



**COLDWELL  
BANKER  
COMMERCIAL**

RIO GRANDE VALLEY

**SALE / LEASE**

CBCWORLDWIDE.COM

## CROSSPOINT BUSINESS CENTER

4161 Crosspoint Blvd  
Edinburg, TX 78539

AVAILABLE SPACE  
2,734 SF

### FEATURES

- First- Generation Space Within Edinburg's Medical Corridor
- Accessible By All Major Arterial Roads
- Proximity to Shopping, Entertainment, and Dining
- Great Exposure



### Medical - Office

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**COLDWELL BANKER COMMERCIAL**  
RIO GRANDE VALLEY  
508 E Dove Ave, McAllen, TX 78504  
956.631.1322



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## OFFERING SUMMARY

Sale Price:

4161: \$191,380

Annual Rent: \$15.00 SF

NNN: \$3.18 SF

4161 Crosspoint ( Shell): 2,734 SF

Lot Size: 0.49 Acres

Year Built: 2018

Building Size: 43,991 SF

Market: Rio Grande Valley

Submarket: Edinburg

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## PROPERTY OVERVIEW

Crosspoint Business Center is located just within Edinburg's Medical Corridor and is ideal for medical and office users. Proximity to all major hospitals and medical facilities. Accessible by all major, arterial roads. Rare, first-generation space within Edinburg's Medical Corridor.

