

HIDALGO PLAZA

SWQ OF INTERNATIONAL BLVD & W COMA AVE

210 INTERNATIONAL BLVD.

HIDALGO, TEXAS 78557



DEMOGRAPHICS

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
2020 Population	2,684	14,378	56,418
Daytime Population	4,221	16,437	55,544
Average HH Income	\$47,466	\$53,087	\$53,534

PROPERTY HIGHLIGHTS

- Main Boulevard
- High Density Traffic
- Minutes away from McAllen/ Hidalgo International Bridge
- Possible Retail, Office use or storage
- Easy access to major highway.

TRAFFIC COUNTS

International Blvd: 16,407 VPD (TXDOT 2017)

E. Coma Ave: 5,174 VPD (TXDOT 2017)

FOR SALE

\$450,000

BUILDING SF

4,026 SF

LAND SF

16,612 SF

FOR LEASE

\$850 Per Suite

AVAILABLE SPACE

704 SF - 4,600 SF



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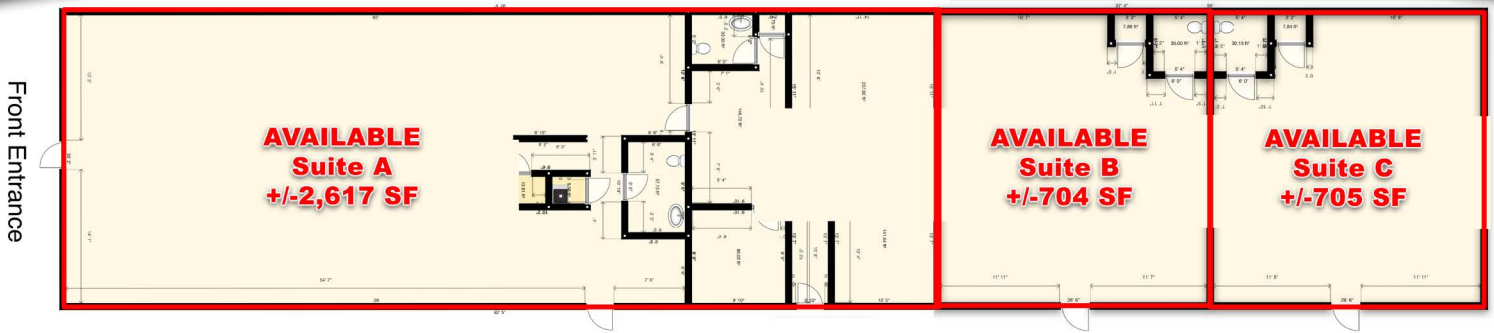
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Suite A: AVAILABLE 2,617 SF

