

FORMER FAMILY DOLLAR

611 E. EDINBURG AVENUE

Elsa, TX 78543



SALE PRICE

\$850,000

LEASE RATE

Negotiable

Michael Pacheco

956 739 5172

michael.pacheco@cbcworldwide.com



COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

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PROPERTY DESCRIPTION

Situated on Elsa's major arterial roadway and minutes from I-69C, this freestanding commercial property includes 7,848 square feet of high quality commercial improvements and over 25 parking spaces. With over 16,000 vehicles per day in traffic on Edinburg Avenue, this property is ideal for any retail end-user or investor.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,178	4,108	8,377
Total Population	3,899	15,165	32,777
Average HH Income	\$36,166	\$36,650	\$37,894

PROPERTY HIGHLIGHTS

- Freestanding Building
- High Traffic Area
- Easily Accessible

OFFERING SUMMARY

Sale Price:	\$850,000
Lease Rate:	Negotiable
Lot Size:	.81 AC
Building Size:	7,848 SF
Lot Dimensions:	210' x 170'

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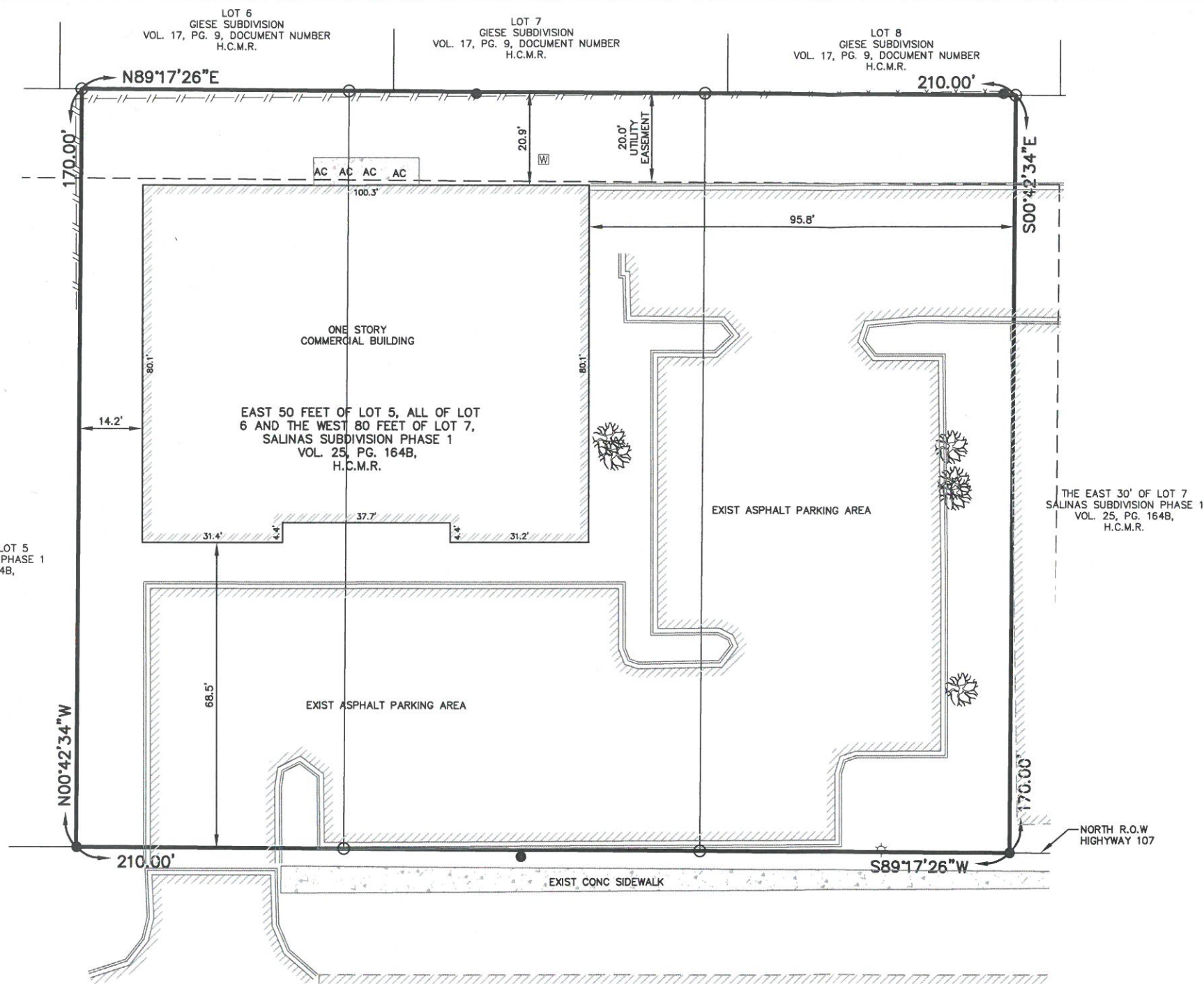
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SCALE: 1" = 30'