## PROPERTY HIGHLIGHTS

- First- Generation Space Within Edinburg's Medical Corridor
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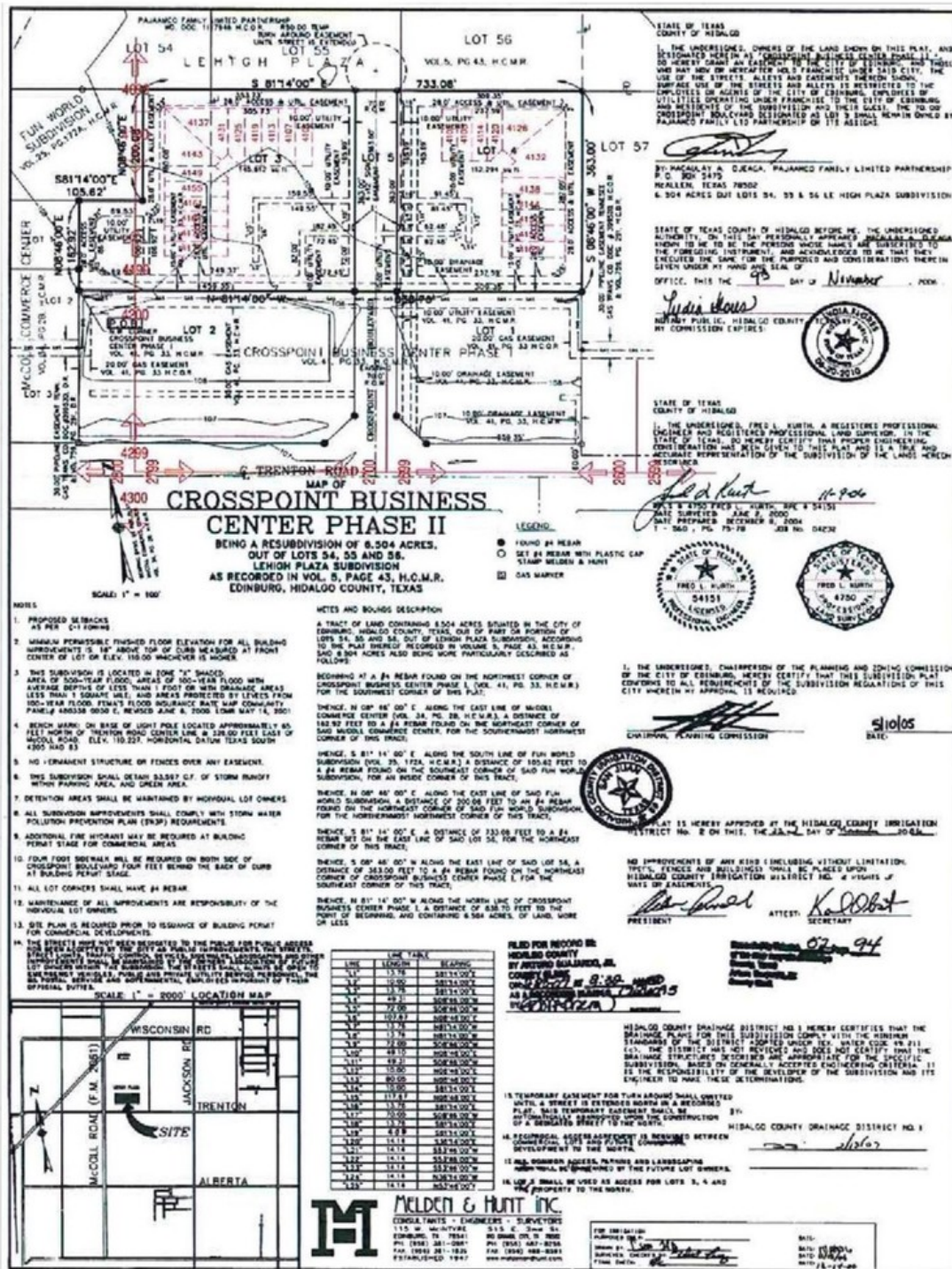
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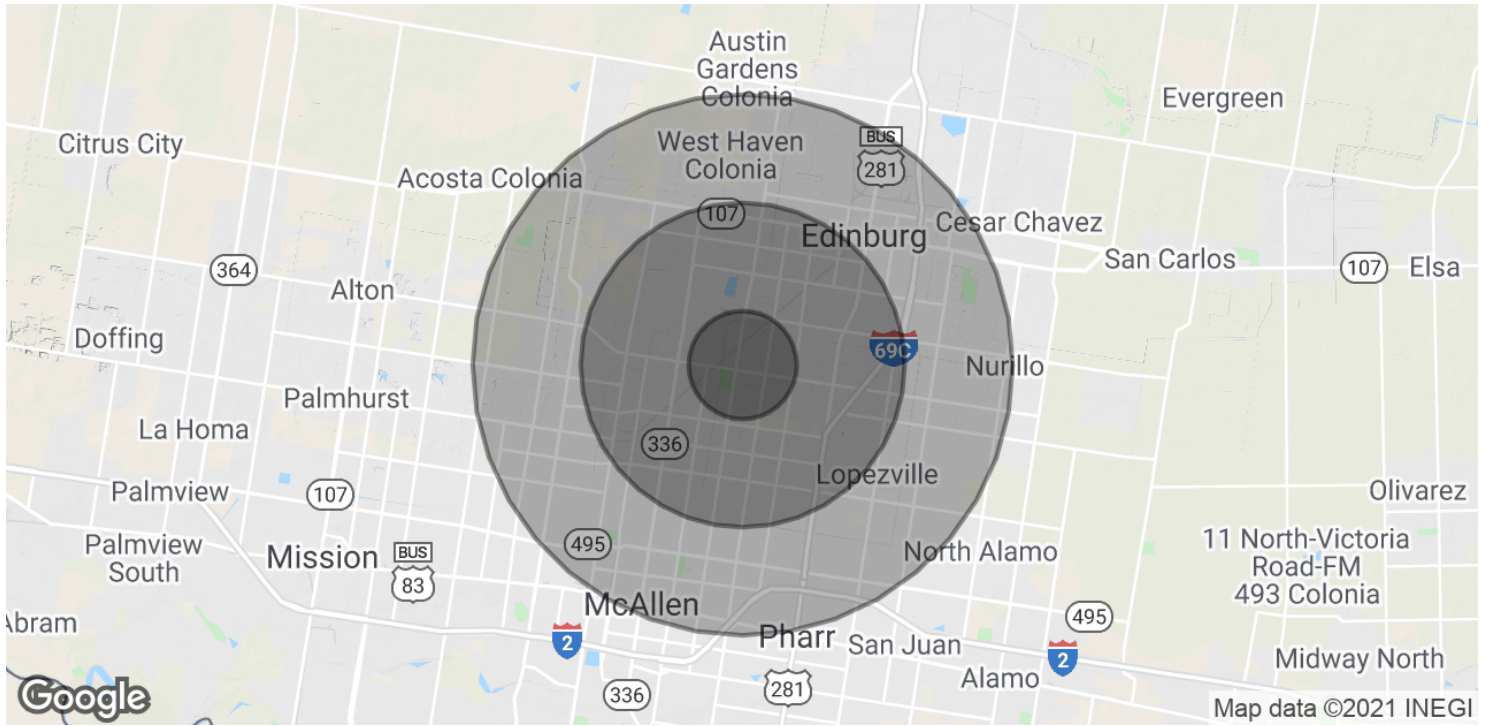
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,547	71,810	205,050
Average age	32.4	31.3	29.7
Average age (Male)	32.2	29.6	27.9
Average age (Female)	32.9	33.0	31.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,709	23,868	62,951
# of persons per HH	3.2	3.0	3.3
Average HH income	\$90,075	\$71,305	\$56,468
Average house value	\$184,657	\$144,058	\$114,097

\* Demographic data derived from 2010 US Census

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