

RS PLAZA

00 RAUL LONGORIA RD

Edinburg, TX 78542



LEASE RATE \$24.00 SF/yr

NNN \$3.60 SF/yr

Antonio Garza

956 522 9548



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY SUMMARY

00 RAUL LONGORIA RD

Edinburg, TX 78542



PROPERTY DESCRIPTION

This brand-new modern office/retail center has a lot to offer its tenants. Located on a high-traffic road with lots of morning and afternoon traffic between Edinburg/Pharr/San Juan, TX. The site is located within close proximity to Bert Ogden Arena, HEB Park, Edinburg Municipal Park, Los Lagos Golf Course and surrounded by neighboring National Retailers on Hwy 281/69C. The Strip center sits in a very fast growing area with a strong daytime population.

PROPERTY HIGHLIGHTS

- New Modern Construction
- High Traffic Area with Ample Parking
- Custom Finish Outs Available
- TI Allowance Available

OFFERING SUMMARY

Lease Rate: \$24.00 SF/YR (NNN)

NNN: \$3.60 SF/YR

Minimum Divisible: 1,299 SF

Max Contiguous: 5,251 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,038	21,267	64,820
Total Population	7,515	71,210	189,592
Average HH Income	\$61,002	\$63,307	\$57,525

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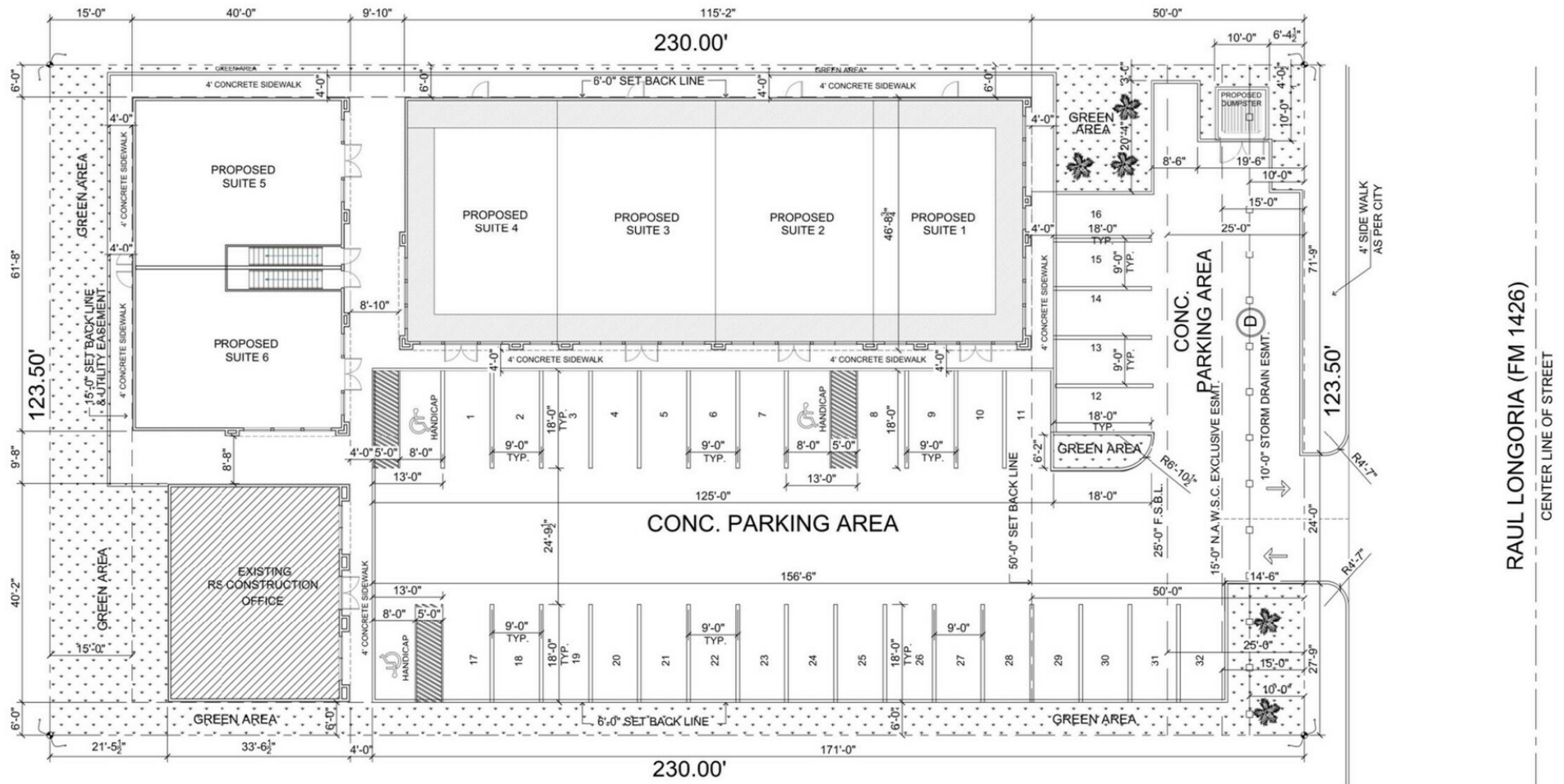


