



CBG
REAL ESTATE
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LOTS FOR SALE

Reynolds Estates
Mile 3 Rd. & N. 29th Street
McAllen, TX 78504

Leasing By:
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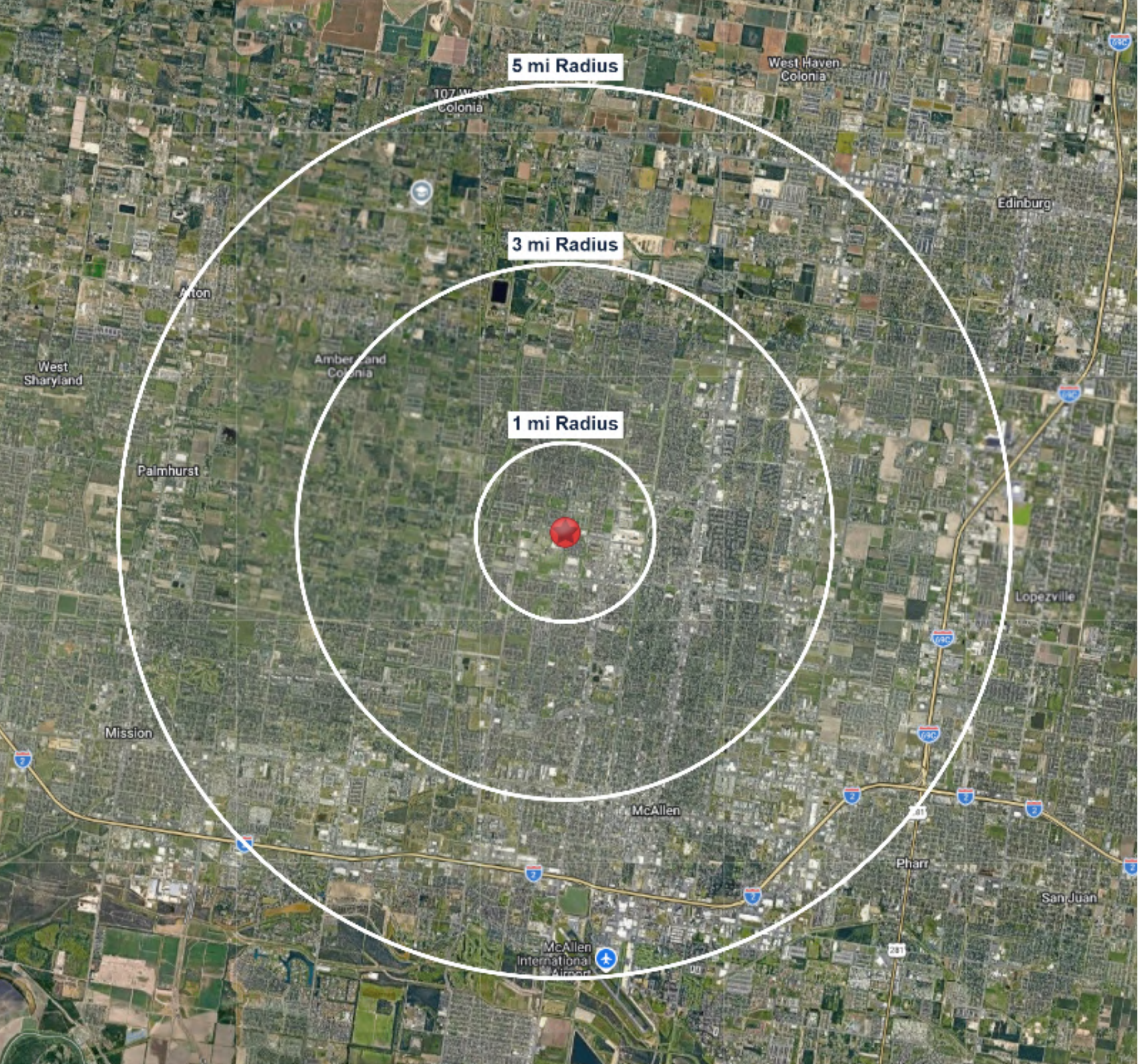
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REYNOLDS ESTATES – Demographic Highlights

Demographics	1 Mile	3 Miles	5 Miles
Population	14,000	104,000	226,000
Average Household Income	\$93,000	\$102,000	\$96,000
Daytime Employees	5,000	42,000	93,000
Property Size:	+- 9.55 acres		
Lat/Long	26.25322 -98.24686		
Traffic Counts (VPD)	18,000 – Buddy Owens 7,000 – N. 29th St.		

