



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

CHEYENNE COMMERCIAL PARK

2703 W. University Drive
Edinburg, TX 78539

AVAILABLE SPACE
1,540 - 9,535 SF

FEATURES

- Heavy Traffic Area
- Proximity to University Texas Rio Grande Valley & Hidalgo County Courthouse
- Great Visibility University Drive



FOR LEASE

CBCWORLDWIDE.COM

OFFICE - MEDICAL

Daniel Galvan, CCIM

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Michael Pacheco

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



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2703 W. University Drive , Edinburg, TX 78539

LEASE



OFFERING SUMMARY

Available SF: 9,535 SF

Minimum Divisible : 1,540 SF

Max Contiguous: 6,500 SF

NNN: \$3.45 / Year

Building Size: 31,259 SF

PROPERTY OVERVIEW

Cheyenne Commercial Park is ideally situated on University Dr., just West of Jackson Rd in Edinburg, TX. The center has proximity to the Hidalgo County Courthouse, University of Texas Rio Grande Valley, and numerous national retailers in the immediate area. Cheyenne Commercial Park is perfect for any office, medical, or professional service user.

PROPERTY HIGHLIGHTS

- High Traffic Location
- Proximity to University Texas Rio Grande Valley
- Frontage on University Drive
- Proximity to The Hidalgo County Courthouse
- Negotiable Lease Terms