LEGEND	
●	- FND. 1/2" IRON ROD W/NO CAP
○	- SET 1/2" IRON ROD W/PLASTIC CAP STAMPED "SAMES"
☼	- LIGHT POLE
Ⓜ	- WATER METER
🌳	- TREE
---	- CEDAR FENCE LINE
EXIST.	- EXISTING
CONC.	- CONCRETE
▨	- ASPHALT
▩	- CONCRETE
H.C.M.R.	- HIDALGO COUNTY MAP RECORDS
H.C.D.R.	- HIDALGO COUNTY DEED RECORDS
O.R.H.C.	- OFFICIAL RECORDS OF HIDALGO COUNTY
R.O.W.	- RIGHT OF WAY
FND.	- FOUND

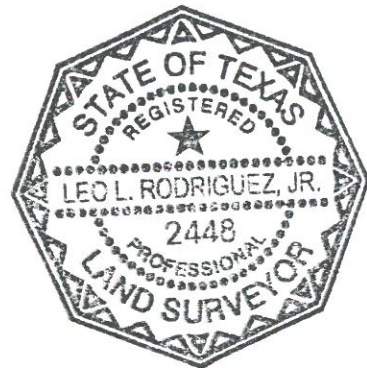
- SURVEY NOTES:**
1. BASIS OF BEARING THE SOUTH R.O.W. LINE OF LOT STATE HIGHWAY 107, SALINAS SUBDIVISION PHASE 1, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 25, PAGE 164B, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
 2. BEARINGS SHOWN ARE BASED ON SALINAS SUBDIVISION PHASE 1, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 25, PAGE 164B, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
 3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
 4. THE SURVEYOR DID NOT PREPARE AN ABSTRACT OF TITLE. TITLE WORK WAS FURNISHED BY WFG NATIONAL TITLE INSURANCE COMPANY, UNDER GF NO. 170310, AND TITLE COMMITMENT DATED EFFECTIVE OCTOBER 21, 2020. SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE TITLE WORK FURNISHED.

- THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:**
5. SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION OF SAID PROPERTY.
 - a. STATUTORY EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO AND CAMERON COUNTIES WATER CONTROL AND IMPROVEMENT DISTRICT NO. 9.
 - b. ROADWAY AND 20 FOOT UTILITY EASEMENT ALONG THE REAR AS SHOWN ON THE MAP OF SALINAS SUBDIVISION PHASE I, RECORDED IN VOLUME 25, PAGE 164B, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
 - c. NONE-EXCLUSIVE EASEMENT IN FAVOR OF FD VALLEY PARTNERS, LTD AS SHOWN BY INSTRUMENT DATED NOVEMBER 21, 2000, FILED JANUARY 22, 2001 UNDER DOCUMENT NUMBER 937308, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
 - d. RIGHT OF WAY EASEMENT IN FAVOR OF CENTRAL POWER AND LIGHT COMPANY AS SHOWN BY INSTRUMENT DATED APRIL 18, 2001, FILED MAY 31, 2001 UNDER DOCUMENT NUMBER 975081, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

PLAT SHOWING

EAST 50 FEET OF LOT 5, ALL OF LOT 6 AND THE WEST 80 FEET OF LOT 7, SALINAS SUBDIVISION PHASE 1 AN ADDITION TO THE CITY OF ELSA, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 25, PAGE 164B, DOCUMENT NUMBER , MAP RECORDS OF HIDALGO COUNTY, TEXAS.

I, LEO L. RODRIGUEZ, JR., CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS, DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN ON THIS PLAT. NO SUBSURFACE UTILITIES OR SERVICE CONNECTIONS ARE SHOWN. © COPYRIGHT 2018 SAM ENGINEERING & SURVEYING. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE BORROWER NAMED HEREON, IN CONJUNCTION WITH THE ORIGINAL TRANSACTION WHICH SHALL TAKE PLACE WITHIN 6 MONTHS AFTER THE SURVEY WAS PROVIDED. NO LICENSE HAS BEEN CREATED OR IMPLIED COPY THIS SURVEY. SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE.