Suite B: AVAILABLE 704 SF

Suite C: AVAILABLE 705 SF



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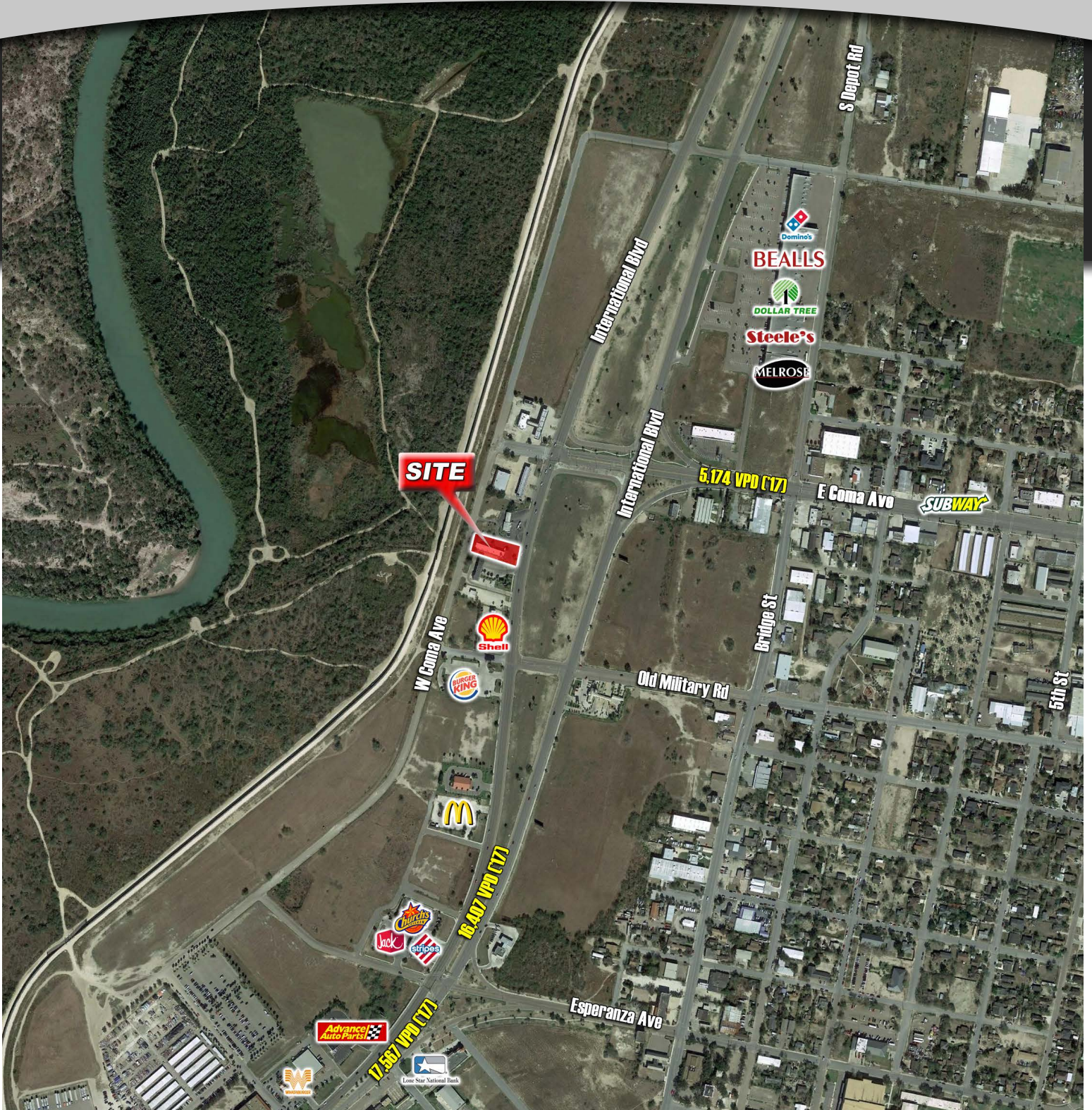
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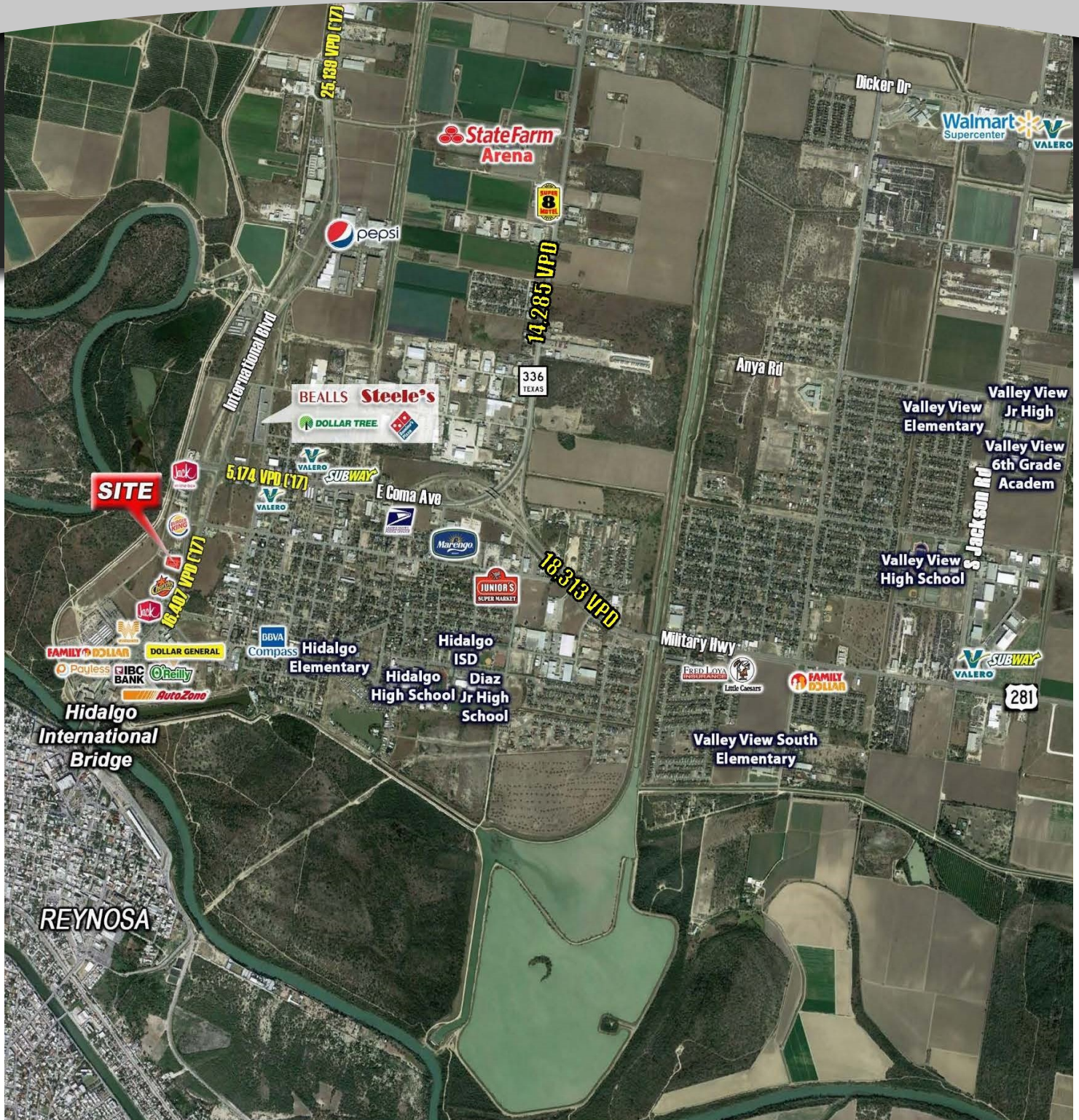
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McAllen-Hidalgo International Bridge Hidalgo, Texas – Reynosa, Tamaulipas



