



**DEMOGRAPHICS**

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
2021 Population	15,626	116,363	302,788
Daytime Population	18,842	116,363	304,738
Average HH Income	\$120,067	\$83,191	\$67,529

**Lot For Sale**

**\$210,000+0.4719AC  
(20,558 SF)**

**3141 - 5,300 SF Building  
Building for Sale: \$725,000**

**PROPERTY HIGHLIGHTS**

- 0.47 Ac Lot for Sale and 5,300 SF Building for Sale
- Excellent location in Medical Hub
- Ample Parking
- Walking Distance to Hospital
- Perfect for Rehab, Doctors Office, Day Care, Medical Lab

**TRAFFIC COUNTS**

Alberta Rd: 8,814 VPD  
McCull Rd: 22,365 VPD (MPSI 2021)

**AREA RETAILERS**



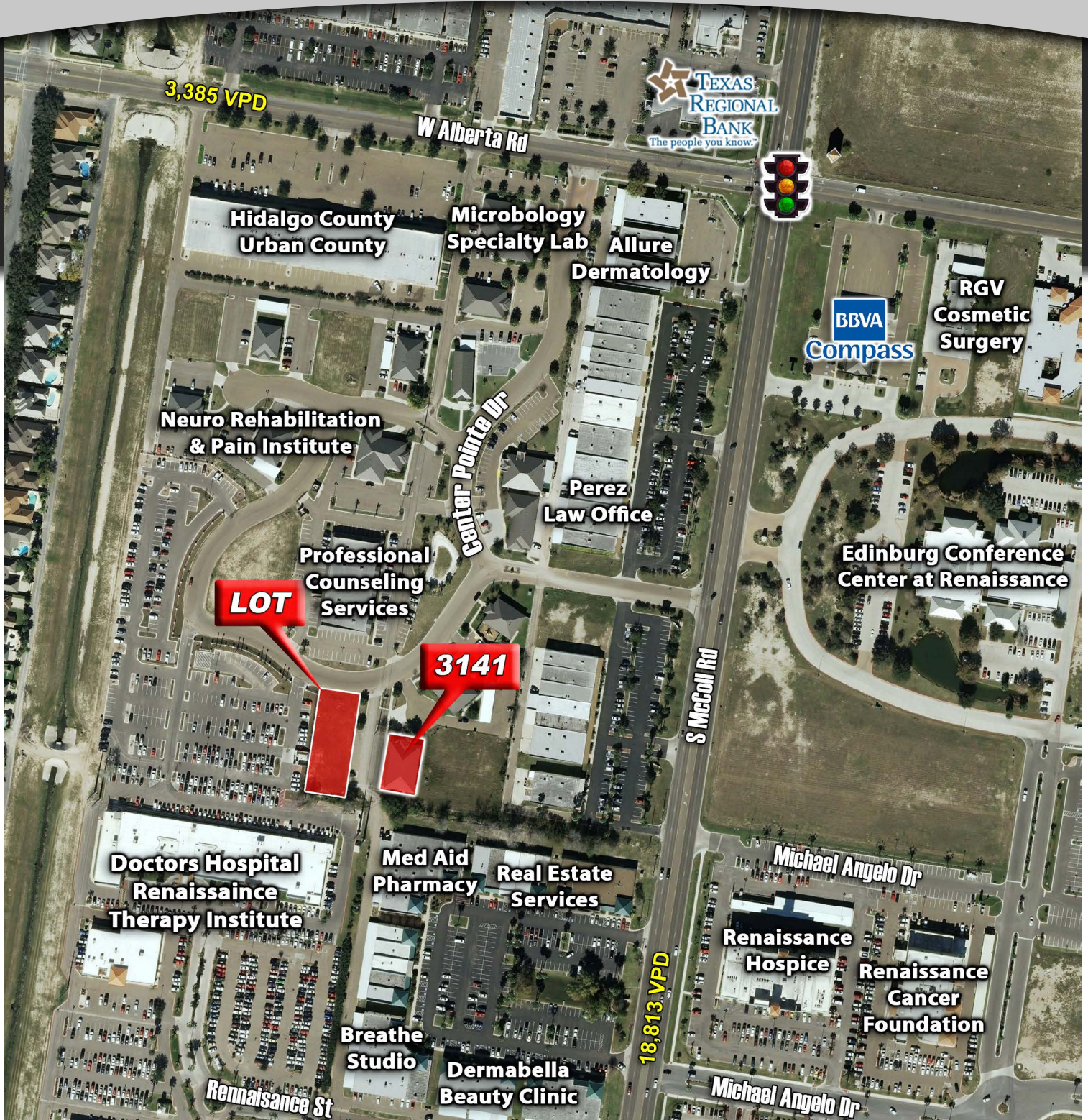
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# CENTER POINTE

