

# SUGAR BUSINESS PARK

5001 S. SUGAR RD

Edinburg, TX 78539



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**COLDWELL BANKER  
COMMERCIAL**

RIO  
GRANDE VALLEY

# PROPERTY SUMMARY

**5001 S. SUGAR RD**

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## PROPERTY DESCRIPTION

Sugar Business Park sits on the hard corner of Sugar and Albert Road, strategically positioned with the support of the surrounding infrastructure of Doctors Hospital at Renaissance, South Texas Health System, and Cornerstone Hospital. This site also enjoys the convenience of being near shops, restaurants, and other local attractions.

## PROPERTY HIGHLIGHTS

- Proximity to major medical facilities
- Ample Parking
- Custom Finish Outs Available
- Conveniently located
- TI Allowance Available

## OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
NNN:	\$5.15/YR
Minimum Divisible:	2,625 SF
Max Contiguous:	35,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,736	32,682	88,644
Total Population	7,088	89,805	253,250
Average HH Income	\$82,369	\$71,847	\$59,635

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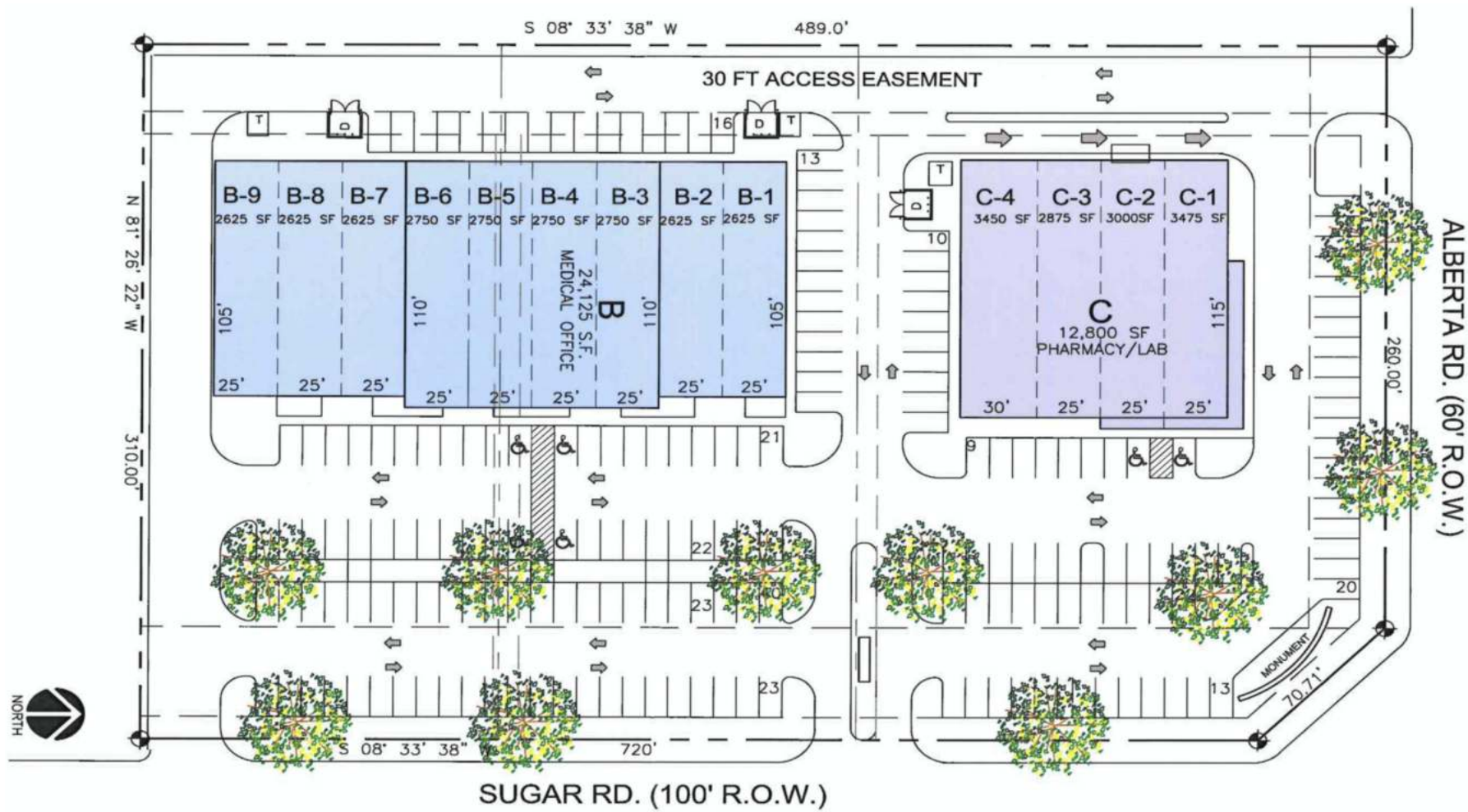