The United States is shown at the bottom of the photo.
(Photo Courtesy of the City of McAllen, 2011)

LOCAL NAMES: Hidalgo Bridge, Puente Reynosa and Puente Reynosa-McAllen I

LOCATION: TxDOT District: Pharr
Texas County: Hidalgo
U.S. City: Hidalgo
Mexican City: Reynosa

DESCRIPTION: Two structures. The old four-lane bridge serves only southbound traffic. The new four-lane bridge serves only northbound traffic.
Bridge length: 524 feet southbound span, 852 feet northbound span
Bridge identification numbers 21 109 G00090 001 01 southbound span, 21 109 G00090 002 01 northbound span.

Source: Bridge Inventory and Inspection File, TxDOT

Beginning September 1, 1996, all northbound commercial traffic was directed from the McAllen-Hidalgo Bridge to the Pharr Bridge. Southbound commercial traffic was permitted to use either the Hidalgo or Pharr Bridge to enter Mexico.

Source: U.S. Customs and Border Protection

BRIDGE OWNER OR OPERATOR:

U.S.: City of McAllen
Mexican Owner: Government of Mexico
Mexican Operator: Caminos y Puentes Federales de Ingresos y Servicios Conexos (CAPUFE)

YEAR OF CONSTRUCTION:

The first four-lane bridge was built in 1965 replacing a two-lane suspension bridge. The second four-lane bridge was built in 1987.



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HOURS: 24 hours
Source: U.S. Customs and Border Protection, 2015

TOLL:

Pedestrians	\$1.00	Motorcycles	\$3.50
Autos & Pickups	\$3.50	2-Axle Buses	\$7.00
2-Axle Trucks	\$7.00	3-Axle Buses	\$9.00
3-Axle Trucks	\$9.00		
4-Axle Trucks	\$16.75		
5-Axle Trucks	\$21.75		
6-Axle Trucks	\$24.75		

Source: City of McAllen, 2016

U.S. PERMITS AND MEXICAN APPROVALS:

U.S.: The City of McAllen's Presidential Permit application was approved in August 1985.

