

WATERFRONT COMMERCIAL OPPORTUNITY  
1506 W HIGHWAY 100 - EAST OCEAN BLVD  
PORT ISABEL, TEXAS

±1.84 ACRES

**\$1,600,000**



±1.84 Acres

H-E-B

101

Ocean Blvd 30,000 CPD

Walmart

- Traffic light within 1 block
- Across from Wal-Mart
- Income Producing Asset
- Waterfront Property

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

**Cindy Hopkins, CCIM**  
Broker  
956 778 3255  
chopkins@ccim.net



## IDEAL LOCATION FOR

- EMERGENCY CARE FACILITY
- QSR
- CAR WASH

## PROPERTY DETAILS

1 Tract of Land containing ±1.84 Acres.

### 2016 DEMOGRAPHICS (Drive Time)

	15 Min	20 Min	25 Min
Population	13,533	18,072	58,322
Avg. Household Income	\$69,865	\$63,898	\$52,080
Median Age	40.9	35.0	30.6

# PHOTOS



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**CHRE**  
Commercial Real Estate in the Rio Grande Valley



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