LEO L. RODRIGUEZ, JR. DATE 11/23/20
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2448


JOB NUMBER	DRAWN BY	RVWD. BY	DATE
SUR 20.618	A. M.	LLR.	11/23/2020

SHEET 1 OF 1: SURVEY PLAT

SETBACK NOTES:
ALL SETBACKS AS PER CITY ORDINANCE

GENERAL NOTES:
ADDRESS: HWY 107, ELSA, TEXAS, 78538
SURVEYED: NOVEMBER 11, 2020
REQUESTED BY: BLANCA VILLALOBOS - IBC BANK
PROPOSED BORROWER: PLATA PROPERTIES, INC.

FLOOD ZONE DESIGNATION: FEMA has not completed a study to determine flood hazard for the selected location; therefore, a flood map has not been published at this time. You can contact your community or the FEMA FMIX for more information about flood risk and flood insurance in your community.



SAM Engineering & Surveying
200 S. 10TH STREET, SUITE 1500 TEL: (956) 702-8880
MCALLEN, TEXAS 78501 FAX: (956) 702-8883
SURVEY FIRM REG. No. 101416-00

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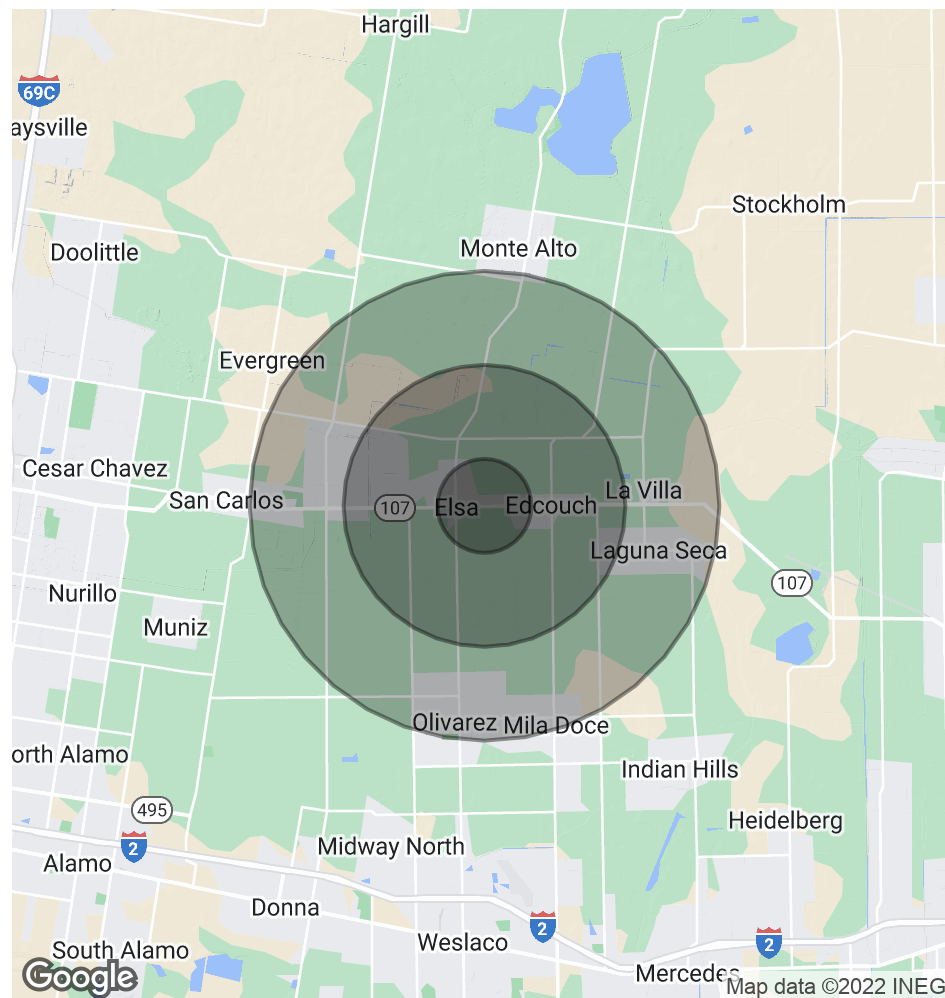
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,899	15,165	32,777
Average Age	27.9	26.4	25.6
Average Age (Male)	26.1	24.2	23.7
Average Age (Female)	32.7	30.5	28.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,178	4,108	8,377
# of Persons per HH	3.3	3.7	3.9
Average HH Income	\$36,166	\$36,650	\$37,894
Average House Value	\$64,143	\$66,971	\$73,468

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



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