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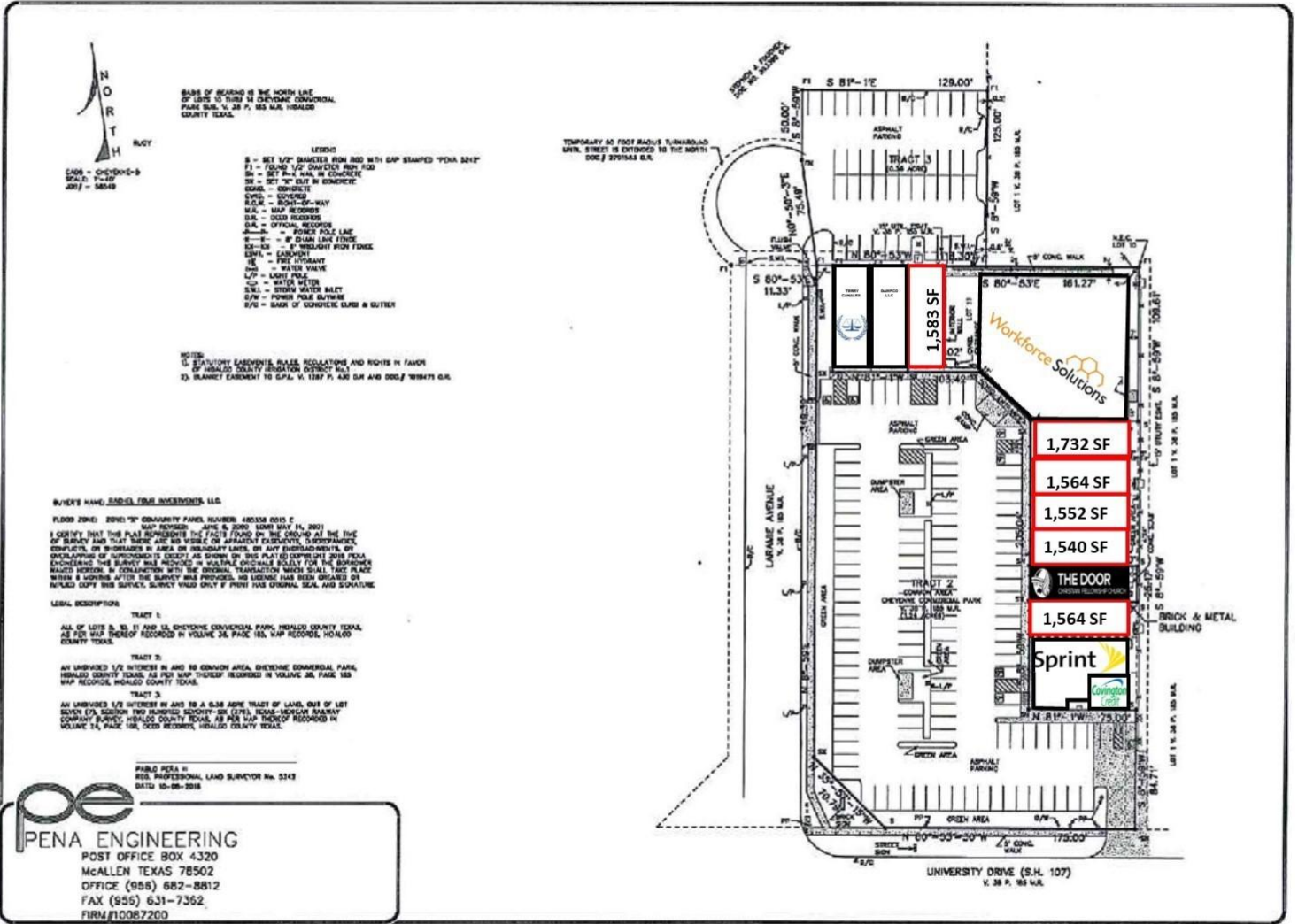
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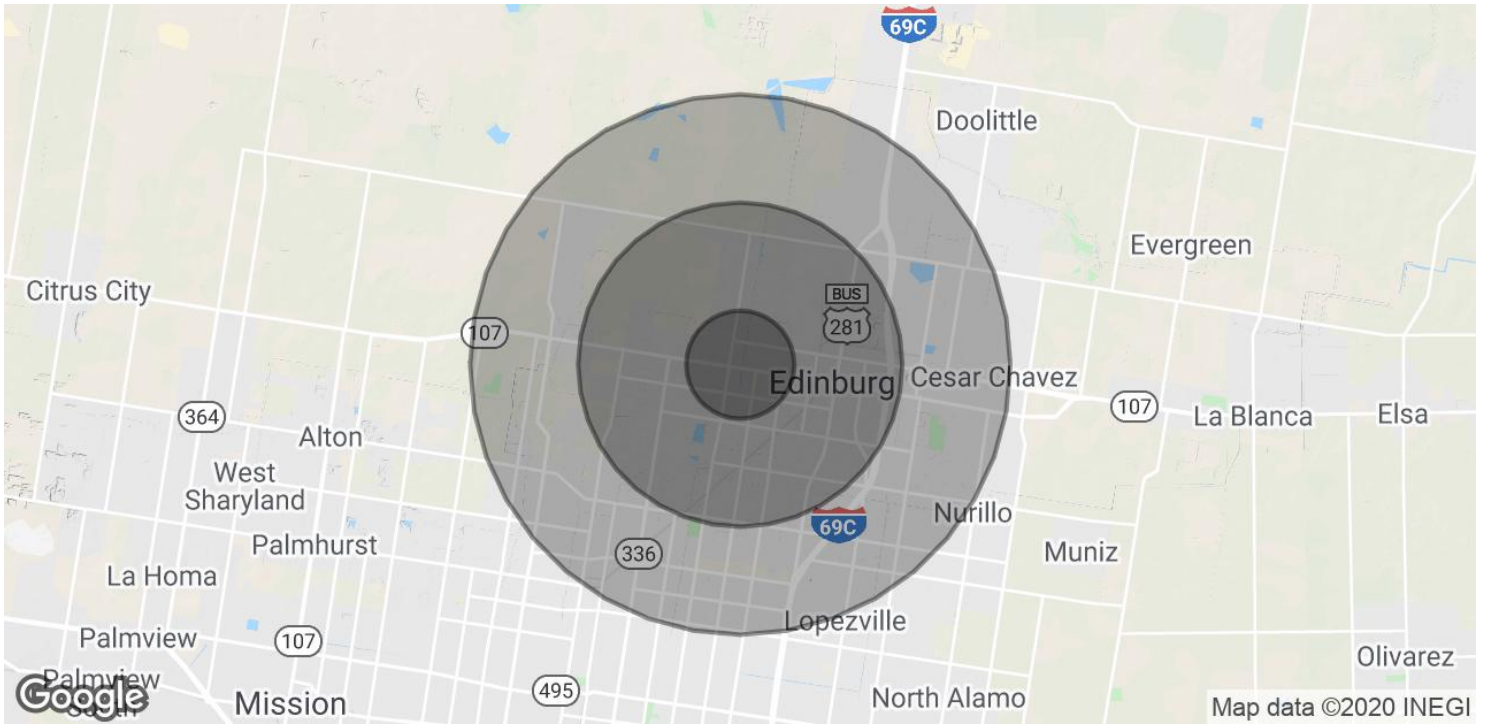




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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 8,305 | 57,301 | 127,487 |
| Average age | 26.5 | 28.4 | 29.3 |
| Average age (Male) | 26.1 | 27.1 | 27.4 |
| Average age (Female) | 27.1 | 29.8 | 31.2 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|-----------|-----------|
| Total households | 2,833 | 18,220 | 39,531 |
| # of persons per HH | 2.9 | 3.1 | 3.2 |
| Average HH income | \$51,828 | \$58,197 | \$60,700 |
| Average house value | | \$167,124 | \$135,487 |

* Demographic data derived from 2010 US Census

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