

# RAW LAND FOR SALE \$4,308,519

## Retail/Residential Goldmine



### Site Specifications

- **Address:** Nolana & McColl, McAllen, TX 10.99 Acres
- **Acres:** 10.99
- **Price/Acre:** \$392,000
- **Access:** E Nolana Ave., N McColl RD, N C St.
- **School District:** McAllen CISD
- **Water District:** East Rio Hondo Water Supply
- **Topography:** Flat dirt
- **Suitable Use:** Subdivision/Commercial Development.
- **Directions:** From McAllen, take N McColl RD No to E Nolana Ave. Property is on SW corner of intersection.

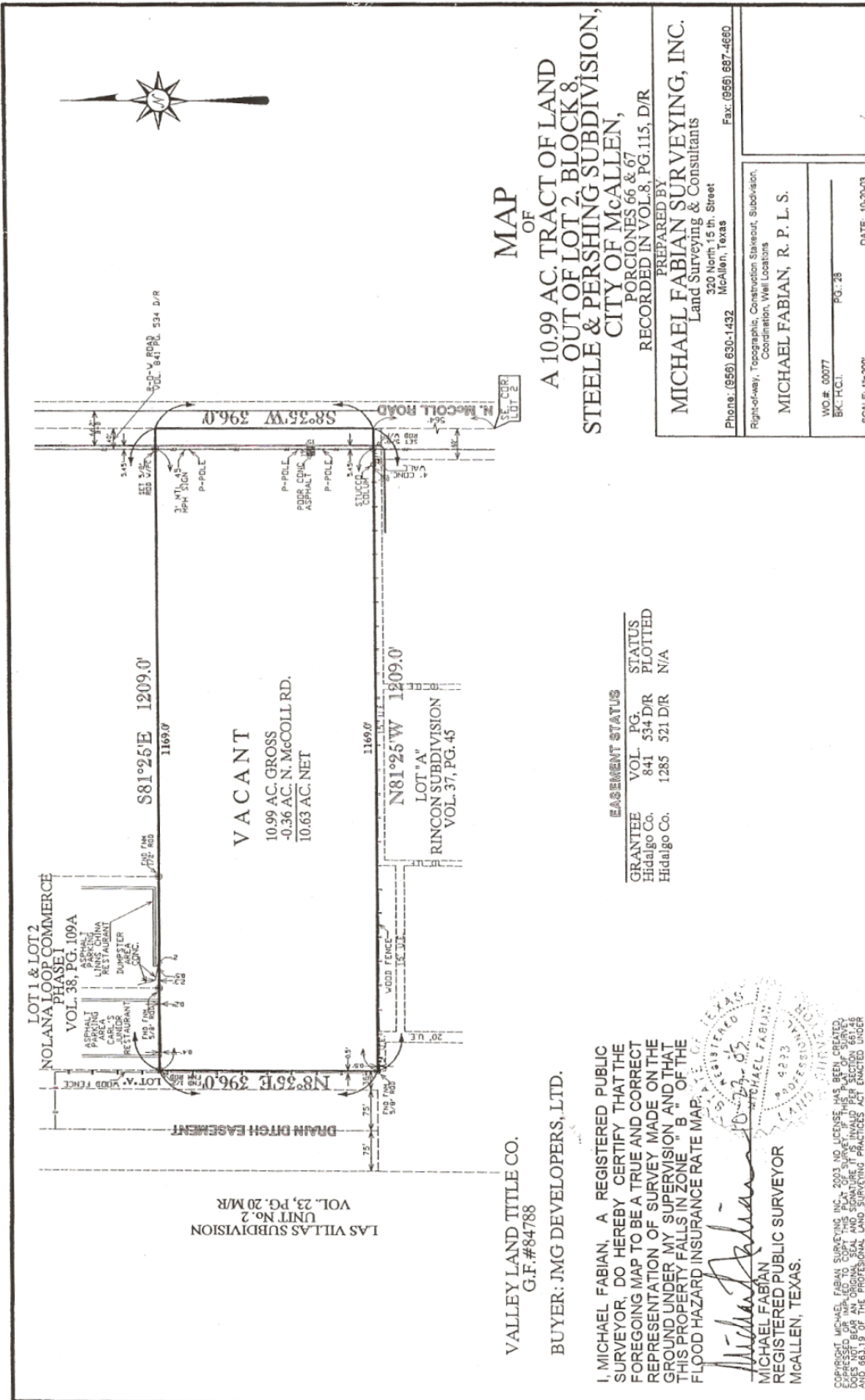
### Description

Perfect tract of land in McAllen suitable for commercial retail development or residential subdivision. Bordered on the north by a Carl's Junior Restaurant, Linn's China Restaurant, and other retail and dining facilities. Bordered on the south by Rincon residential subdivision, west by Las Villas residential subdivision.