LAND PORT OF ENTRY:

U.S.: The Hidalgo LPOE is leased by the United States and under the control of GSA which was completed in 1982, is owned by the City of McAllen.

Source: General Services Administration

Mexico: The land port of entry, which has been in operation since 1965 was remodeled in 1988.

Source: Centro S.C.T. Tamaulipas

SENTRI PROGRAM:

The dedicated northbound commuter lane, Secure Electronic Network for Travelers' Rapid Inspection (SENTRI) became operational in August 2006.

Source: McAllen-Hidalgo-Reynosa Bridge, Bridge Superintendent

Source: Pharr District, TxDOT

CONNECTING ROADWAY:

U.S.: Spur 600 from the bridge connects to Spur 241 which connects to US 281 and SH 336. Spur 115 connects from US 281 to US 83 Expressway.

Mexico: Near MEX 2, MEX 97 and MEX 40

IMPROVEMENTS:

U.S.: A \$12.4 million contract was let in January 2009 to widen SP 115 and SP 241 (main connecting roadway) from 4 to 6 lanes using \$8.4 million of Coordinated Border Infrastructure funds. The widening from FM 1016, south to the international bridge was completed in March 2011.

A \$1 million CBI funded project to reconstruct and widen International Boulevard southbound lanes from Bridge Street to the bridge, and a McAllen-Hidalgo International Bridge funded project to construct a canopy from the middle of the bridge to the CBP area are complete as of 2015.

Source: City of McAllen



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Population Summary	1 mile	3 miles	5 miles
2000 Total Population	2,075	8,202	28,565
2010 Total Population	2,471	12,698	49,244
2020 Total Population	2,684	14,378	56,418
2020 Group Quarters	0	0	17
2025 Total Population	2,729	15,274	60,261
2020-2025 Annual Rate	0.33%	1.22%	1.33%
2020 Total Daytime Population	4,221	16,437	55,544
Workers	2,602	7,404	19,078
Residents	1,619	9,033	36,466
Household Summary			
2000 Households	567	1,968	6,382
2000 Average Household Size	3.65	4.16	4.47
2010 Households	729	3,148	12,008
2010 Average Household Size	3.39	4.03	4.10
2020 Households	784	3,566	13,829
2020 Average Household Size	3.42	4.03	4.08
2025 Households	800	3,786	14,789
2025 Average Household Size	3.41	4.03	4.07
2020-2025 Annual Rate	0.40%	1.20%	1.35%
2010 Families	625	2,866	10,805
2010 Average Family Size	3.72	4.26	4.35
2020 Families	671	3,235	12,389
2020 Average Family Size	3.76	4.27	4.34
2025 Families	683	3,430	13,226
2025 Average Family Size	3.75	4.27	4.34
2020-2025 Annual Rate	0.36%	1.18%	1.32%
Housing Unit Summary			
2000 Housing Units	631	2,122	6,930
Owner Occupied Housing Units	49.8%	65.7%	70.8%
Renter Occupied Housing Units	40.1%	27.0%	21.3%
Vacant Housing Units	10.1%	7.3%	7.9%
2010 Housing Units	800	3,365	12,844
Owner Occupied Housing Units	54.0%	72.8%	67.1%
Renter Occupied Housing Units	37.1%	20.8%	26.4%
Vacant Housing Units	8.9%	6.4%	6.5%
2020 Housing Units	868	3,890	14,908
Owner Occupied Housing Units	53.6%	71.7%	65.3%
Renter Occupied Housing Units	36.8%	20.0%	27.5%
Vacant Housing Units	9.7%	8.3%	7.2%
2025 Housing Units	888	4,150	16,003
Owner Occupied Housing Units	53.7%	71.6%	64.7%
Renter Occupied Housing Units	36.4%	19.7%	27.8%
Vacant Housing Units	9.9%	8.8%	7.6%
Median Household Income			
2020	\$37,629	\$41,323	\$37,770
2025	\$39,321	\$44,092	\$39,823
Median Home Value			
2020	\$108,784	\$99,711	\$93,337
2025	\$115,333	\$106,742	\$97,064
Per Capita Income			
2020	\$12,614	\$13,202	\$13,322
2025	\$13,573	\$14,258	\$14,477
Median Age			
2010	28.2	26.6	25.8
2020	30.5	28.3	27.3
2025	31.8	29.4	28.7



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