

## TROPICAL TEXAS BEHAVIORAL HEALTH CENTER

Negotiable

1901 S. 24th Ave  
Edinburg, TX 78539

AVAILABLE SPACE  
1,500 - 10,800 SF



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# FOR LEASE



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1901 S. 24th Ave , Edinburg, TX 78539

LEASE



### OFFERING SUMMARY

Available SF: 1,500 - 10,800 SF

Lease Rate: Negotiable

Year Built: 2019

Building Size: 15,000 SF

Zoning: C

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### PROPERTY OVERVIEW

This new construction facility is ideally located in Edinburg, TX with excellent frontage on I-69C. The new addition to Tropical Texas Behavioral Health Center has excellent visibility and is easily accessible. The site is ideal for any medical, office or professional service user

### PROPERTY HIGHLIGHTS

- Excellent Expressway Frontage
- Great Visibility
- Ideal for Medical, Office, or Professional Service
- New Construction
- Great Co-Tenancy with Tropical Texas Behavioral Health Center





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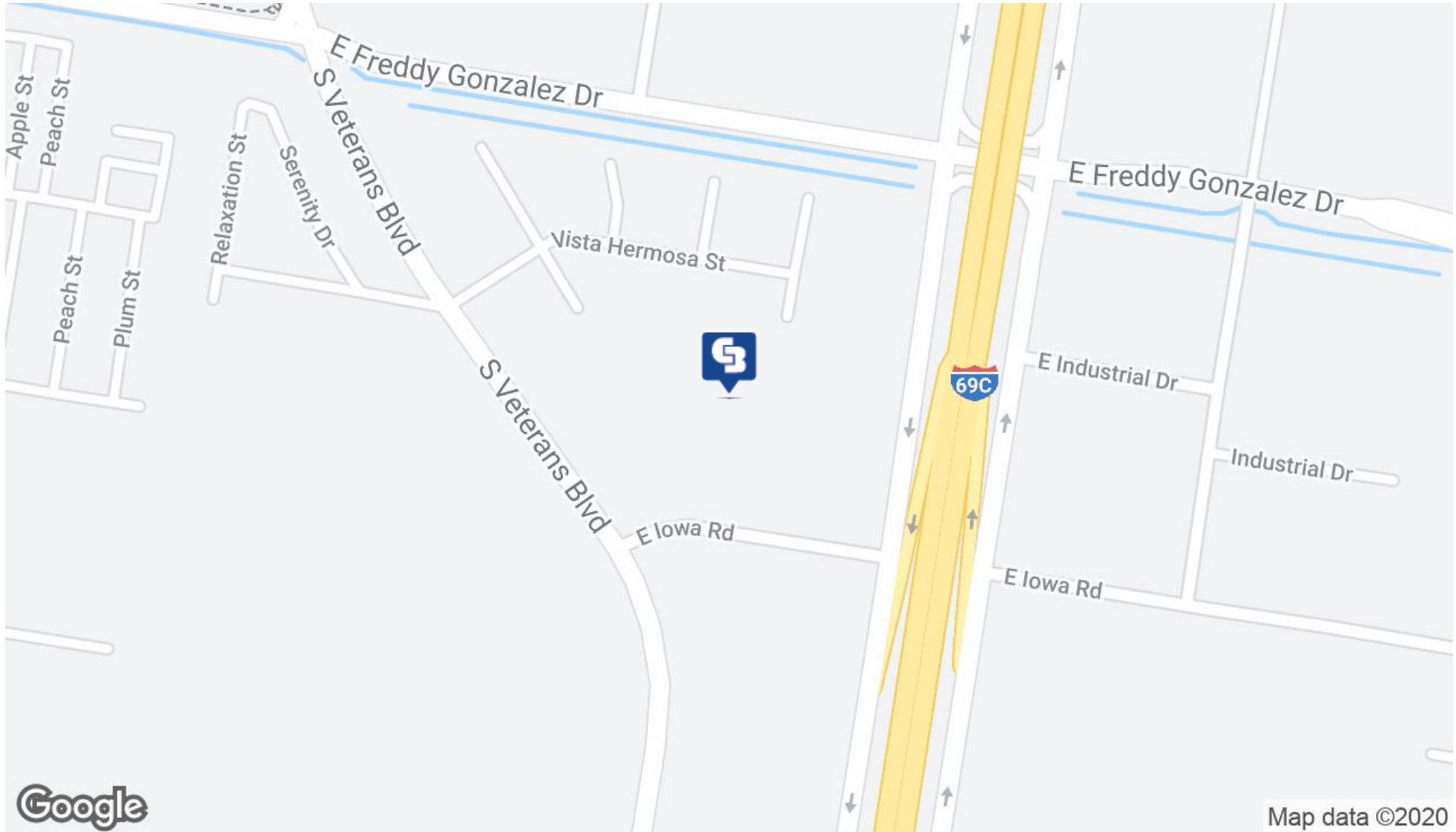