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# FLOOR PLAN

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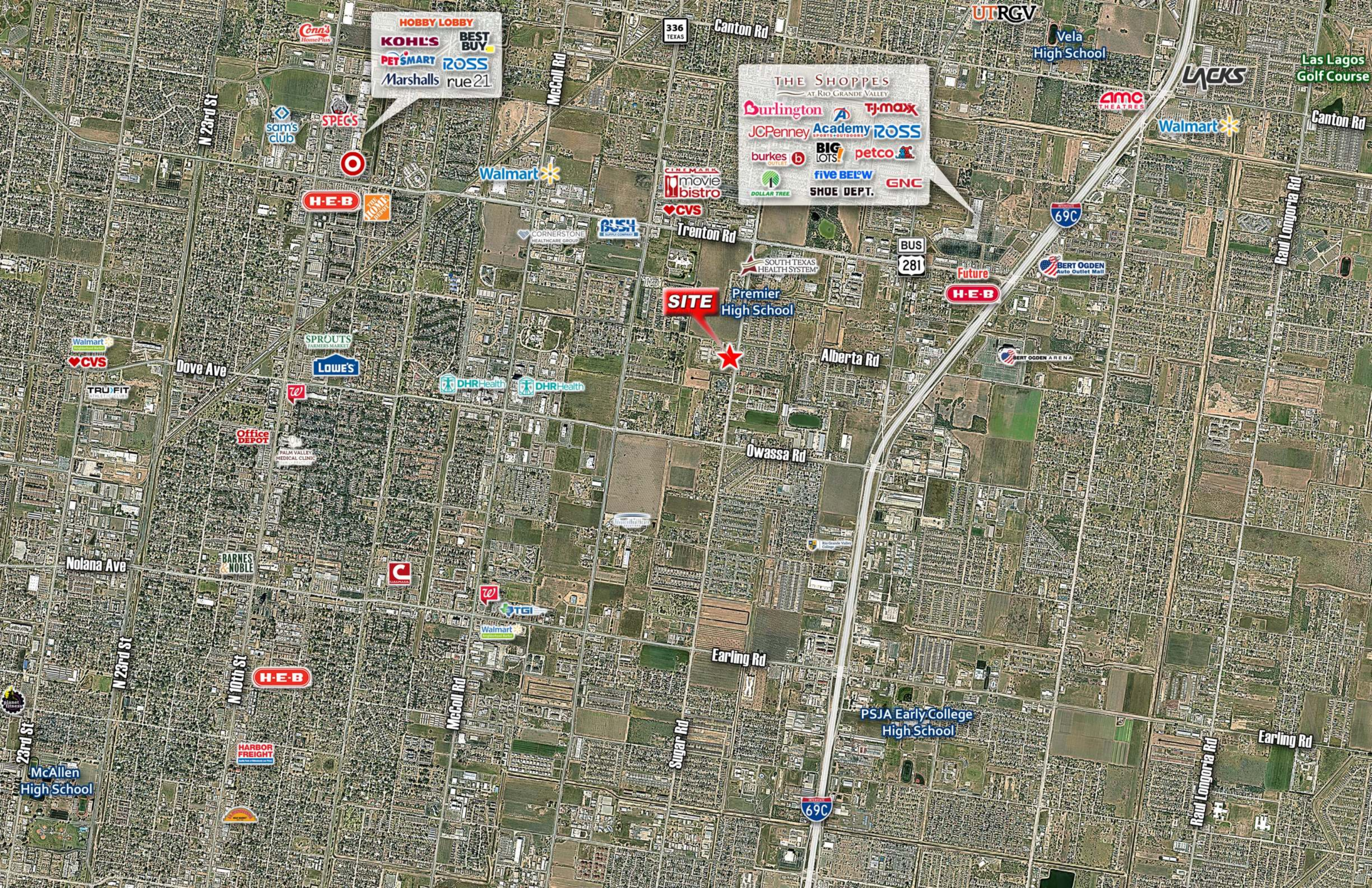
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HOBBY LOBBY  
KOHLS  
BEST BUY  
PETSMART  
ROSS  
Marshalls  
rue21