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REYNOLDS ESTATES - Site Plan



N. 29TH ST. (ROOTH RD)

M. 1924 (MILE 3 RD) - BUDDY



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REYNOLDS ESTATES - Lot Information



Lot#	Size	Price PSF	Lot Features	Lot#	Size	Price PSF	Lot Features
1	48,697.30sf (1.12 acres)	\$18.00	Hard Corner w/62 parking max & 9,328 sf building site	6	27,000.00sf (0.77 acres)	\$18.00	End-Cap w/46 parking max & 8,400 sf building site
2	26,999.50sf (0.62 acres)	\$16.00	Interior Lot w/34 parking max & 6,400 sf building site	7	27,000.00sf (0.77 acres)	SOLD	End-Cap w/46 parking max & 8,537 sf building site
3	26,999.62sf (0.62 acres)	\$16.00	Interior Lot w/34 parking max & 6,400 sf building site	8	26,999.62sf (0.62 acres)	\$16.00	Interior Lot w/38 parking max & 6,400 sf building site
4	26,999.73sf (0.62 acres)	SOLD	Interior Lot w/34 parking max & 6,400 sf building site	9	26,999.73sf (0.62 acres)	UNDER OPTION	Interior Lot w/38 parking max & 6,400 sf building site
5	27,000.00sf (0.77 acres)	SOLD	Interior Lot w/36 parking max & 6,400 sf building site	10	27,000.00sf (0.77 acres)	SOLD	Alley Lot w/19 parking max & 4,040 sf building site



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REYNOLDS ESTATES – Merchant Map



McAllen Growth–Area Lots

- Lots for sale at Mile 3 Rd. & N. 29th St. in a growing north McAllen area.
- Positioned near established neighborhoods, schools, parks, and daily-service users.
- Flexible site potential for retail, service, office, medical, or convenience-based development.

Dense Residential Trade Area

- Nearby users include Stripes, CVS Pharmacy, Dutch Bros, Starbucks, Dollar Tree, Chase, Chick-fil-A, and Subway.
- Area businesses include restaurants, banks, convenience stores, and neighborhood services.

Accessible McAllen Trade Area

- Located near key McAllen corridors with access to surrounding residential and commercial areas.



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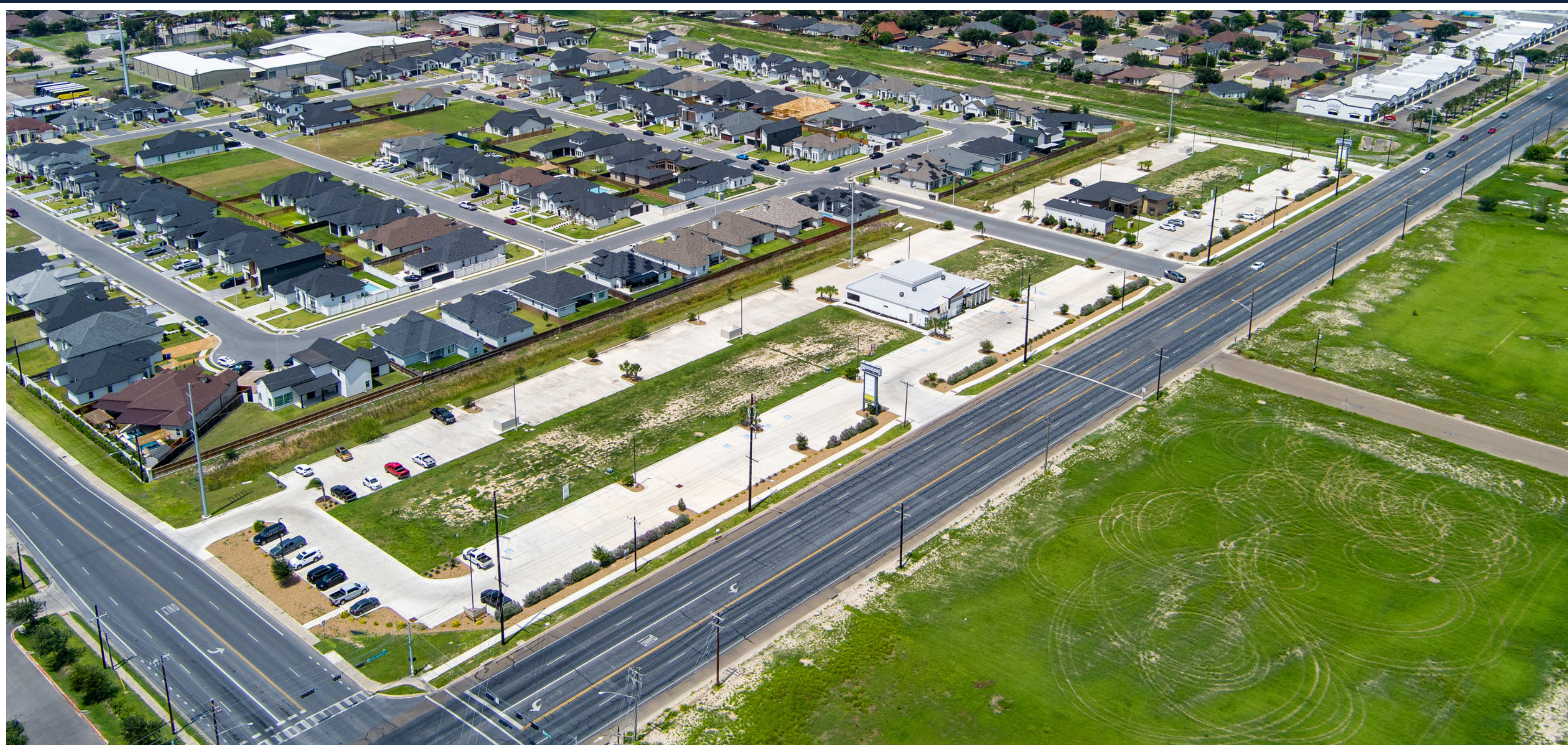


