

UNIVERSITY CORNERS

1706 W. UNIVERSITY DRIVE

Edinburg, TX 78539



LEASE RATE: \$36.00 PER YEAR

LEASE TYPE: NNN

WALMART OUTPARCEL

UT-RGV SHADOW ANCHORED

Daniel Galvan, SIOR, CCIM

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Michael Pacheco

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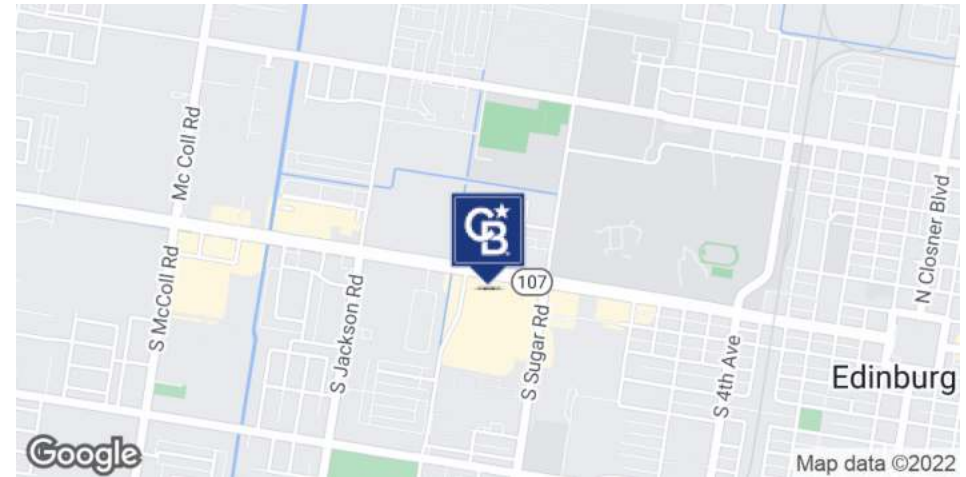
**COLDWELL BANKER
COMMERCIAL**

RIO
GRANDE VALLEY

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PROPERTY DESCRIPTION

University Corners is located on University Drive with proximity to the University of Texas - Rio Grande Valley. The plaza sits on a Walmart outparcel and is also located near the Hidalgo County Courthouse, one of Edinburg's largest employers.

PROPERTY HIGHLIGHTS

- High Traffic Area
- Great Visibility from University Drive
- Excellent Tenant Synergy
- Surrounded by National Retailers

OFFERING SUMMARY

Lease Rate:	\$36.00 per year (NNN)
Available SF:	1,340 SF
Lot Size:	1.01 Acres
Building Size:	10,760 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,380	26,500	53,862
Total Population	13,703	73,142	155,849
Average HH Income	\$42,744	\$62,618	\$68,137

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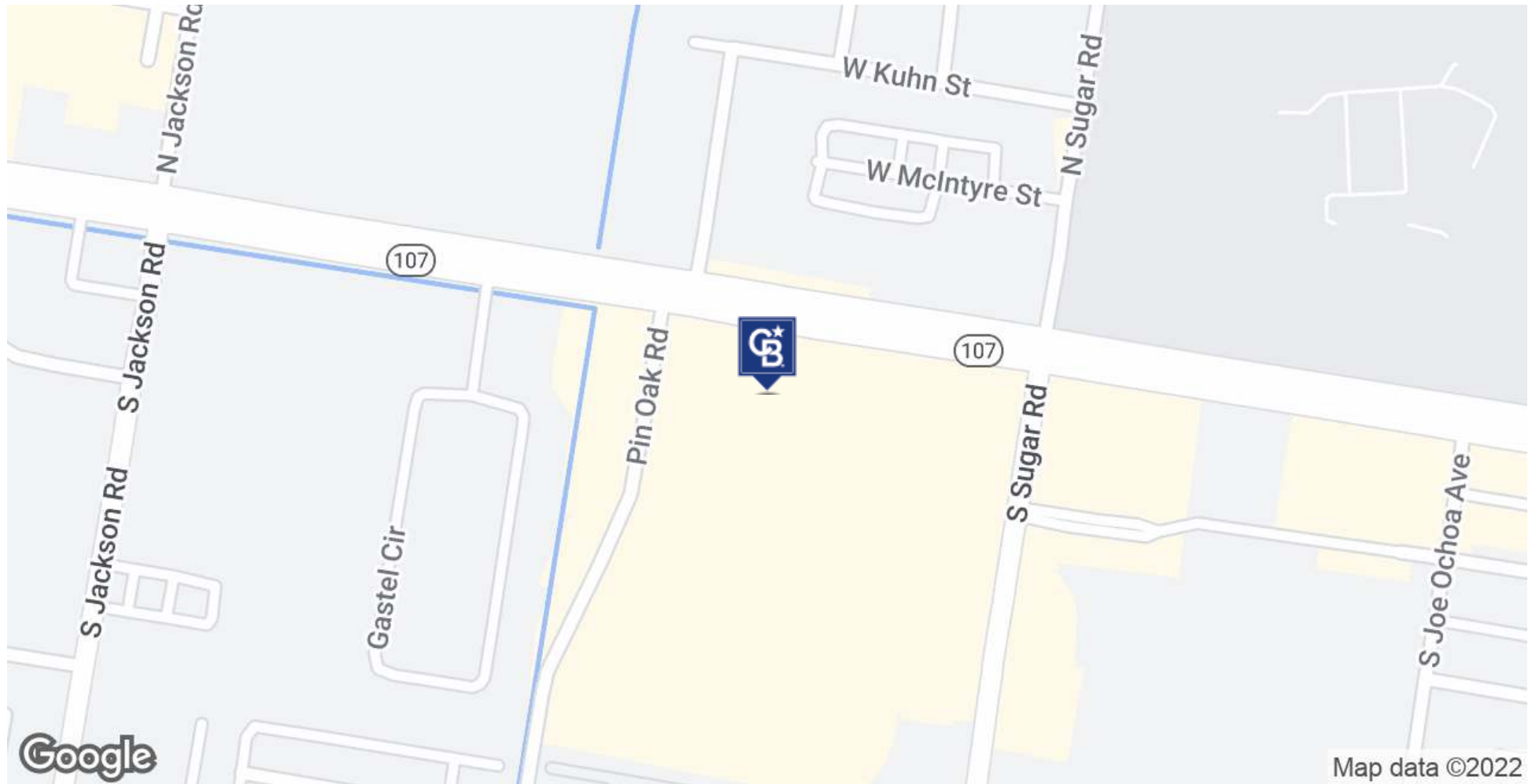


