



**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

Daniel Galvan, SIOR, CCIM
956 451 2983
dgalvan@cbcworldwide.com

Michael Pacheco
956 739 5172
michael.pacheco@cbcworldwide.com

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

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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

Annual Rate: \$15.00 SF/yr

NNN: \$3.45 SF/yr

Building Size: 31,259 SF

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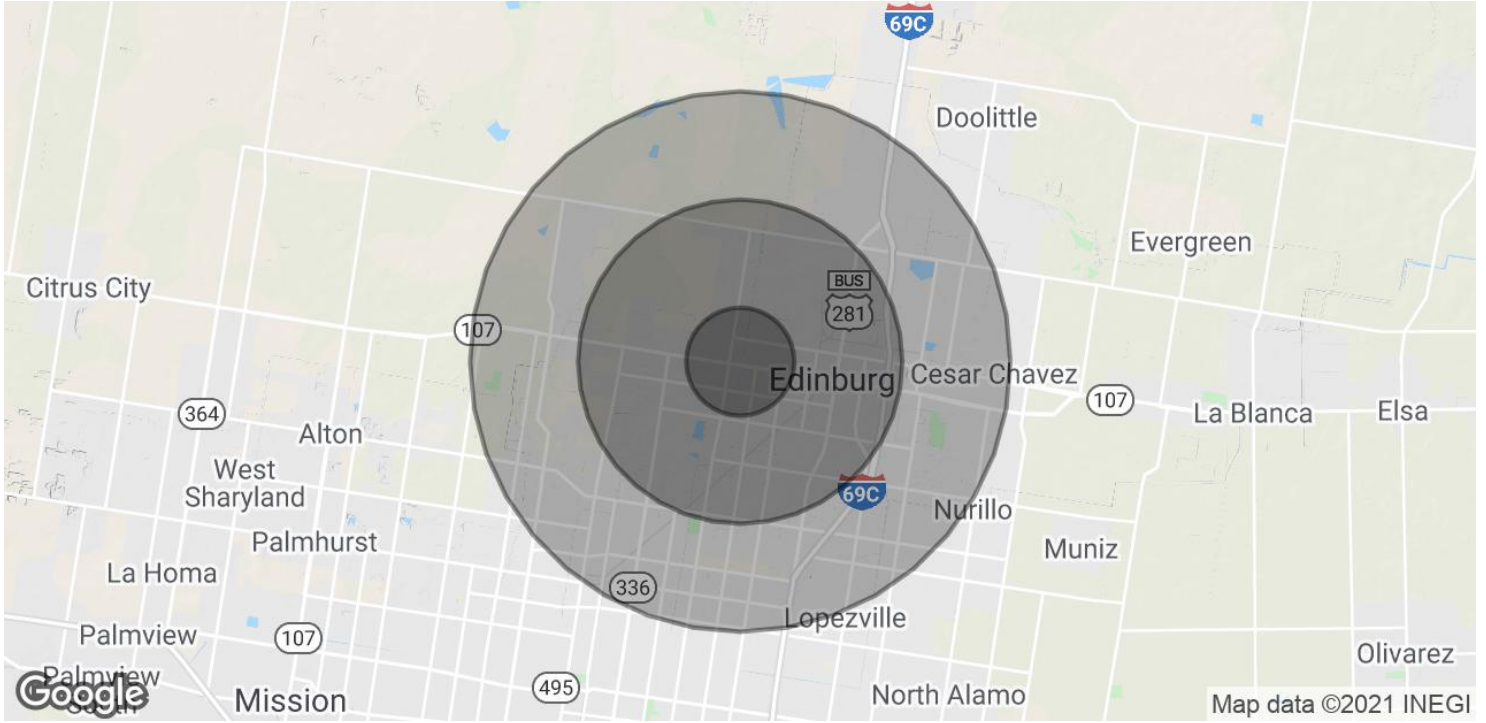
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,305	57,301	127,487
Average age	26.5	28.4	29.3
Average age (Male)	26.1	27.1	27.4
Average age (Female)	27.1	29.8	31.2

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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