



# UNIVERSITY DRIVE AND JACKSON ROAD – EDINBURG, TX

*Second Generation Restaurant or Multi - Tenant Space Available*

2201 W University Drive | Edinburg, Texas



JJ McDermott | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

# University Drive and Jackson Road – Edinburg, TX

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### Opportunity Overview:

- 7,220 SF Second Generation Restaurant with Drive Thru
- 2.22 Acres - Multi-tenant space available
- Will subdivide

### Site Overview:

- Located at the signalized intersection of W. University Dr. & Jackson Rd.
- Less than one mile from University of Texas RGV (28,644 Students)
- Situated in the heart of the Edinburg Retail Corridor.
- Excellent visibility and access.
- Pylon signage available

### Trade Area Overview:

- The McAllen-Edinburg-Mission market is the largest market in the Rio Grande Valley (RGV)
- The RGV accounts for over \$5 Billion in annual retail sales
- Retail sales expected to reach \$15 Billion by 2030
- Forbes named RGV as a top five market nationally for job growth
- RGV ranks 2nd in the State of Texas in Retail Sales per capita ahead of San Antonio, Austin, and Dallas.

### Top Area Employers:

- HEB Foods
- University of Texas Rio Grande Valley
- Edinburg Regional Medical Center
- Edinburg Consolidated ISD
- Doctors Hospital at Renaissance

### Traffic Counts:

- 34,566 VPD on W. University Dr.
- 13,980 VPD on S. Jackson Rd.

Demographics	1 Mile	3 Miles	5 Miles
Current Population	20,031	83,229	176,232
Current Households	7,719	26,961	54,503
Growth Since 2010 Census	53.19%	35.30%	35.37%
Median Age	26.3	29.5	30.1

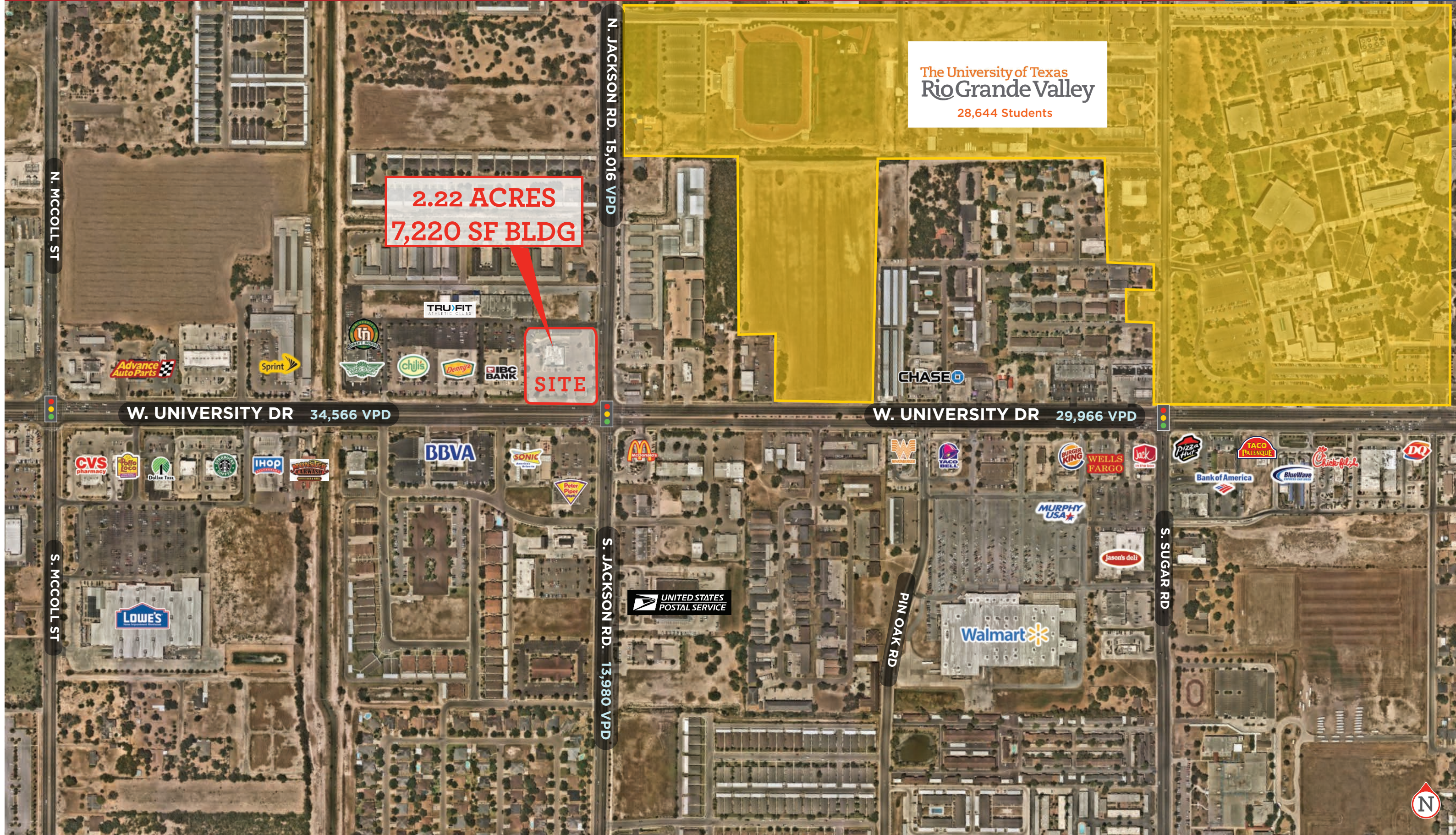
Source: USPS Postal Count, 12/19

### JJ McDermott

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**2.22 ACRES**  
**7,220 SF BLDG**

