



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

FOR SALE

FORMER DE ALBA'S BAKERY

Subject To Offer

2121 N. Closner Blvd
Edinburg, TX 78541

AVAILABLE SPACE
6,028 SF

FEATURES

- North Edinburg
- Excellent Visibility Frontage Closner Blvd & Interstate I-69C
- High Traffic Area
- Corner Lot Property
- Complete Restaurant Set Up with Drive - Thru



Retail / Land

Daniel Galvan, CCIM

Principal

956 451 2983

dgalvan@cbcworldwide.com

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



SALE

FORMER DE ALBA'S BAKERY

2121 N. Closner Blvd , Edinburg, TX 78541



OFFERING SUMMARY

Sale Price: Subject To Offer

Lot Size: 5.07 Acres

Building Size: 6,028 SF

Market: Rio Grande Valley

Submarket: Edinburg

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PROPERTY OVERVIEW

Former bakery on 5.07 AC Tract is located North Edinburg, TX. Great for Commercial, Multi-Family Development, and or any other Commercial Uses. The property has great visibility frontage on Closner Boulevard and Interstate I-69C.

PROPERTY HIGHLIGHTS

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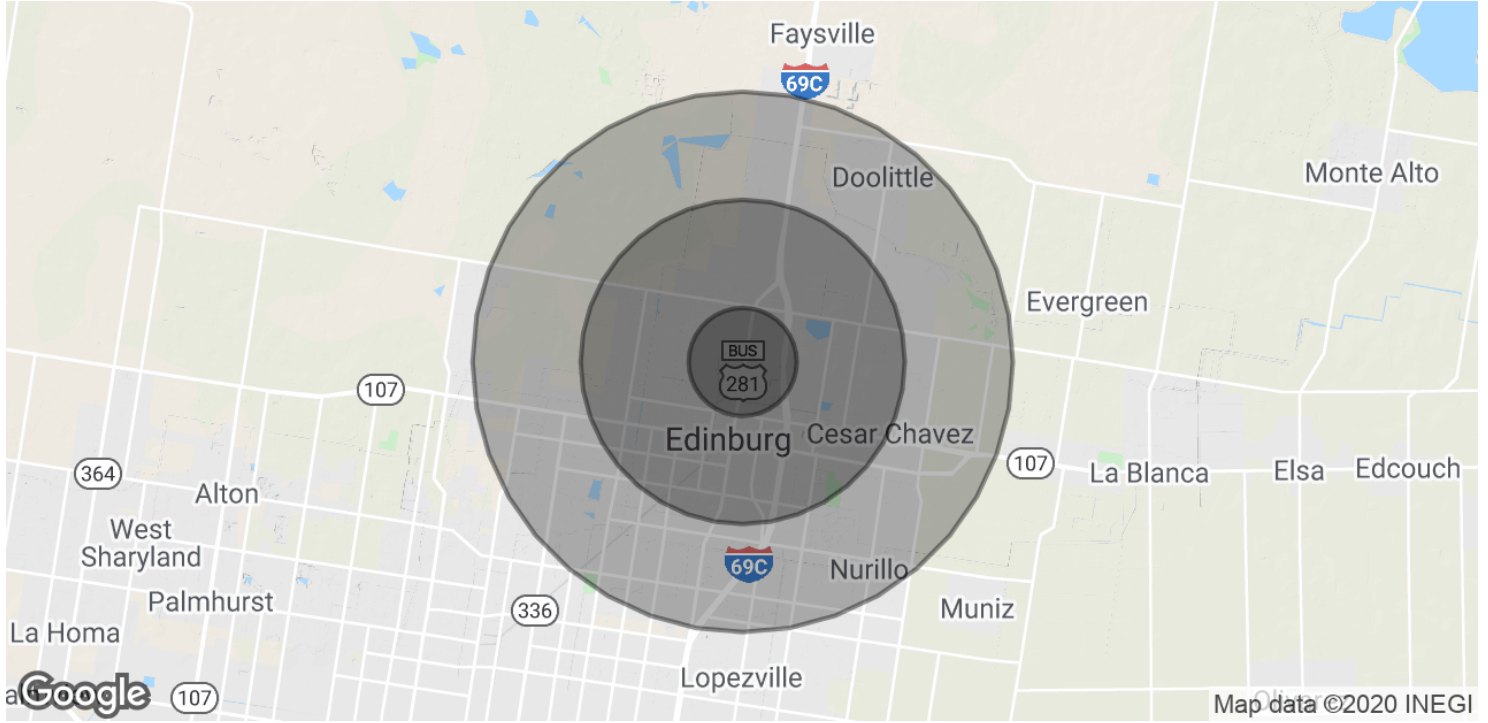




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FORMER DE ALBA'S BAKERY

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,945	46,695	93,921
Average age	25.6	27.5	27.9
Average age (Male)	24.7	25.4	25.9
Average age (Female)	26.8	29.7	29.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,133	14,652	28,125
# of persons per HH	3.3	3.2	3.3
Average HH income	\$39,451	\$42,926	\$52,997
Average house value		\$63,920	\$127,687

* Demographic data derived from 2010 US Census

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