



**COLDWELL  
BANKER  
COMMERCIAL**

RIO GRANDE VALLEY

FOR LEASE

## CHEYENNE COMMERCIAL PARK

2703 W. University Drive  
Edinburg, TX 78539

AVAILABLE SPACE  
4,687 SF

### FEATURES

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



### OFFICE - MEDICAL

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# CHEYENNE COMMERCIAL PARK

2703 W. University Drive , Edinburg, TX 78539



## OFFERING SUMMARY

Available SF:	4,687 SF
Minimum Divisible :	1,540 SF
Max Contiguous:	1,583 SF
Lease Rates:	Negotiable
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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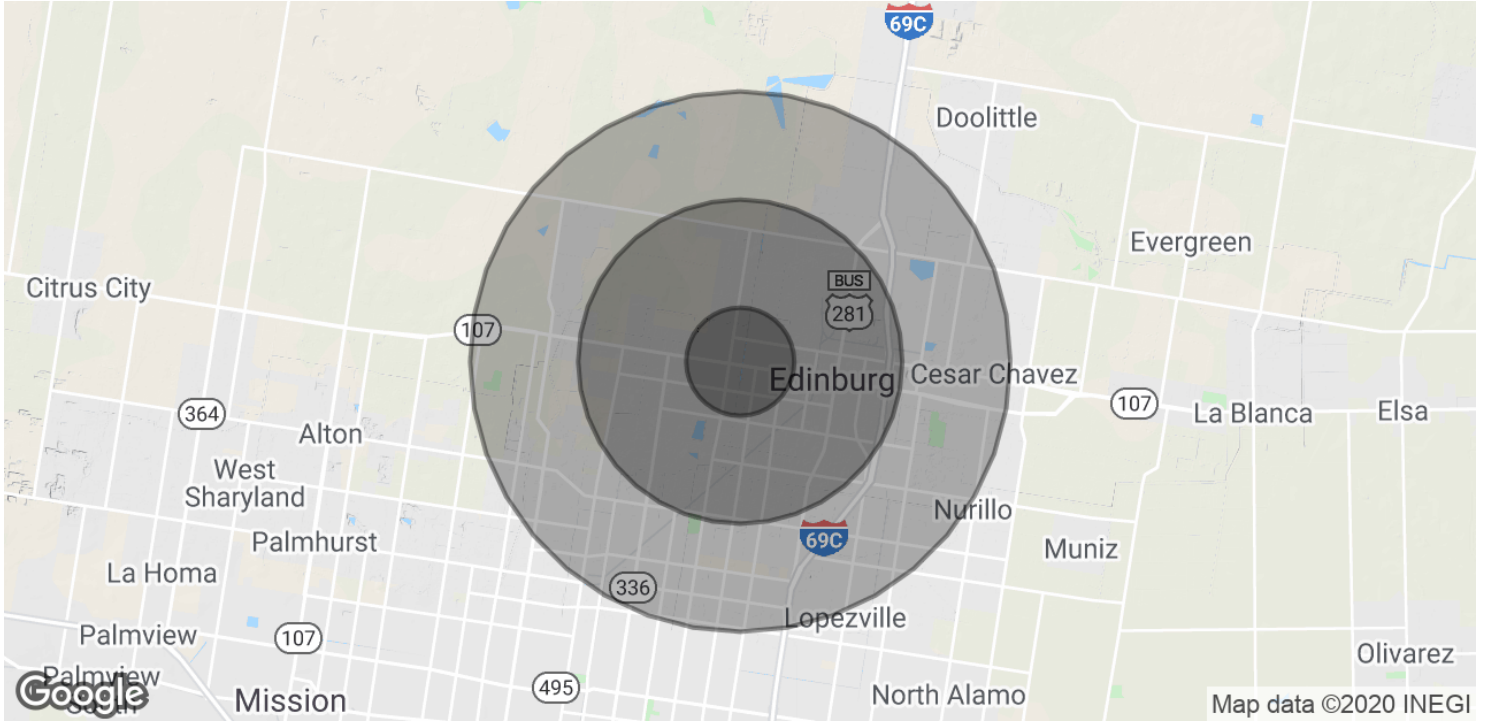






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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,305	57,301	127,487
Average age	26.5	28.4	29.3
Average age (Male)	26.1	27.1	27.4
Average age (Female)	27.1	29.8	31.2

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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