THE SHOPPES  
AT RIO GRANDE VALLEY  
Burlington  
JCPenney  
burkes  
DOLLAR TREE  
TJ-maxx  
Academy  
BIG LOTS  
petco  
five BELOW  
SHOE DEPT.  
GNC  
ROSS

SITE

Premier High School

Alberta Rd

Owassa Rd

Earling Rd

PSJA Early College High School

Vela High School

Las Lagos Golf Course

Walmart

Walmart

H-E-B

Future H-E-B

BERT OGDEN Auto Outlet Mall

BERT OGDEN ARENA

CVS

movie bistro

BUSH

CORNERSTONE HEALTHCARE GROUP

DHR Health

DHR Health

SPROUTS FARMERS MARKET

LOWE'S

BARNES & NOBLE

HARBOR FREIGHT

H-E-B



McAllen High School

Nolana Ave

Dove Ave

Walmart

CVS

TRU-FIT

23rd St

N 23rd St

N 10th St

McColl Rd

Sugar Rd

Earling Rd

Raul Longoria Rd

Earling Rd

Canton Rd

Raul Longoria Rd

69C

BUS 281

69C

336 TEXAS

Canton Rd

UTRGV

LACKS

AMC THEATRES

Conn's HomePlus

sam's club

SPEC'S





# AERIAL

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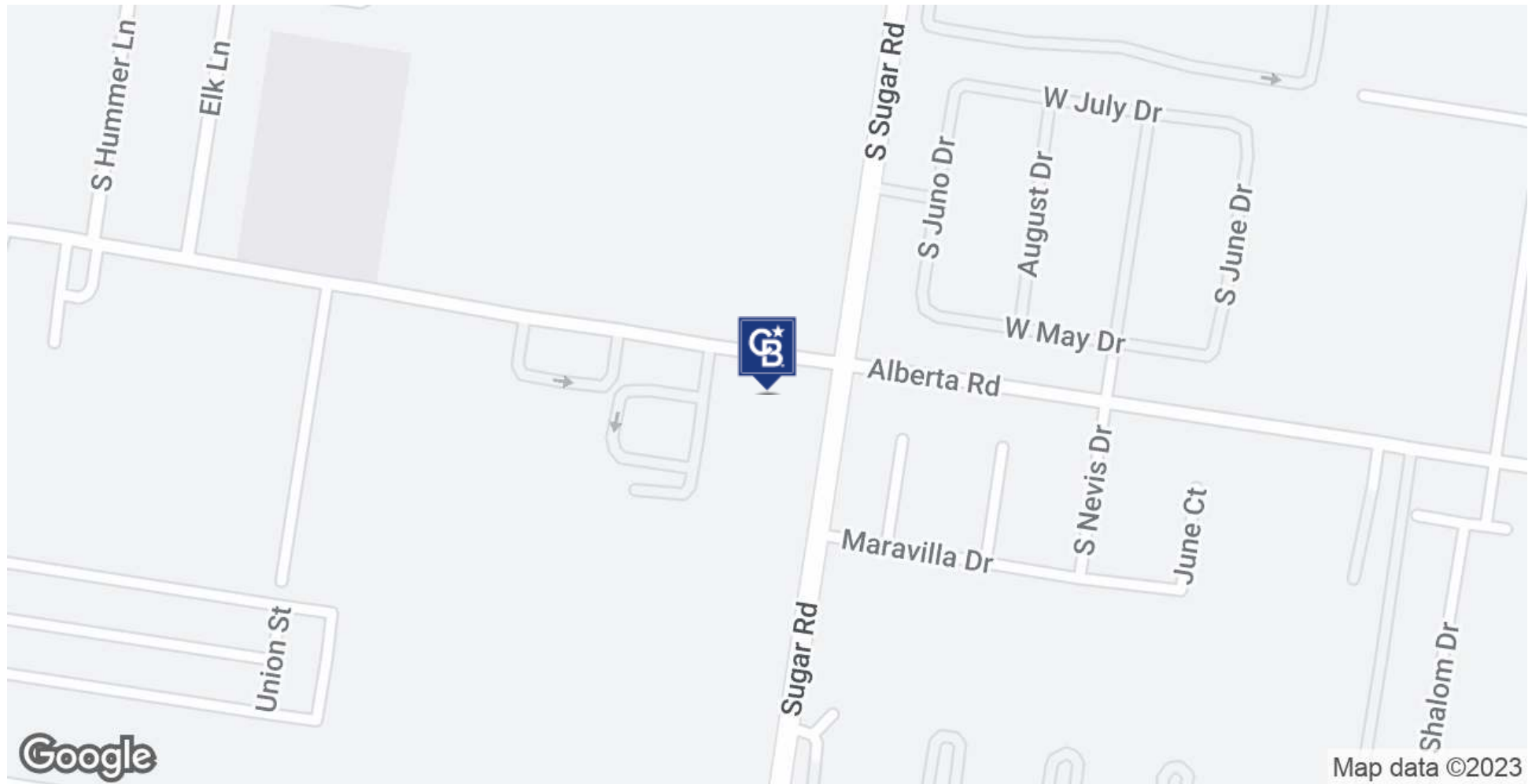
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# LOCATION MAP

