



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

BENTLEY BUSINESS CENTER

\$490,000

AVAILABLE SPACE
3,060 SF



FOR SALE

CBCWORLDWIDE.COM

Office - Professional Service User

Daniel Galvan, SIOR, CCIM
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COLDWELL BANKER COMMERCIAL
RIO GRANDE VALLEY
508 E Dove Ave, McAllen, TX 78504
956.631.1322



SALE

BENTLEY BUSINESS CENTER

4757 S. Jackson Road, Edinburg, TX 78539



OFFERING SUMMARY

Sale Price: \$490,000

Available SF: 3,060

Year Built: 2006

Market: Rio Grande Valley

Submarket: Edinburg

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PROPERTY OVERVIEW

Bentley 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.

PROPERTY HIGHLIGHTS

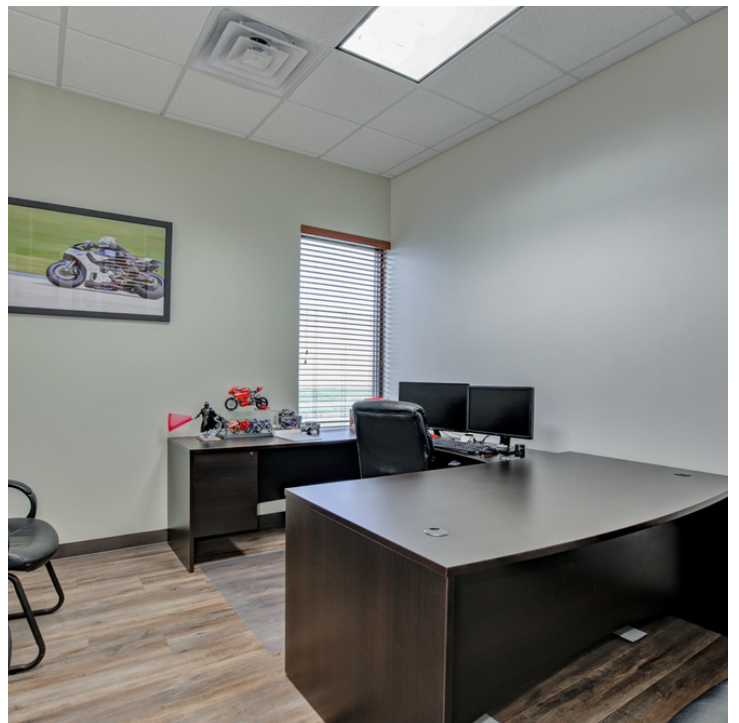
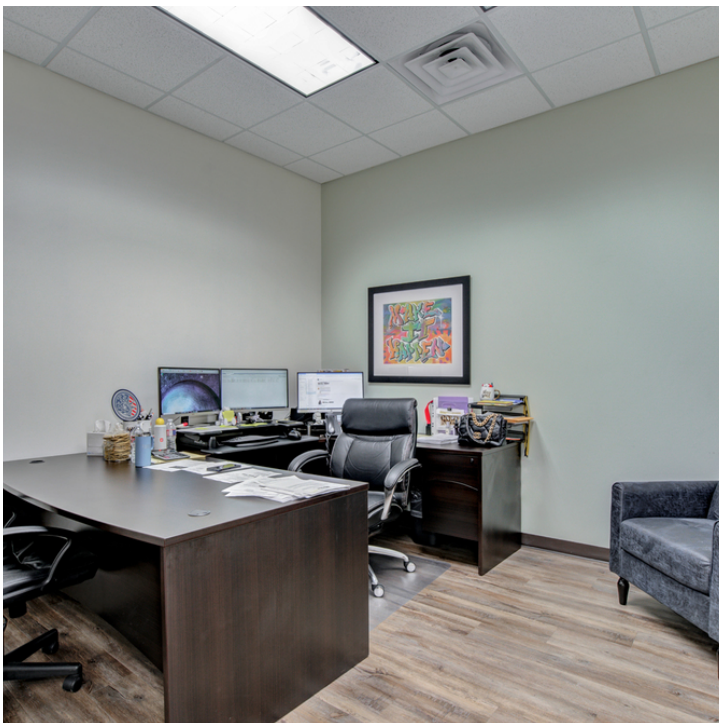
- Excellent Visibility
- High Traffic Area
- Proximity to Medical Corridor