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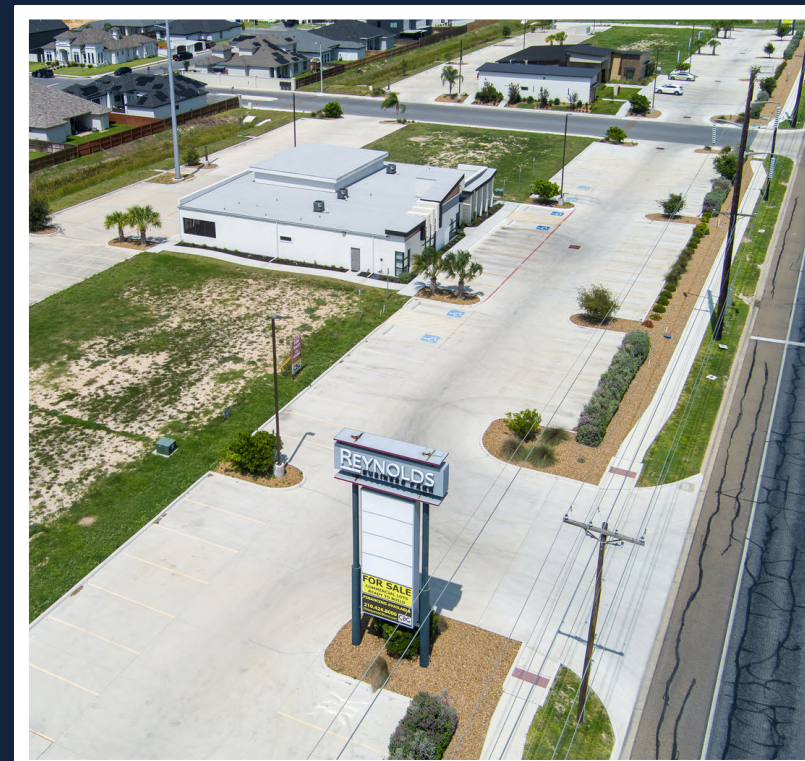


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EXTERIOR PHOTOS



EXTERIOR PHOTOS





About Us

CBG is a vertically integrated real estate investment, management, and development company recognized for creating value by acquiring and redeveloping properties and growing rewarding, long-term relationships with our tenants, investors, colleagues, and the communities we serve.

We believe that real estate investment is about connecting with a community and we seek to develop projects that improve a community's appearance, quality of life, and well-being. This philosophy has sustained our growth for the past 40 years, allowing us to navigate the most challenging real estate cycles.

Contact Our Team



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