



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

EDINBURG, TX DEVELOPMENT SITE

South Edinburg, TX 78539

LAND AVAILABLE

1.75 Acres

ASKING PRICE

\$1,400,000



FOR SALE

Development Land

Daniel Galvan, SIOR, CCIM

956 631 1322

dgalvan@cbcworldwide.com

Marc Moran

956 784 9874

marcos.moran@cbcworldwide.com

©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

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

CBCWORLDWIDE.COM



EDINBURG, TX DEVELOPMENT SITE

Edinburg, TX 78539

SALE



OFFERING SUMMARY

Lot Size: 1.75 Acres

Market: Edinburg

PROPERTY OVERVIEW

Excellent commercial land located in one of Edinburg's busiest corridors and has excellent frontage on Trenton Rd. This site is surrounded by national retailers and is perfect for any user or developer.

PROPERTY HIGHLIGHTS

- Directly Across From Walmart Super Center
- Easy Access to Interstate 69C
- Located within Edinburg's Medical Corridor
- Excellent Frontage on Trenton Road
- Proximity to Major Hospital Systems
- Extremely High Traffic

CBCWORLDWIDE.COM

Daniel Galvan, SIOR, CCIM
956 631 1322
dgalvan@cbcworldwide.com

Marc Moran
956 784 9874
marcos.moran@cbcworldwide.com

 **COLDWELL
BANKER
COMMERCIAL**
RIO GRANDE VALLEY



EDINBURG, TX DEVELOPMENT SITE

Edinburg, TX 78539

SALE



CBCWORLDWIDE.COM

Daniel Galvan, SIOR, CCIM
956 631 1322
dgalvan@cbcworldwide.com

Marc Moran
956 784 9874
marcos.moran@cbcworldwide.com



EDINBURG, TX DEVELOPMENT SITE

Edinburg, TX 78539

SALE



CBCWORLDWIDE.COM

Daniel Galvan, SIOR, CCIM
 956 631 1322
 dgalvan@cbcworldwide.com

Marc Moran
 956 784 9874
 marcos.moran@cbcworldwide.com

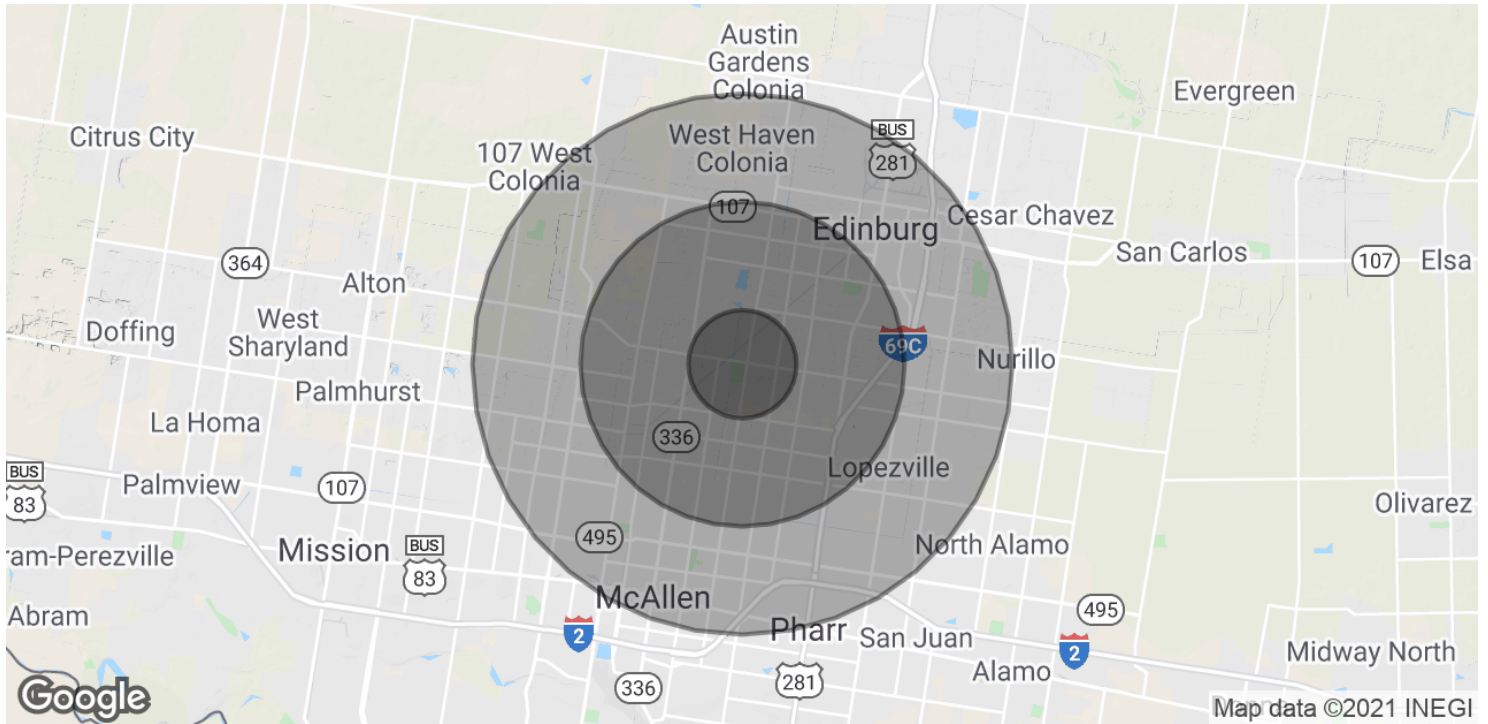


RIO GRANDE VALLEY



EDINBURG, TX DEVELOPMENT SITE

Edinburg, TX 78539



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,776	72,789	206,195
Average age	32.4	31.4	29.8
Average age (Male)	31.7	29.9	28.1
Average age (Female)	33.3	33.0	31.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,790	24,292	63,407
# of persons per HH	3.2	3.0	3.3
Average HH income	\$93,604	\$71,751	\$56,409
Average house value	\$184,508	\$145,131	\$114,850

* Demographic data derived from 2010 US Census

CBCWORLDWIDE.COM

Daniel Galvan, SIOR, CCIM
 956 631 1322
 dgalvan@cbcworldwide.com

Marc Moran
 956 784 9874
 marcos.moran@cbcworldwide.com

