



**COLDWELL  
BANKER  
COMMERCIAL**

RIO GRANDE VALLEY

## 1715 UNIVERSITY DRIVE

Edinburg, TX 78539

AVAILABLE SPACE

1,520 SF



# FOR SALE

CBCWORLDWIDE.COM

Retail

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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SALE



## OFFERING SUMMARY

Sale Price:	\$750,000
Available Space:	1,520 SF
Lot Size:	0.5 Acres
Zoning:	Commercial
Dimensions:	100 x 219.81
Market:	Rio Grande Valley
Submarket:	Edinburg

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## PROPERTY OVERVIEW

This former carwash is a high profile site and is available for sale in one of Edinburg, TX busiest retail corridors. The property has proximity to UTRGV and Hidalgo County Courthouse, while boasting excellent frontage on University Drive.

## PROPERTY HIGHLIGHTS

- Excellent Visibility from University Drive
- Easy Access
- Extremely High Traffic
- Proximity to University of Texas Rio Grande Valley & Hidalgo County Courthouse





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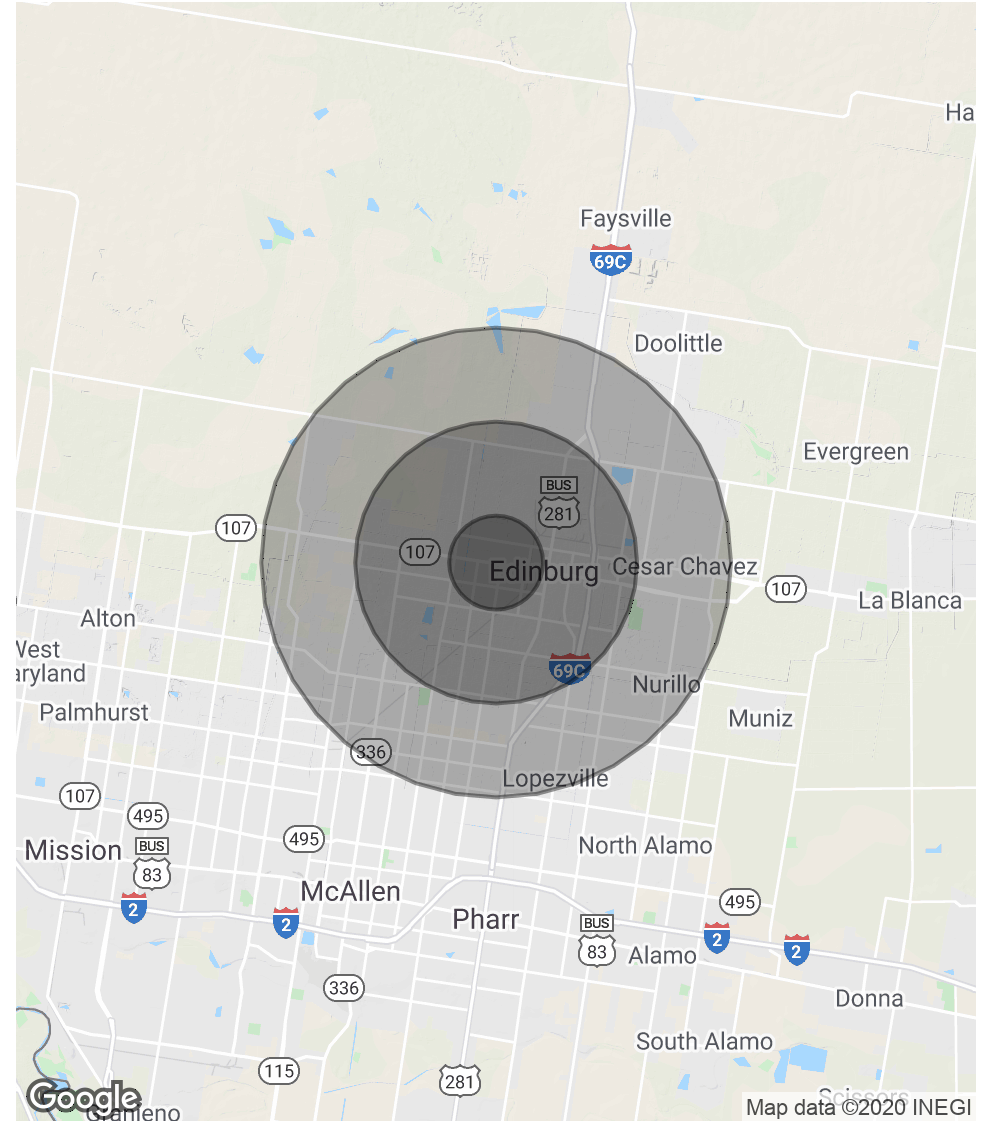
Edinburg, TX 78539

SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,538	57,849	127,980
Average age	27.3	28.3	29.1
Average age (Male)	26.1	26.7	27.1
Average age (Female)	28.6	30.0	31.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,525	18,298	39,233
# of persons per HH	3.0	3.2	3.3
Average HH income	\$45,916	\$54,312	\$59,988
Average house value		\$141,109	\$129,597

\* Demographic data derived from 2010 US Census



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