

SOUTH TEXAS COLD STORAGE FACILITY

FOR LEASE

901 W. Owassa Road Edinburg, TX 78539



LEASE RATE	\$12.00
LEASE TYPE	\$1.80 NNN
LEASE TERMS	Subject to Offer

Daniel Galvan, SIOR, CCIM
956 451 2983
dgalvan@cbcworldwide.com



COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® 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 Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

PROPERTY SUMMARY

901 W. OWASSA ROAD

Edinburg, TX 78539



PROPERTY DESCRIPTION

Situated in the heart of Edinburg, Texas, this warehouse facility in South Texas offers prime accessibility, with close proximity to Interstate 69C. This major North/South artery ensures convenient access not only to the US/Mexico Border but also to Central and North Texas, making it strategically positioned for regional distribution and trade.

PROPERTY HIGHLIGHTS

- Excellent Access from Interstate 69C
- 6 Cold Storage Rooms Available
- 15 Dock Doors
- 5,400 SF of Office Space

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr
NNN:	\$1.80 SF/yr
Building Size:	77,086 SF
VPD:	21,523
County:	Hidalgo
Market:	Rio Grande Valley
Submarket:	Edinburg
Zoning:	Commercial

Daniel Galvan, SIOR, CCIM
956 451 2983
dgalvan@cbcworldwide.com

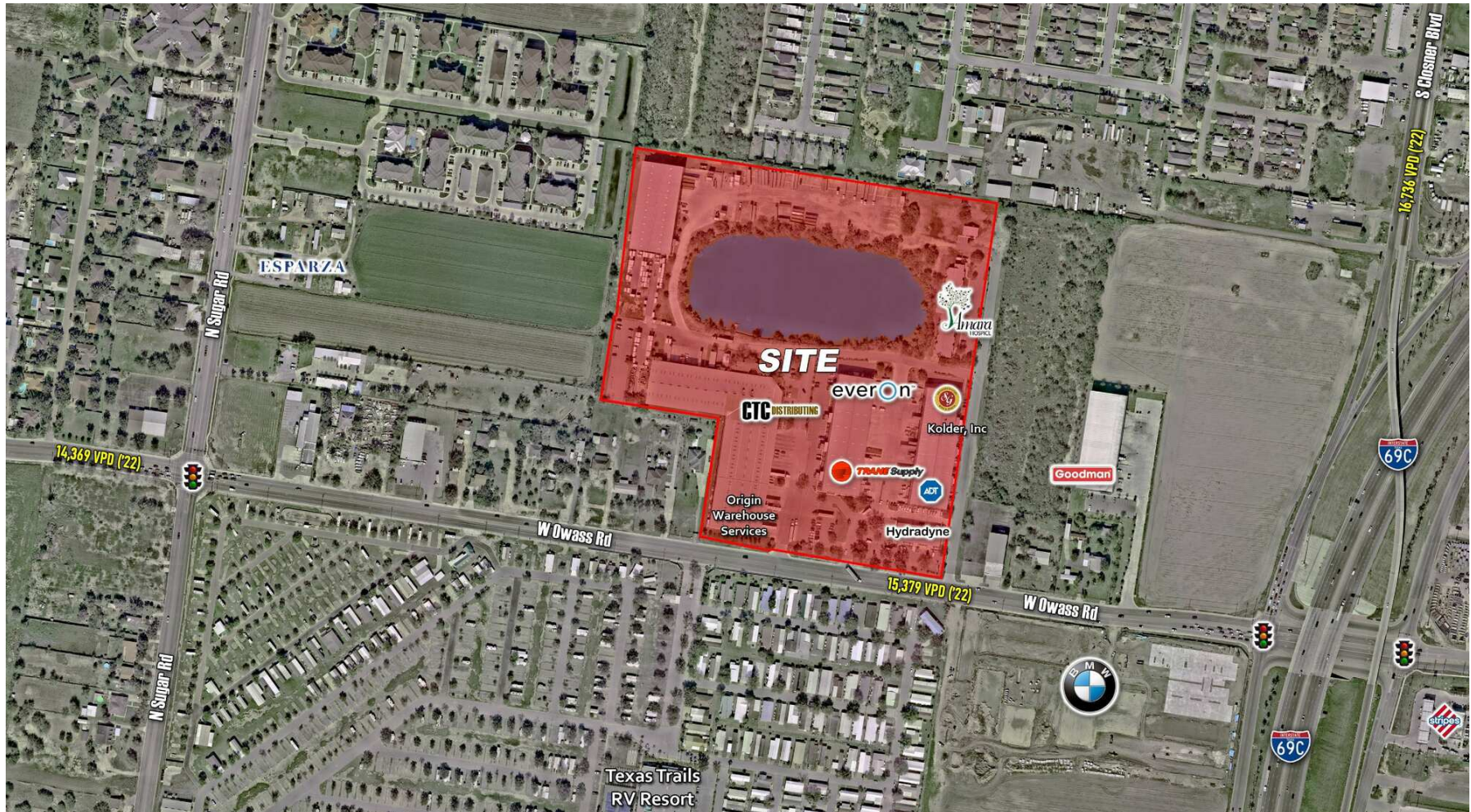


COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

AERIAL

901 W. OWASSA ROAD

Edinburg, TX 78539



Daniel Galvan, SIOR, CCIM
956 451 2983
dgalvan@cbcworldwide.com

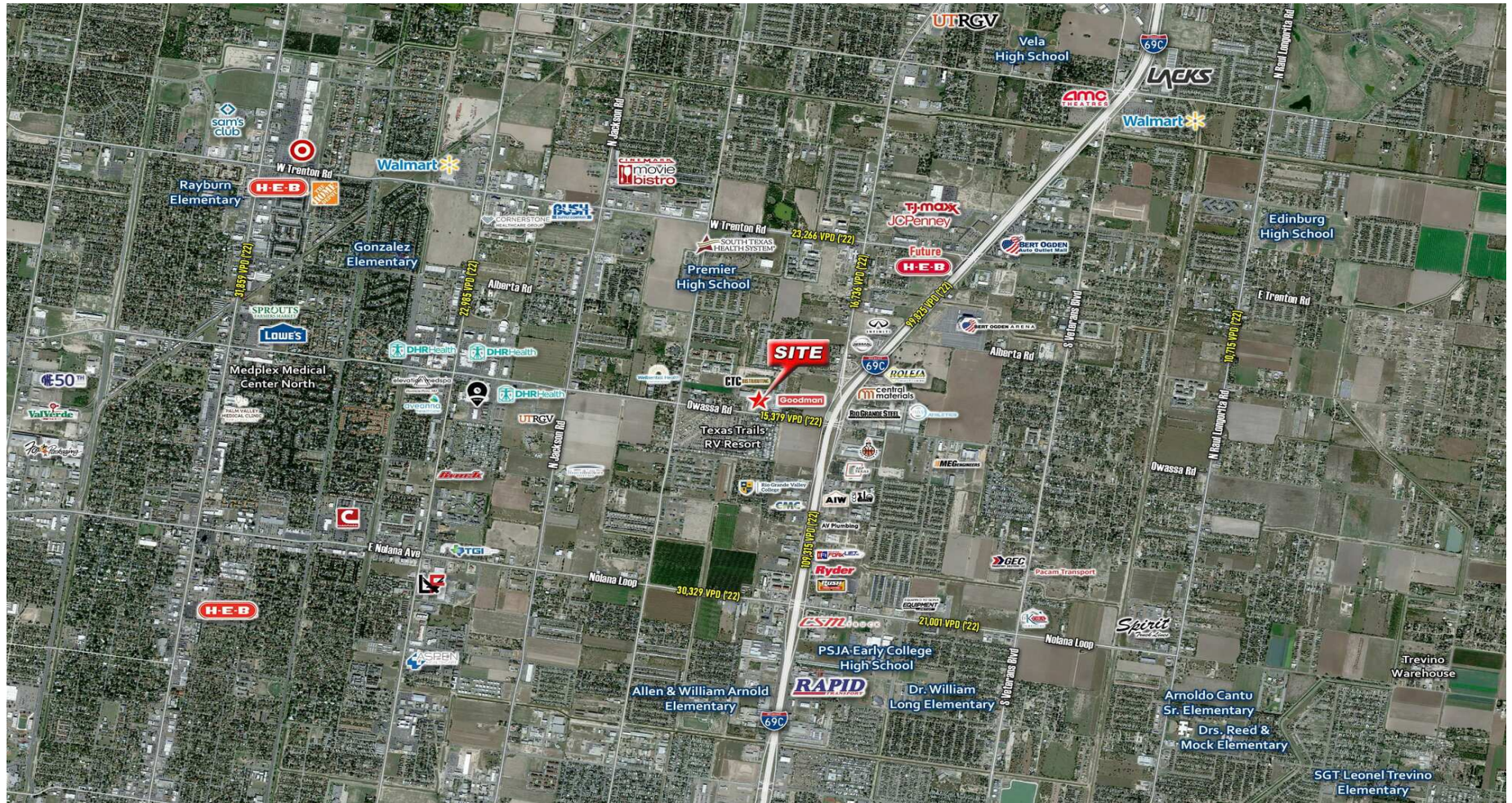


COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

AERIAL MAP

901 W. OWASSA ROAD