SEQ OF ALBERTA & MCCOLL RD

3141 CENTER POINTE DRIVE  
EDINBURG, TEXAS 78539



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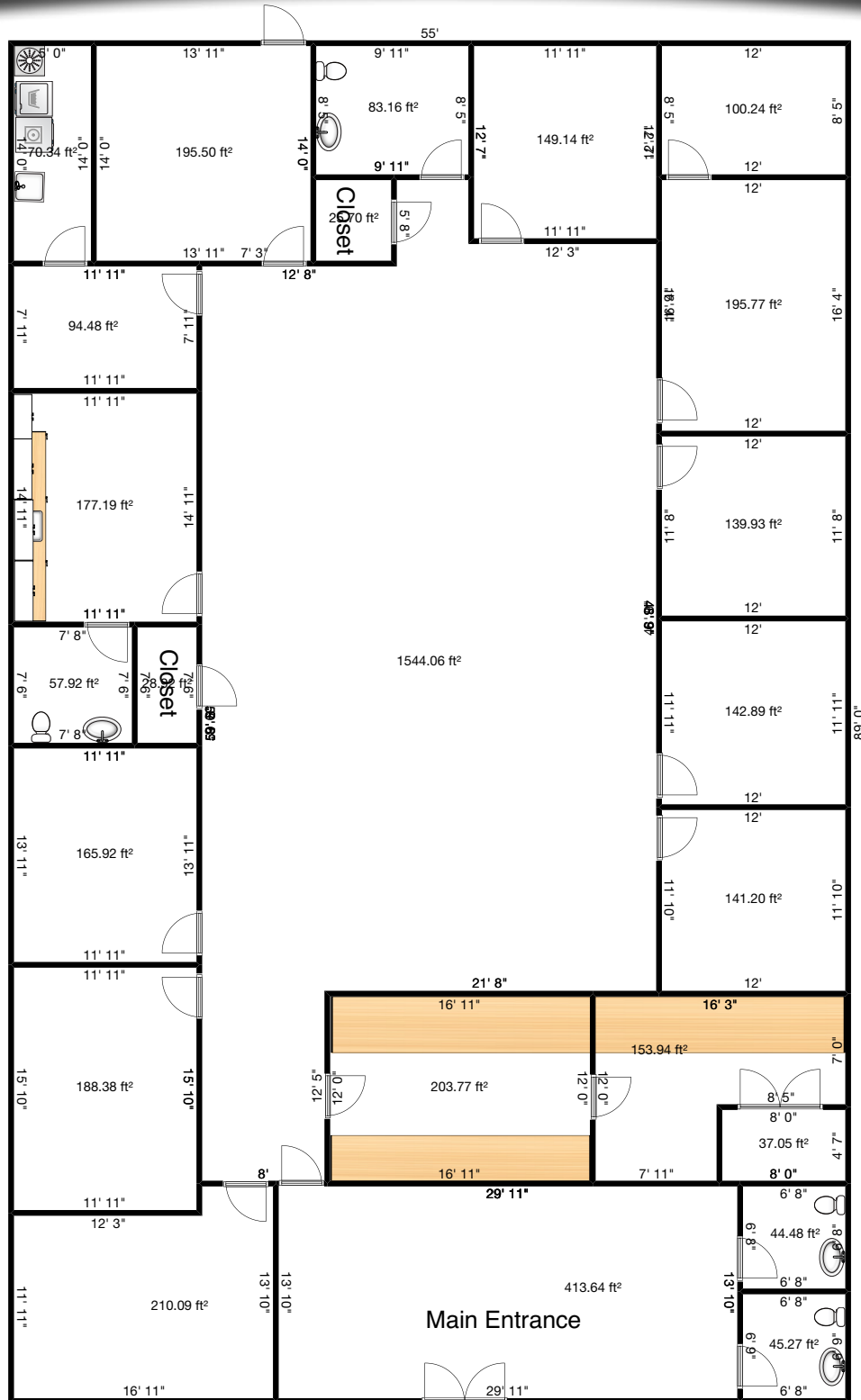
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<b>Population Summary</b>			
2000 Total Population	5,835	61,702	174,912
2010 Total Population	7,552	84,356	228,505
2021 Total Population	8,435	97,530	263,050
2021 Group Quarters	19	450	2,258
2026 Total Population	9,082	104,269	279,853
2021-2026 Annual Rate	1.49%	1.35%	1.25%
2021 Total Daytime Population	15,626	116,363	302,788
Workers	11,072	63,614	151,003
Residents	4,554	52,749	151,785
<b>Household Summary</b>			
2000 Households	1,882	19,669	52,844
2000 Average Household Size	3.09	3.08	3.27
2010 Households	2,547	27,697	71,234
2010 Average Household Size	2.95	3.03	3.18
2021 Households	2,867	32,111	82,200
2021 Average Household Size	2.94	3.02	3.17
2026 Households	3,086	34,338	87,511
2026 Average Household Size	2.94	3.02	3.17
2021-2026 Annual Rate	1.48%	1.35%	1.26%
2010 Families	2,000	21,169	55,249
2010 Average Family Size	3.35	3.49	3.64
2021 Families	2,230	24,339	63,303
2021 Average Family Size	3.34	3.50	3.64
2026 Families	2,393	25,968	67,245
