,000-\$999,999	0	9	126
Housing Value \$1,000,000 or more	1	29	157
Total Owner-occupied housing units (OOHU)	1,460	12,489	32,995

Income

	1-mi.	3-mi.	5-mi.
Per Capita Income (2010 US Census, based on Total Population)	\$17,358	\$14,080	\$15,072
Per Capita Income (Current Year, based on Total Population)	\$18,282	\$15,768	\$17,133
Per Capita Income (Five Year Projection, based on Total Population)	\$20,986	\$18,347	\$19,798
Average (Mean) Household Income (Current Year)	\$67,154	\$55,672	\$58,826
Median Household Income (Current Year)	\$48,018	\$39,219	\$40,022

% Households by Income (Current Year)

	1-mi.	3-mi.	5-mi.
% Household Income < \$10,000	8.28%	13.04%	12.22%
% Household Income \$10,000-\$14,999	6.35%	7.75%	7.29%
% Household Income \$15,000-\$19,999	5.51%	5.89%	6.22%
% Household Income \$20,000-\$24,999	4.02%	6.34%	6.58%
% Household Income \$25,000-\$29,999	3.92%	5.84%	6.47%
% Household Income \$30,000-\$34,999	8.87%	6.88%	6.15%
% Household Income \$35,000-\$39,999	5.48%	4.96%	5.05%
% Household Income \$40,000-\$44,999	2.83%	4.31%	5.05%
% Household Income \$45,000-\$49,999	7.88%	6.02%	5.14%
% Household Income \$50,000-\$59,999	5.87%	6.22%	6.93%
% Household Income \$60,000-\$74,999	7.07%	8.39%	8.54%
% Household Income \$75,000-\$99,999	15.15%	8.96%	9.53%
% Household Income \$100,000-\$124,999	7.09%	7.25%	6.14%
% Household Income \$125,000-\$149,999	6%	3.84%	3.62%
% Household Income \$150,000-\$199,999	3.7%	2.73%	2.66%

% Household Income \$200,000-\$249,999	0.6%	0.54%	0.86%
% Household Income \$250,000-\$499,999	0.68%	0.75%	0.95%
% Household Income \$500,000+	0.7%	0.27%	0.6%