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SITE PLAN

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AVAILABLE SPACES

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,073 - 1,329 SF	Lease Rate:	\$24.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Available	1,299 SF	NNN	\$24.00 SF/yr	Retail / Medical / Office
Suite 2	Available	1,329 SF	NNN	\$24.00 SF/yr	Retail / Medical / Office
Suite 3	Available	1,329 SF	NNN	\$24.00 SF/yr	Retail / Medical / Office
Suite 4	Available	1,294 SF	NNN	\$24.00 SF/yr	Retail / Medical / Office
Suite 5	Available	1,128 SF	NNN	\$24.00 SF/yr	Professional Services / Office
Suite 6	Available	1,073 SF	NNN	\$24.00 SF/yr	Professional Services / Office
Suite 7 (2nd Level)	Available	1,237 SF	NNN	\$24.00 SF/yr	Professional Services / Office
Suite 8 (2nd Level)	Available	1,184 SF	NNN	\$24.00 SF/yr	Professional Services / Office

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AERIAL

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LOCATION MAP

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DEMOGRAPHICS

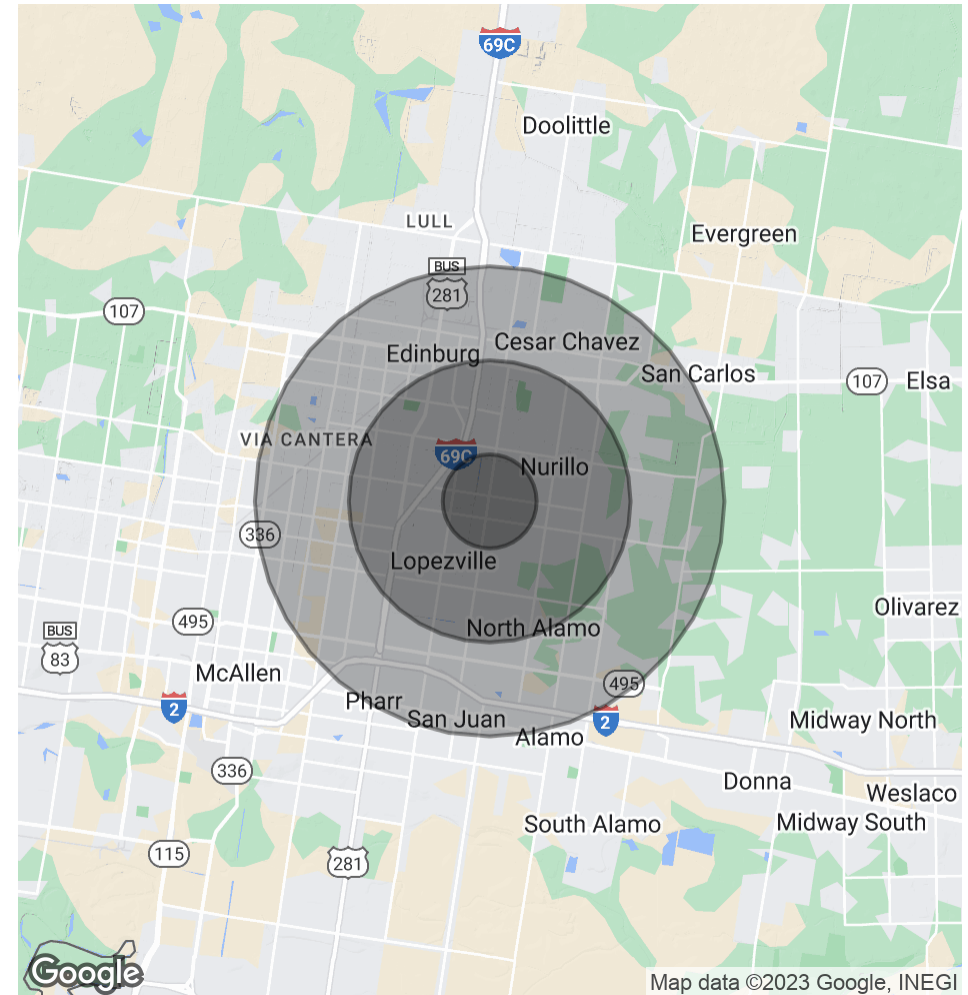
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,515	71,210	189,592
Average Age	23	28.5	30.7
Average Age (Male)	22.5	28.1	29.4
Average Age (Female)	24.6	29.3	32.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,038	21,267	64,820
# of Persons per HH	3.7	3.3	2.9
Average HH Income	\$61,002	\$63,307	\$57,525
Average House Value	\$124,982	\$124,891	\$113,728

* Demographic data derived from 2020 ACS - US Census



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