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# DEMOGRAPHICS

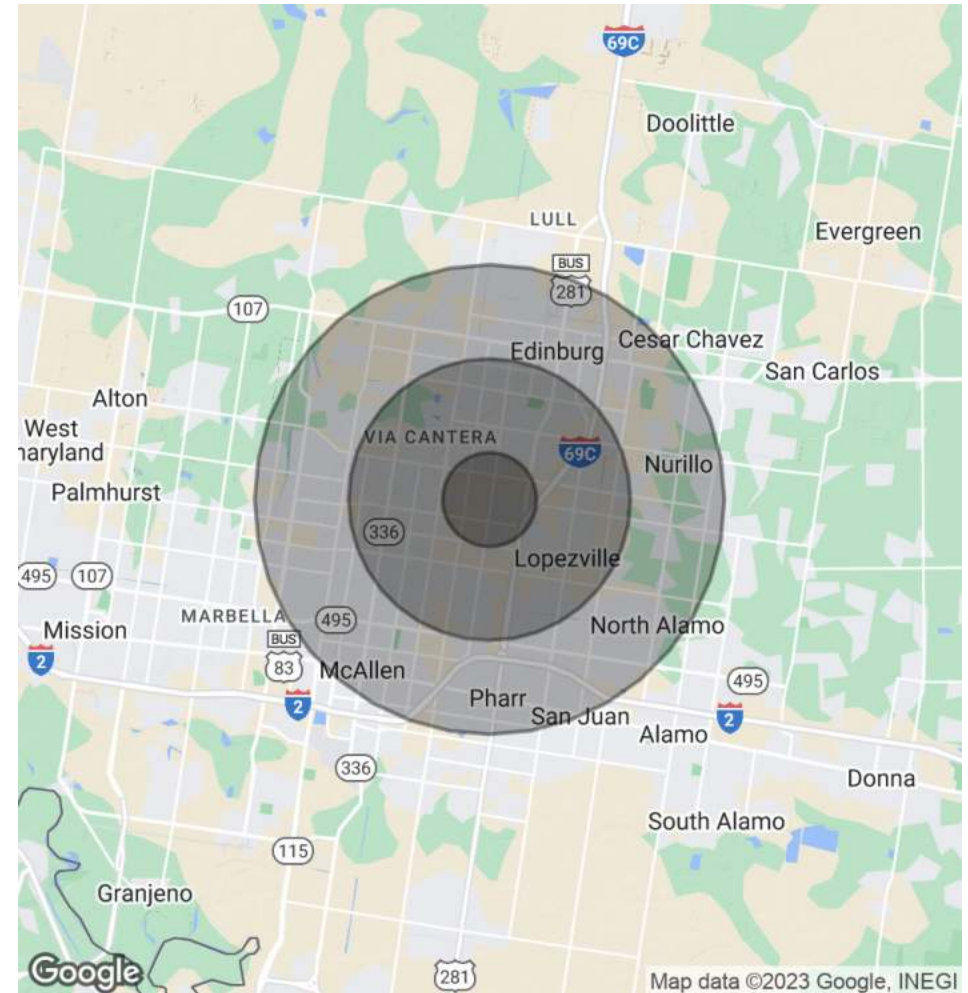
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,088	89,805	253,250
Average Age	35.5	31.9	31.5
Average Age (Male)	31.2	30	29.5
Average Age (Female)	38.7	34.4	33.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,736	32,682	88,644
# of Persons per HH	2.6	2.7	2.9
Average HH Income	\$82,369	\$71,847	\$59,635
Average House Value	\$167,446	\$148,482	\$122,508

*\* Demographic data derived from 2020 ACS - US Census*



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