2026 Average Family Size	3.35	3.50	3.65
2021-2026 Annual Rate	1.42%	1.30%	1.22%
<b>Housing Unit Summary</b>			
2000 Housing Units	2,193	22,758	60,686
Owner Occupied Housing Units	59.1%	58.3%	55.5%
Renter Occupied Housing Units	26.7%	28.1%	31.6%
Vacant Housing Units	14.2%	13.6%	12.9%
2010 Housing Units	2,738	29,867	77,919
Owner Occupied Housing Units	61.2%	58.6%	55.2%
Renter Occupied Housing Units	31.8%	34.1%	36.2%
Vacant Housing Units	7.0%	7.3%	8.6%
2021 Housing Units	3,073	34,958	90,327
Owner Occupied Housing Units	58.8%	58.0%	56.2%
Renter Occupied Housing Units	34.5%	33.9%	34.8%
Vacant Housing Units	6.7%	8.1%	9.0%
2026 Housing Units	3,313	37,413	96,232
Owner Occupied Housing Units	59.8%	59.1%	57.5%
Renter Occupied Housing Units	33.4%	32.6%	33.5%
Vacant Housing Units	6.9%	8.2%	9.1%
<b>Median Household Income</b>			
2021	\$85,519	\$61,618	\$48,432
2026	\$90,223	\$68,083	\$53,123
<b>Median Home Value</b>			
2021	\$280,409	\$181,648	\$152,373
2026	\$336,465	\$268,782	\$241,887
<b>Per Capita Income</b>			
2021	\$40,842	\$27,478	\$21,081
2026	\$44,967	\$30,886	\$23,743
<b>Median Age</b>			
2010	35.0	31.8	30.0
2021	36.4	33.6	31.8
2026	36.7	34.4	32.7

