



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

FOR LEASE

CHEYENNE COMMERCIAL PARK

2705 W. University Drive
Edinburg, TX 78539

AVAILABLE SPACE
2,180 SF

FEATURES

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



OFFICE - MEDICAL

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



CHEYENNE COMMERCIAL PARK

2705 W. University Drive , Edinburg, TX 78539

LEASE



OFFERING SUMMARY

Available SF: 2,180 SF

Annual Rate: \$24.00 SF/yr

NNN: \$4.00 SF/yr

Building Size: 27,637 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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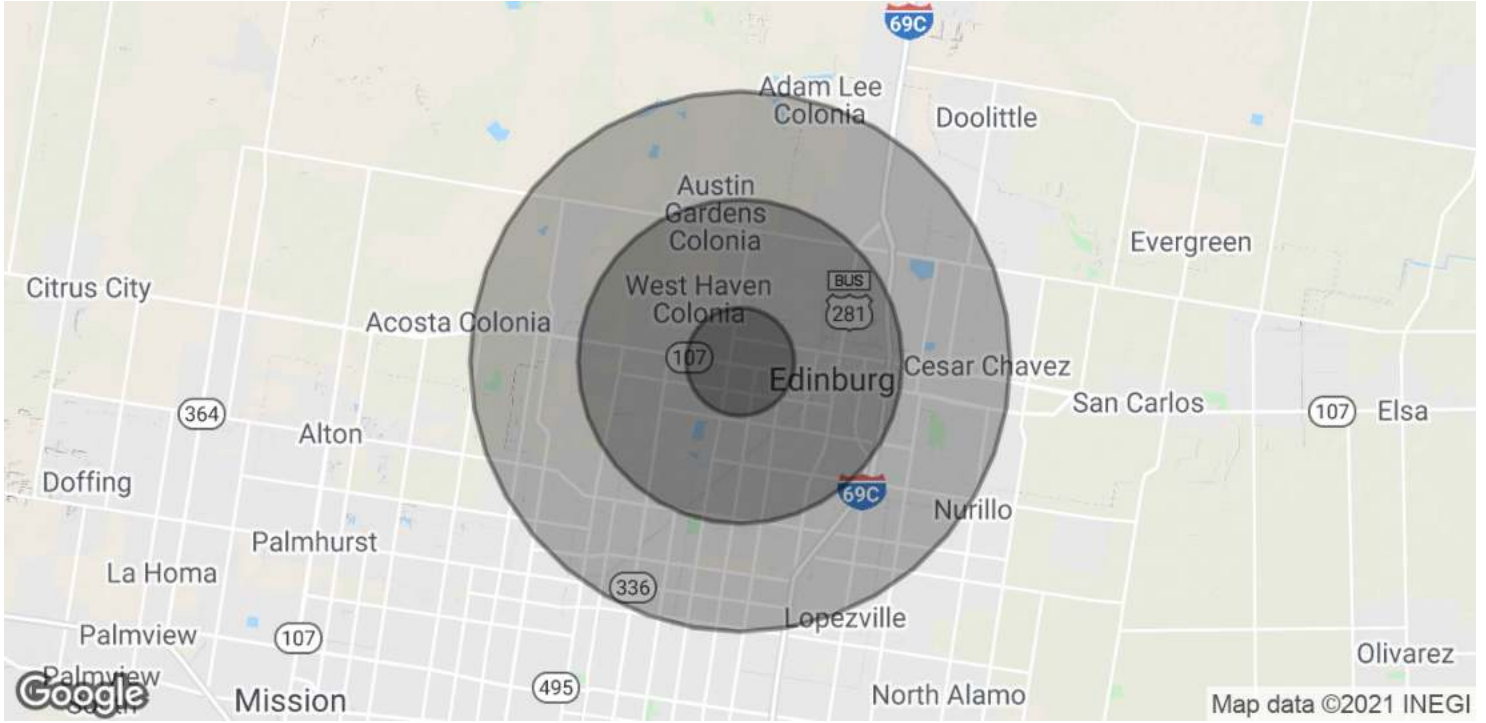


RIO GRANDE VALLEY



CHEYENNE COMMERCIAL PARK

2705 W. University Drive , Edinburg, TX 78539



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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