Edinburg, TX 78539



Daniel Galvan, SIOR, CCIM
956 451 2983
dgalvan@cbcworldwide.com



COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

INTERIOR PHOTOS

901 W. OWASSA ROAD

Edinburg, TX 78539



Daniel Galvan, SIOR, CCIM
956 451 2983
dgalvan@cbcworldwide.com

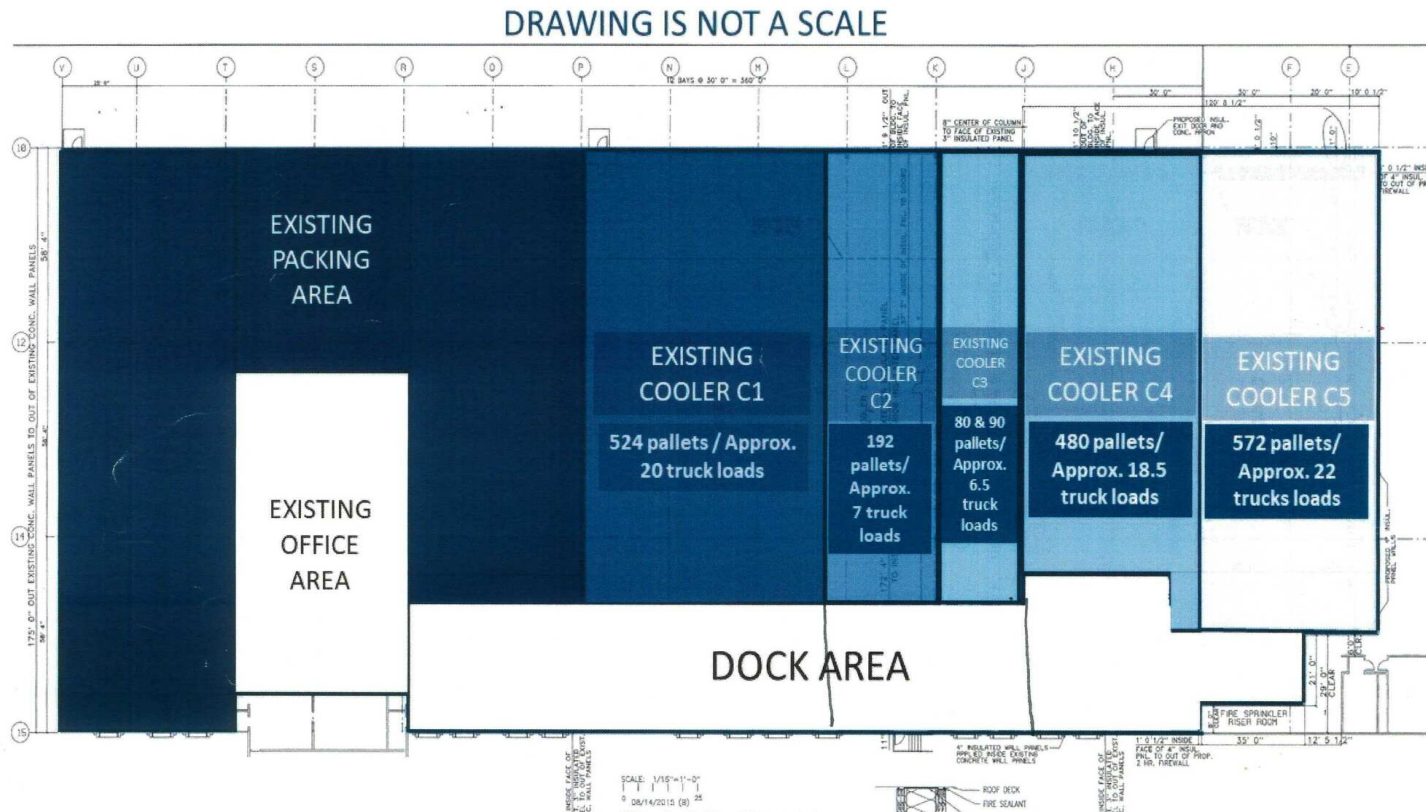


**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

FLOOR PLAN

901 W. OWASSA RD

Edinburg, TX 78539



Daniel Galvan, SIOR, CCIM
956 451 2983
dgalvan@cbcworldwide.com

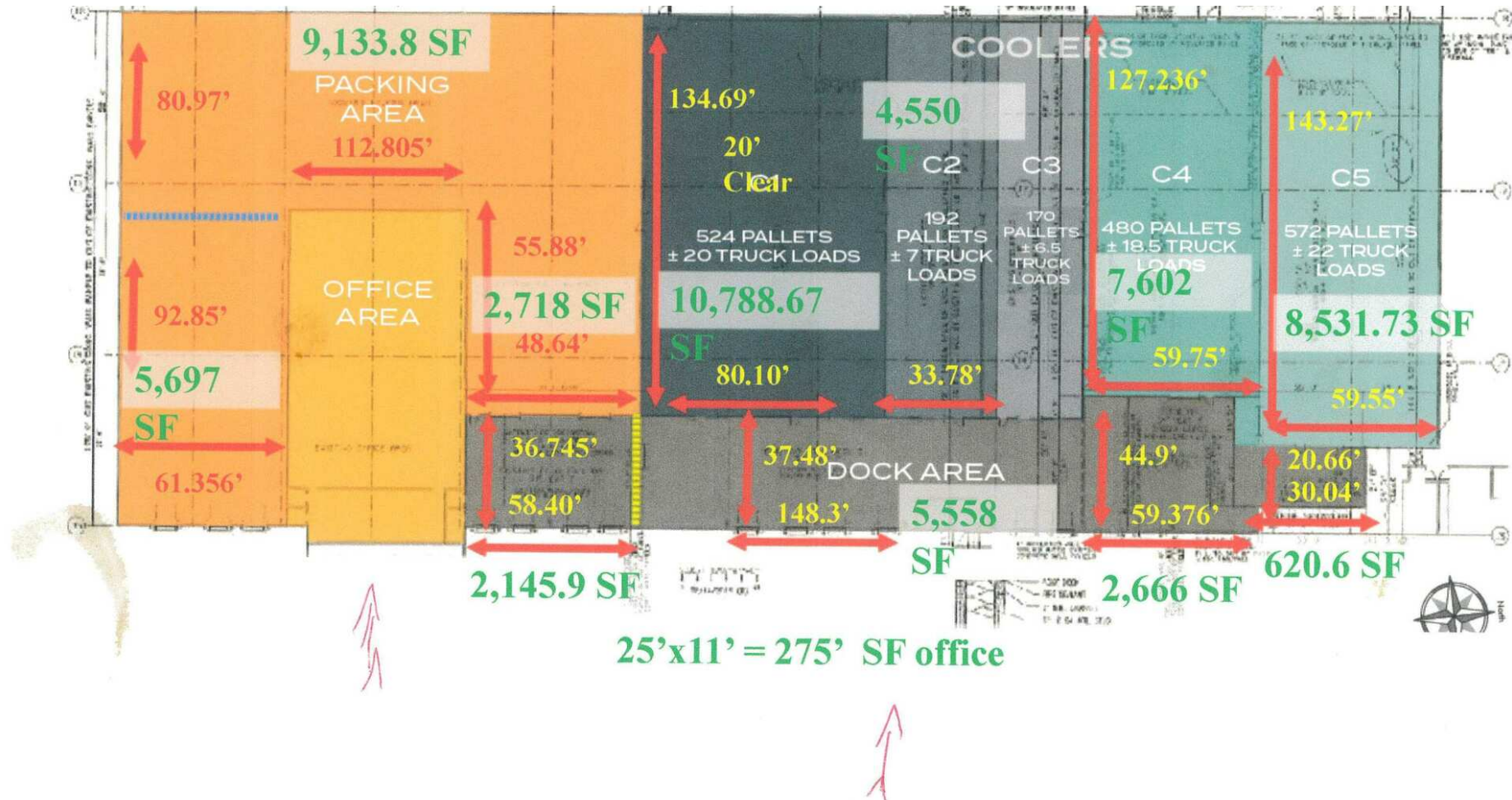


COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

FLOOR PLAN 2

901 W. OWASSA RD

Edinburg, TX 78539



Daniel Galvan, SIOR, CCIM
956 451 2983
dgalvan@cbcworldwide.com

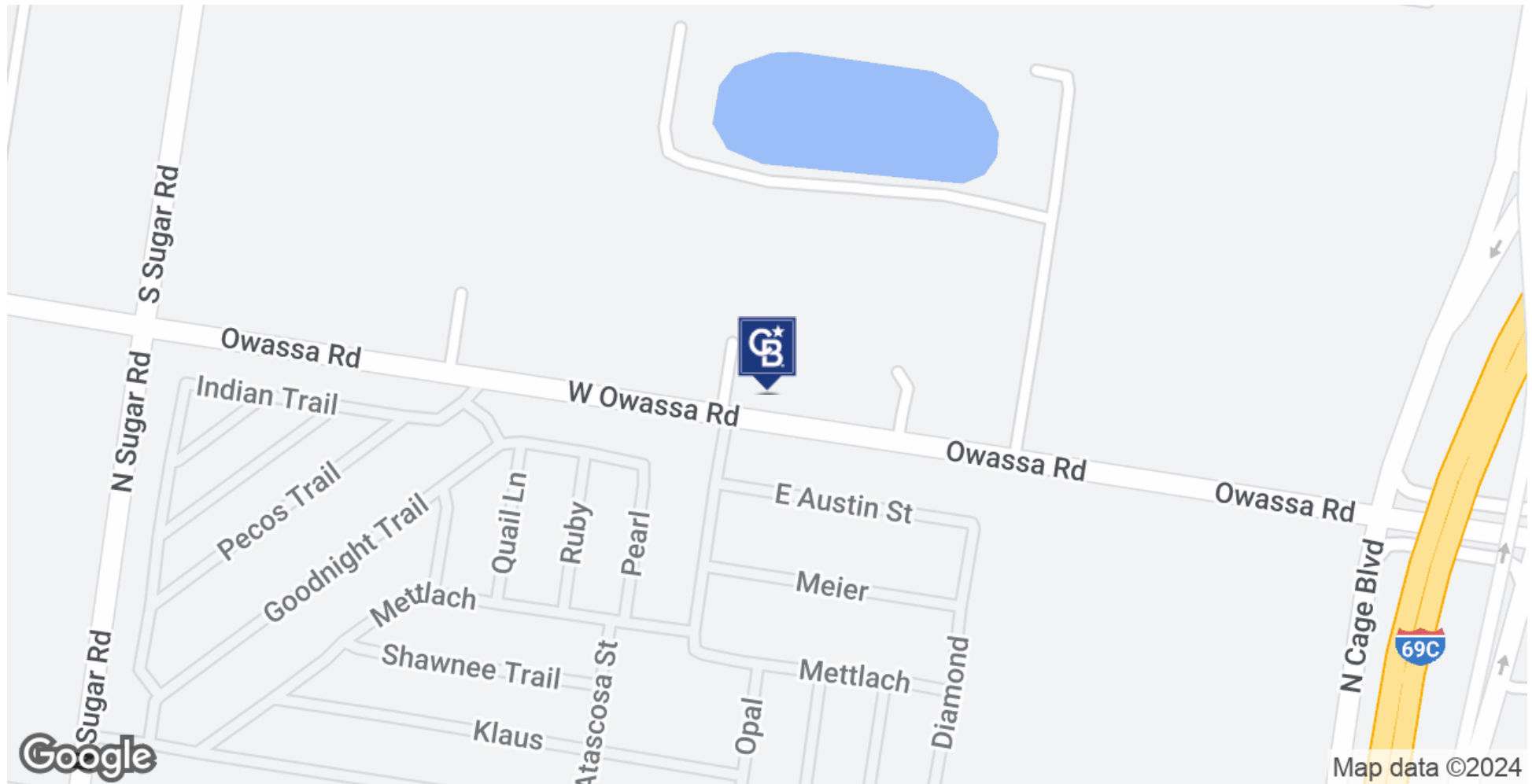


COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

LOCATION MAP

901 W. OWASSA ROAD

Edinburg, TX 78539



Daniel Galvan, SIOR, CCIM

956 451 2983

dgalvan@cbcworldwide.com



COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

DEMOGRAPHICS

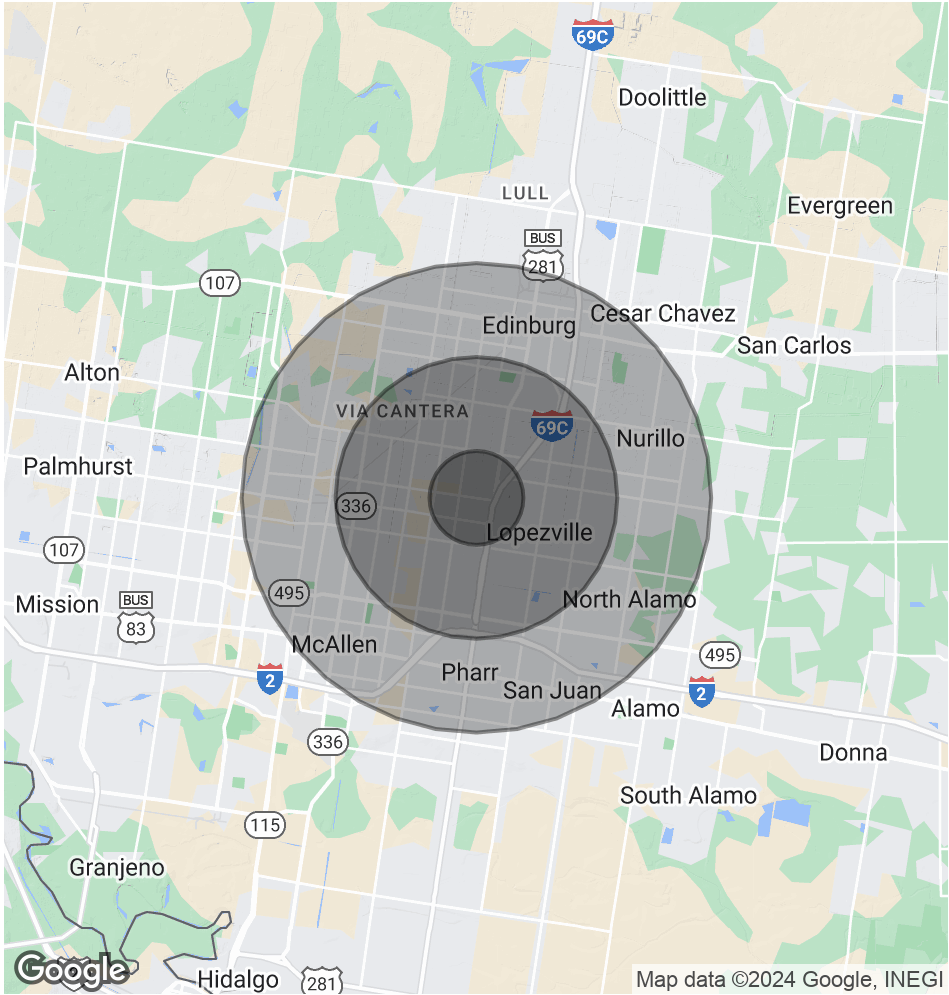
901 W. OWASSA ROAD

Edinburg, TX 78539

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,601	68,471	212,385
Average Age	29.5	30	29.7
Average Age (Male)	27.6	28	27.8
Average Age (Female)	30.6	32	31.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,932	20,770	64,493
# of Persons per HH	3.4	3.3	3.3
Average HH Income	\$57,665	\$62,832	\$54,210
Average House Value	\$87,290	\$104,327	\$106,214

* Demographic data derived from 2020 ACS - US Census



Daniel Galvan, SIOR, CCIM
956 451 2983
dgalvan@cbcworldwide.com