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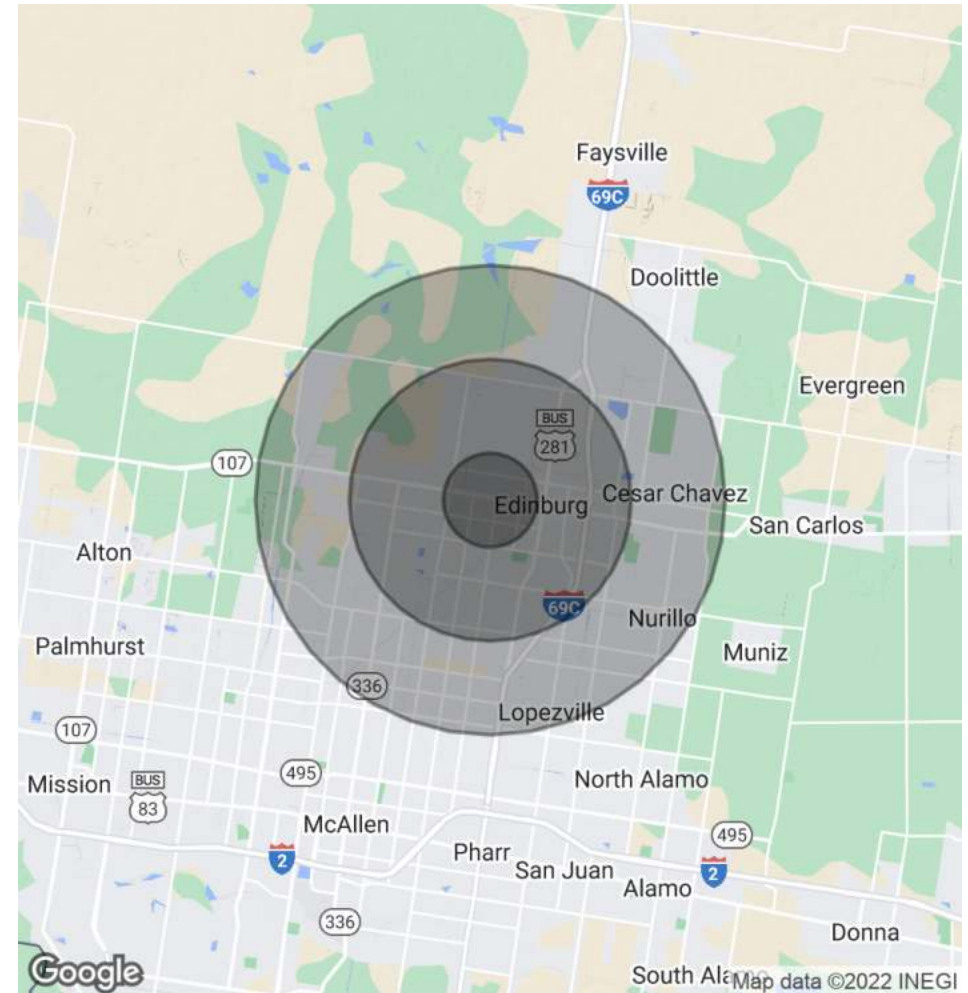
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,703	73,142	155,849
Average Age	30.4	31	30.6
Average Age (Male)	31.4	29.9	29.1
Average Age (Female)	31.9	33	32.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,380	26,500	53,862
# of Persons per HH	2.1	2.8	2.9
Average HH Income	\$42,744	\$62,618	\$68,137
Average House Value	\$62,376	\$124,651	\$138,648

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



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