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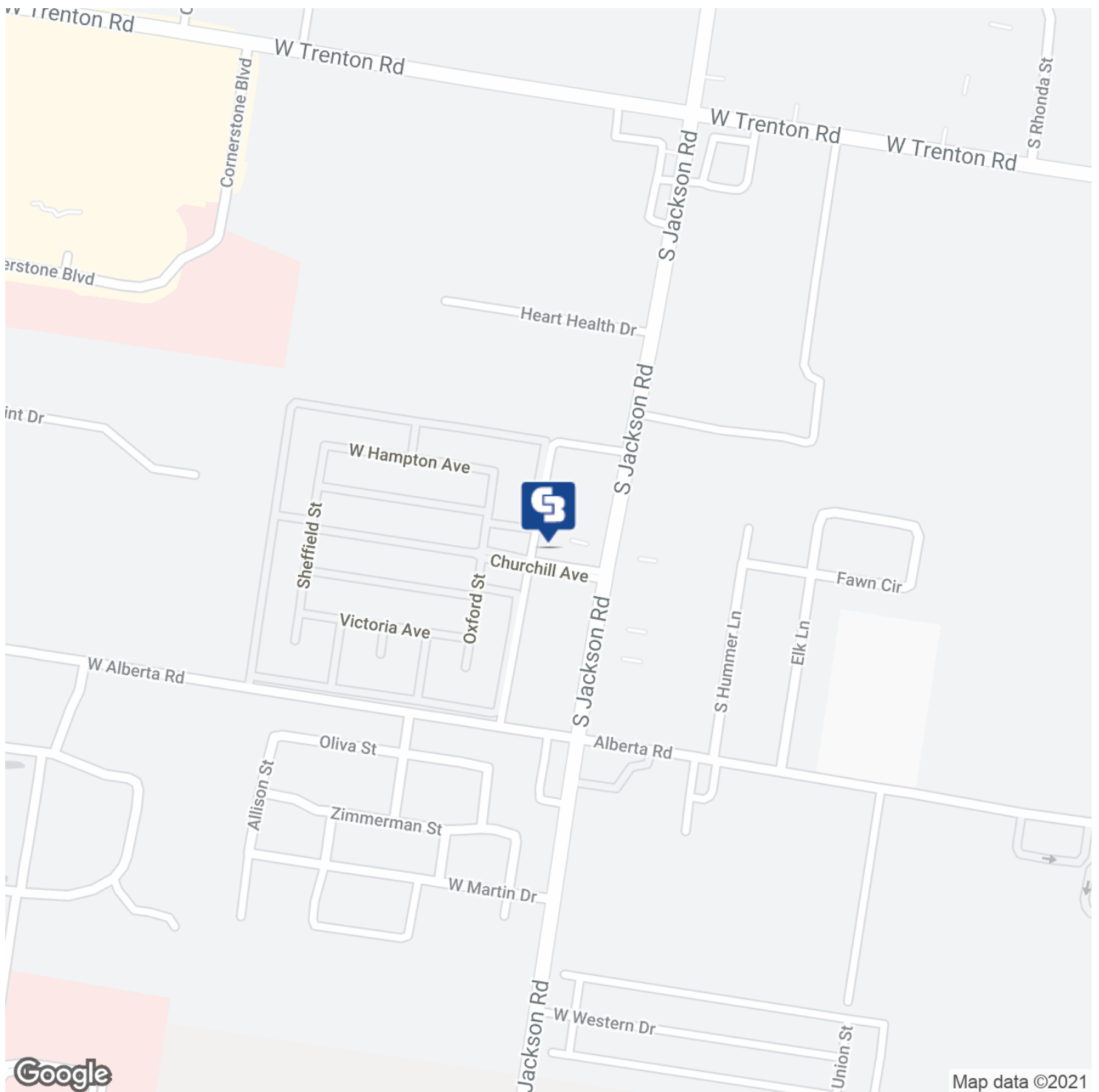
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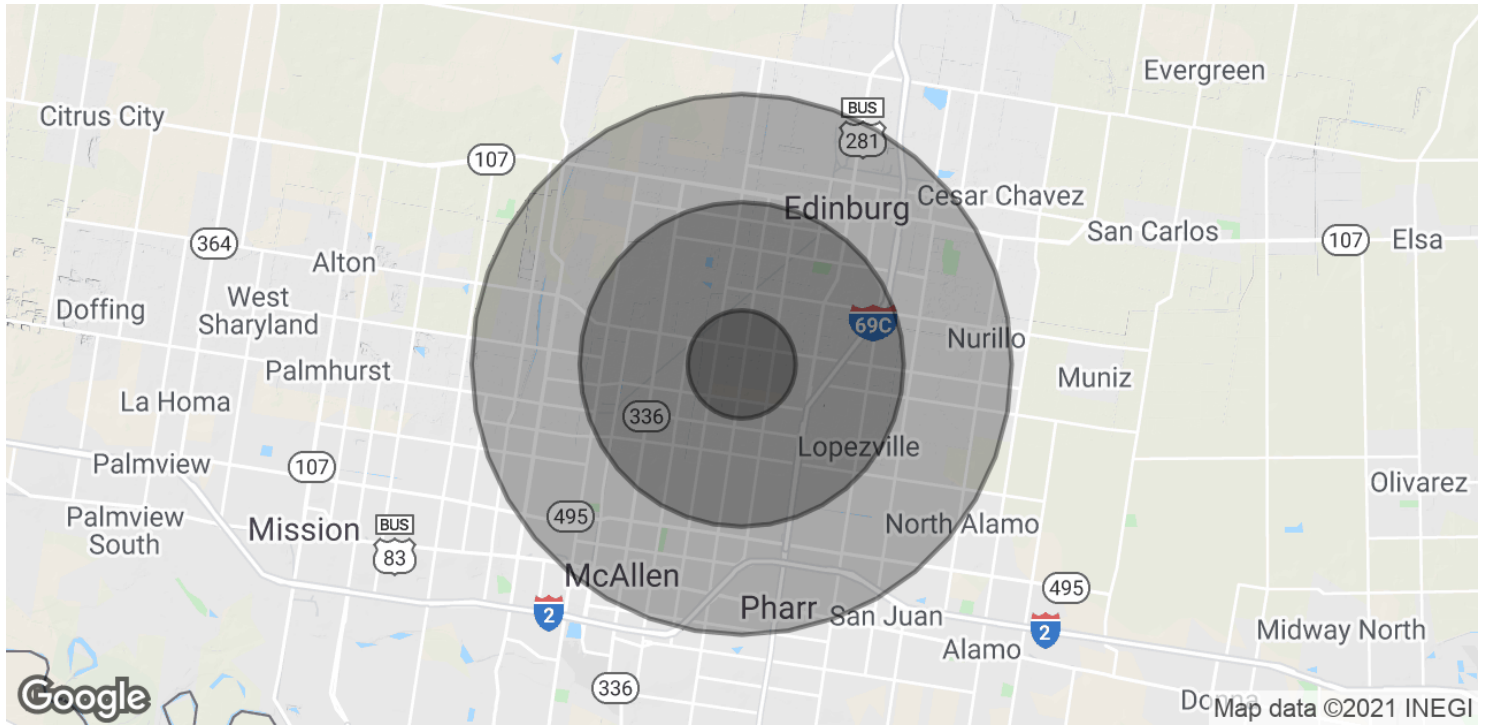




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,618	72,254	215,484
Average age	32.6	31.2	29.8
Average age (Male)	31.8	29.4	28.0
Average age (Female)	33.6	32.8	31.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,754	23,770	65,806
# of persons per HH	3.2	3.0	3.3
Average HH income	\$82,590	\$69,009	\$55,253
Average house value	\$135,921	\$129,518	\$108,872

* Demographic data derived from 2010 US Census

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