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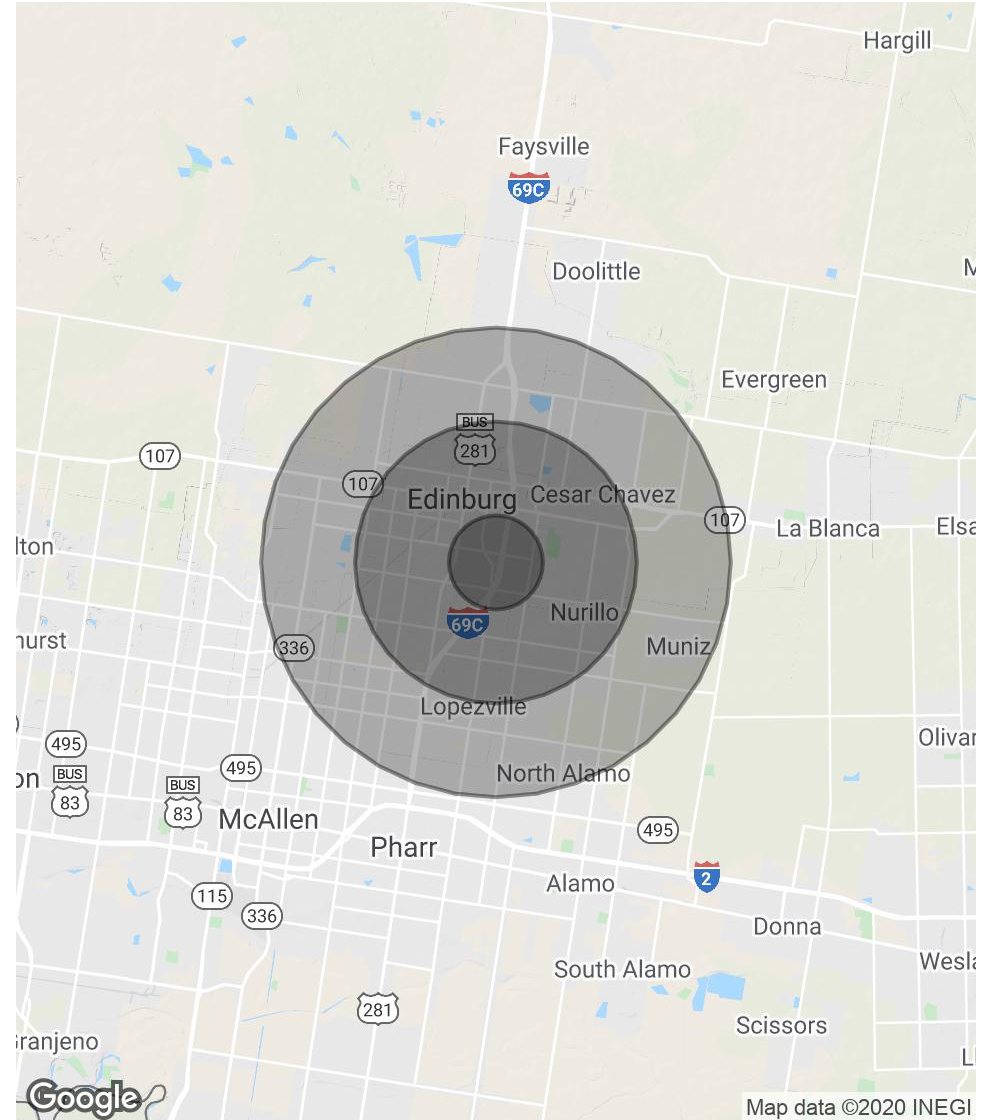
## TROPICAL TEXAS BEHAVIORAL HEALTH CENTER

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,797	54,480	140,518
Average age	29.3	28.7	28.1
Average age (Male)	24.2	25.8	26.1
Average age (Female)	34.6	31.4	30.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,935	16,195	40,911
# of persons per HH	3.5	3.4	3.4
Average HH income	\$55,403	\$51,333	\$53,412
Average house value	\$90,826	\$99,491	\$103,476

\* Demographic data derived from 2010 US Census



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