

# Connected and Growing Rio Grande City

## AVERAGE COST PER SQUARE FOOT

 **Commercial Lease**  
**\$2.00** sq. ft.


 **Residential Lease**  
**\$1.25** sq. ft.

**Comercial Development**  
**\$175** sq. ft.

**Residential Development**  
**\$95** sq. ft.

  
**Over \$500m**  
Retail Sales Leakage


  
**Retail Trade Population**  
**739,419**  
(45 mile radius)

 **TAXES**  
**3.02%** property  
**8.25%** sales tax  
**7%** hotels  
2020 Tax Rates

  
**International Gateway**  
implementing Unified Cargo Processing

## ACCESS TO KEY TRANSPORTATION INFRASTRUCTURE



  
**26%**  
Lower Cost of Living  
than the National Average

**LABOR FORCE** exceeding  
**26k**



Available public utilities: electricity, broadband, natrual gas, water, waste



[www.rgcedc.com](http://www.rgcedc.com)

Connected and Growing. For more information:  
(956) 487-3476 | 5332 E. US HWy 83 Ste. B Rio Grande City, TX 78582

 RGC Economic Development Corporation  @RGCEDC

# Available properties in Rio Grande City



## Rio Grande Village

Rio Grande City, TX 78582

Property Type	Land
Property Subtype	Commercial
2020 Traffic Count	33,169 VPD*
Trade Area Population	739,419
Average Household Income	\$46,362

### Description

Rio Grande City's largest commercial development project is underway with several businesses currently under construction with others to quickly follow. The Rio Grande Village commercial plaza is a 29-acre development and will feature retail, office, lodging, etc.

## FM 3167

Rio Grande City, TX 78582

Property Type	Land
Property Subtype	Commercial
Trade Area Population	739,419
Average Household Income	\$46,362



### Description

This property is located along FM 755 across from Starr County Memorial Hospital and various clinics in the immediate vicinity. New and expanding businesses have the convenient access to workforce training customized around their needs at South Texas College and University of Texas Rio Grande Valley campuses.



## North FM 3167

Rio Grande City, TX 78582

Price	\$5,157,200
Property Type	Land
Available Space	20 acres
Property Subtype	Commercial
Availability	Active

### Description

The area has seen rapid growth in the medical, banking, fast food, and retail industries. Within a 2 mile radius are several Rio Grande City CISD campuses, including one elementary, two middle schools, an IDEA Public School, South Texas College and the University of Texas Rio Grande Valley. The property is also approximately one mile south of the future State Loop 195 project. This property is suitable for retail, industrial, logistics or commercial development.

## US Hwy 83 & FM 3167

Rio Grande City, TX 78582

Property Type	Land
Property Subtype	Commercial
Available Space	4+ acres
2020 Traffic Count	29,375 VPD*



### Description

Come see this incredible piece of land located at the intersection of US Highway 83 and FM 3167 in Rio Grande City. This lot is ready for development with endless possibilities.

For more information on these and other available properties, call  
Rio Grande City EDC (956) 487-3476.

\*Vehicles per day