**SITE**

The University of Texas  
**Rio Grande Valley**  
28,644 Students

**W. UNIVERSITY DR 34,566 VPD**

**W. UNIVERSITY DR 29,966 VPD**

**S. JACKSON RD. 13,980 VPD**

**S. SUGAR RD**

**PIN OAK RD**

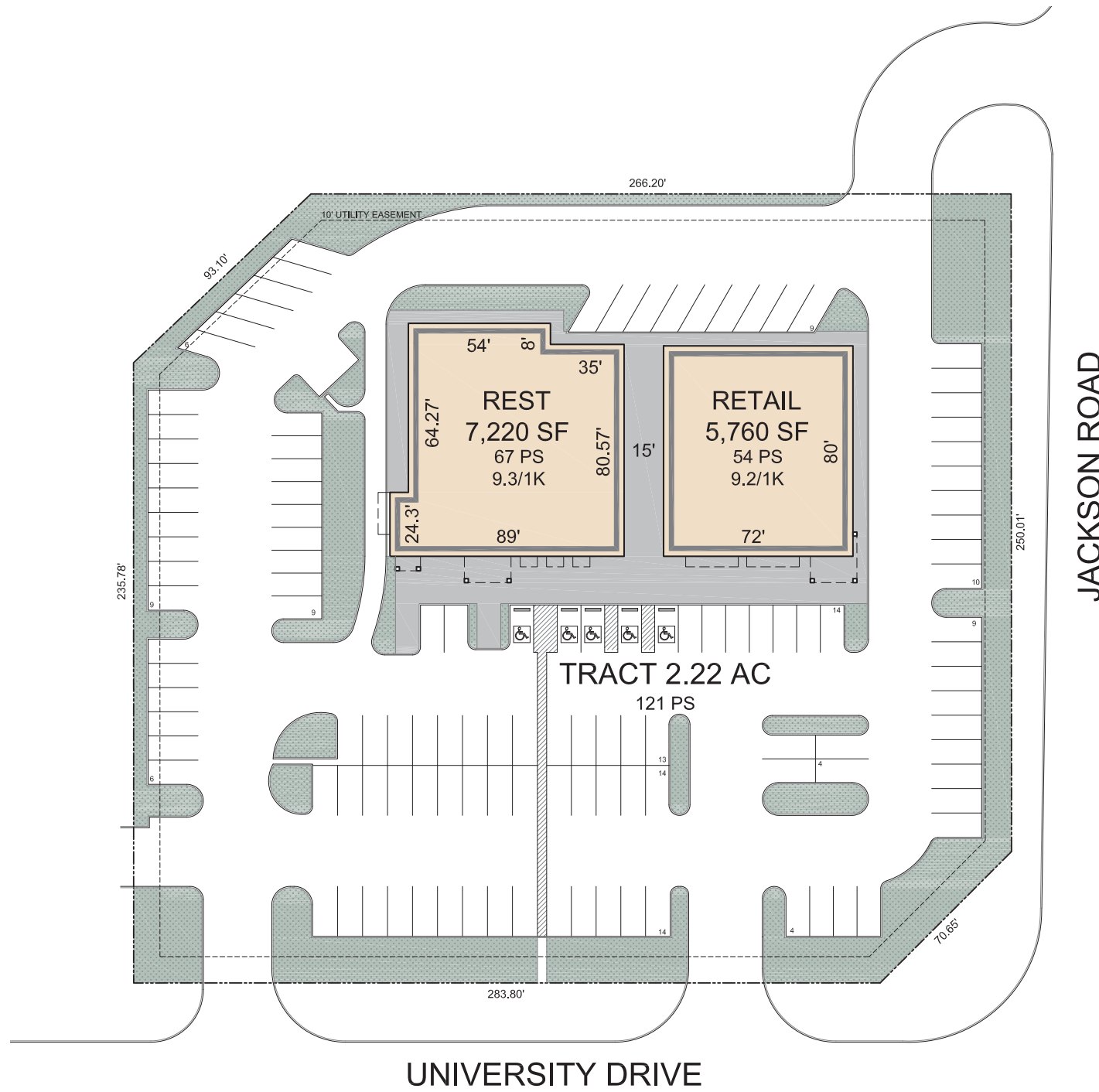
**N. MCCOLL ST**

**S. MCCOLL ST**



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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