### Financing

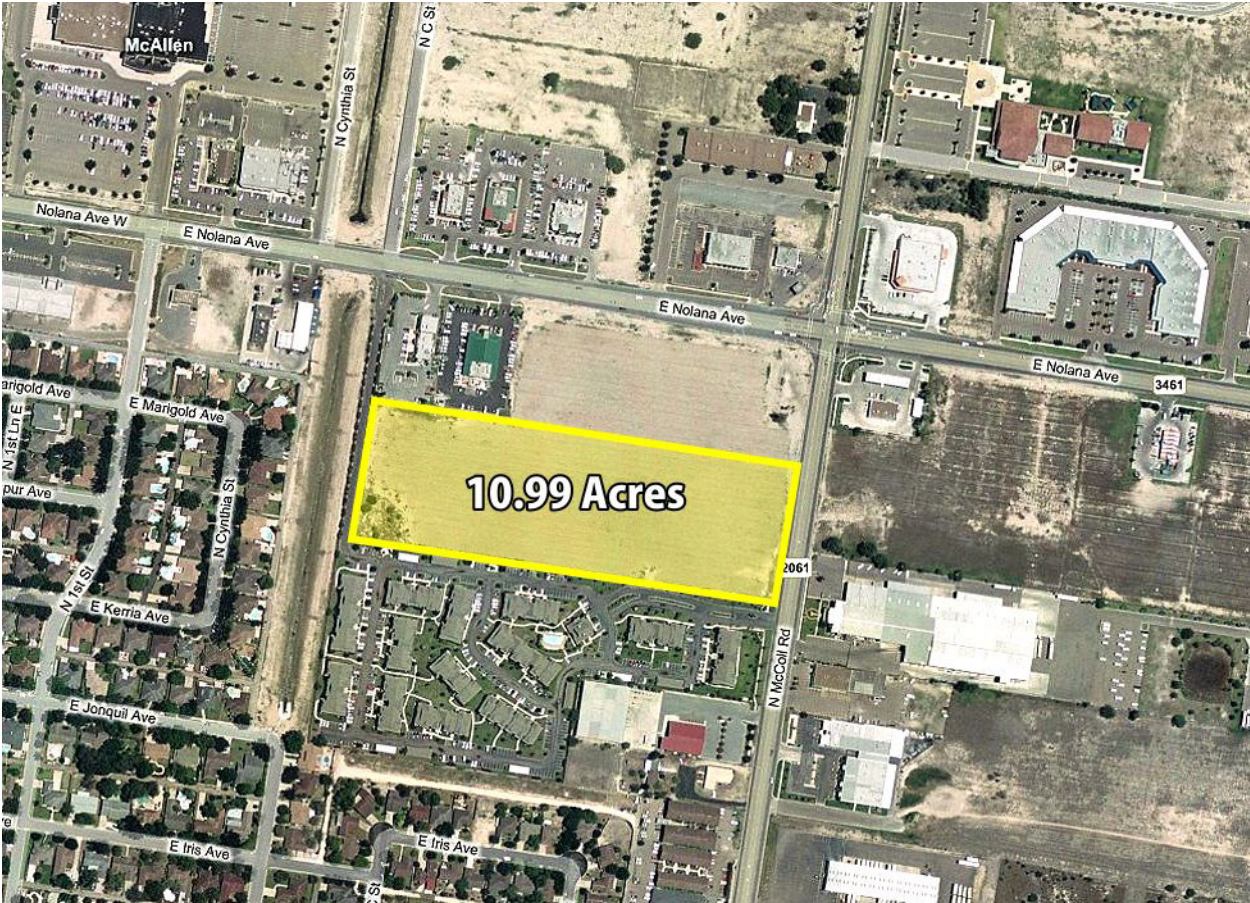
- Cash/Conventional

# Survey



Realty Executives of South Padre Island • 410 Padre Blvd., Suite 105  
 South Padre Island, TX 78597 • Phone: 956.761.1500 • Fax: 956.761.1507

# Satellite Image



Realty Executives of South Padre Island • 410 Padre Blvd., Suite 105  
South Padre Island, TX 78597 • Phone: 956.761.1500 • Fax: 956.761.1507

