

# CROSSPOINT BUSINESS CENTER II | 4138-4149 CROSSPOINT BLVD

Edinburg, TX 78539



Proximity to Medical Corridor  
Excellent Accessibility

**FOR SALE OR LEASE**

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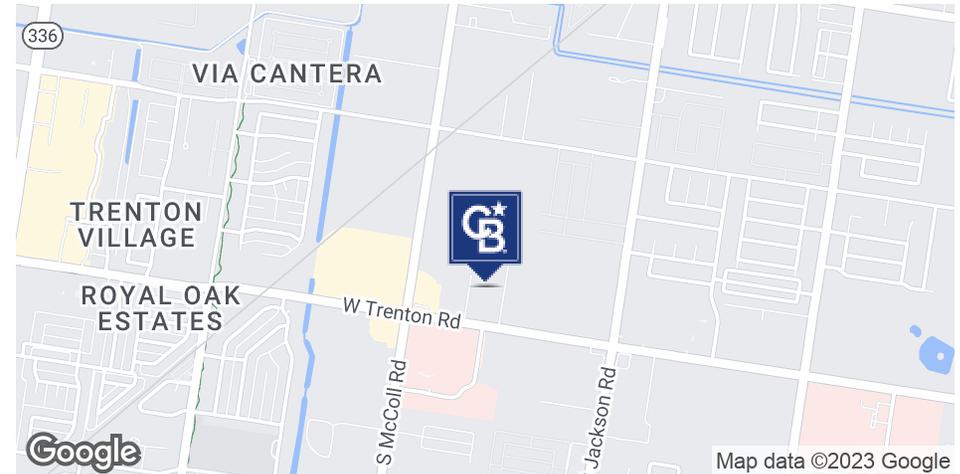


**COLDWELL BANKER  
COMMERCIAL**  
RIO  
GRANDE VALLEY

# PROPERTY SUMMARY

**4138-4149 CROSSPOINT BLVD**

Edinburg, TX 78539



## PROPERTY DESCRIPTION

Situated on a bustling and high-traffic major arterial road, the Crosspoint Business Center in Edinburg, TX offers prime office space opportunity. This strategic location provides excellent visibility and accessibility, making it an ideal choice for businesses seeking a prominent presence in the area. One of the key advantages of this office space is its proximity to the medical corridor and major hospitals. With healthcare facilities nearby, such as hospitals, clinics, and medical offices, businesses in the healthcare industry or those that serve the medical sector can benefit greatly from this convenient location.

## PROPERTY HIGHLIGHTS

Proximity to Medical Facilities and Major Hospitals

Conveniently located minutes from I-69C

Accessible by all Major Arterial Roads

## OFFERING SUMMARY

Unit 4149 (Dark Cold Shell):	2,763 SF
Lease Rate:	\$18/SF
NNN:	\$3.21/YR
TI:	Negotiable
Sale Price:	\$276,300
Unit 4138 (2nd Gen):	5,755 SF
Lease Rate:	\$18/SF
NNN:	\$4.21/YR
Sale Price:	\$1,007,125

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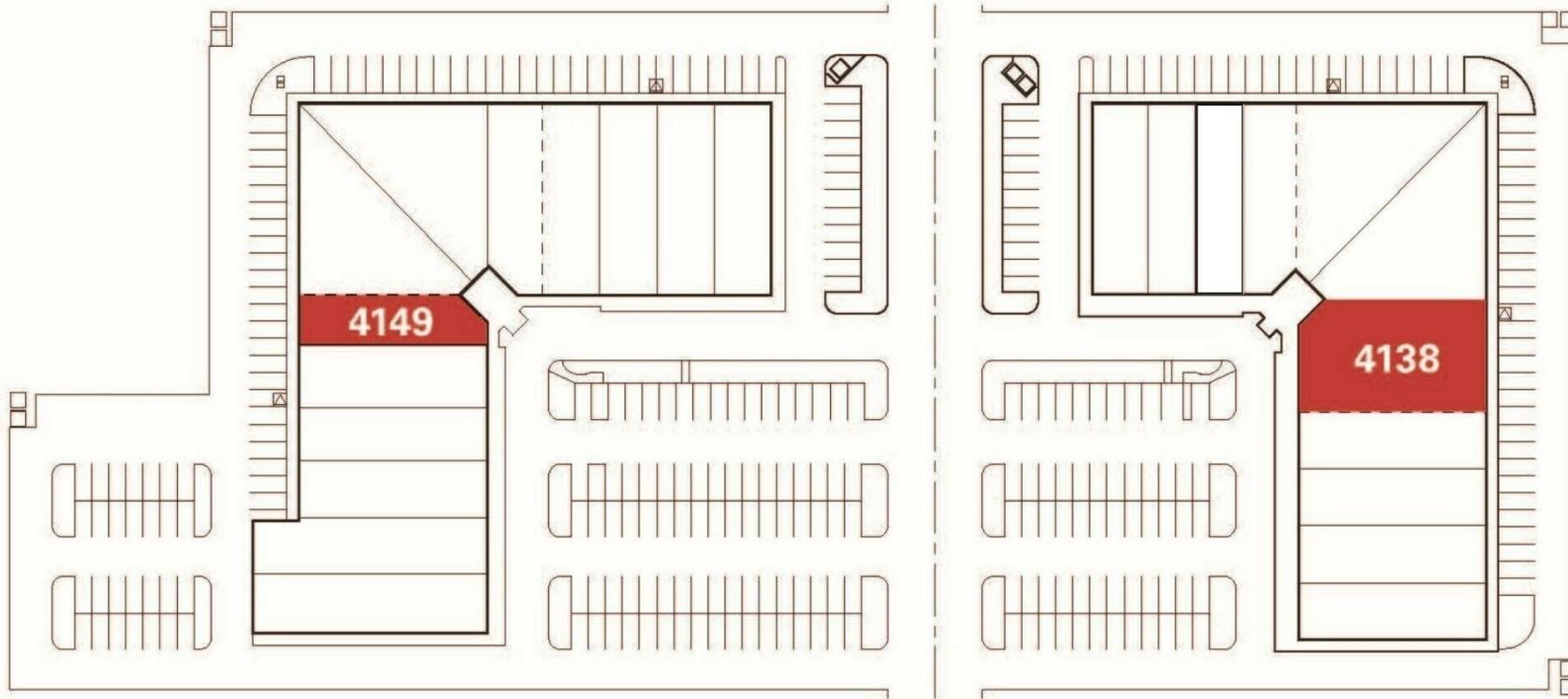
# SITE PLAN

4138-4149 CROSSPOINT BLVD

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Building A

Building B



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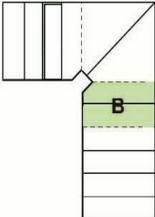
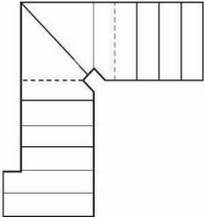
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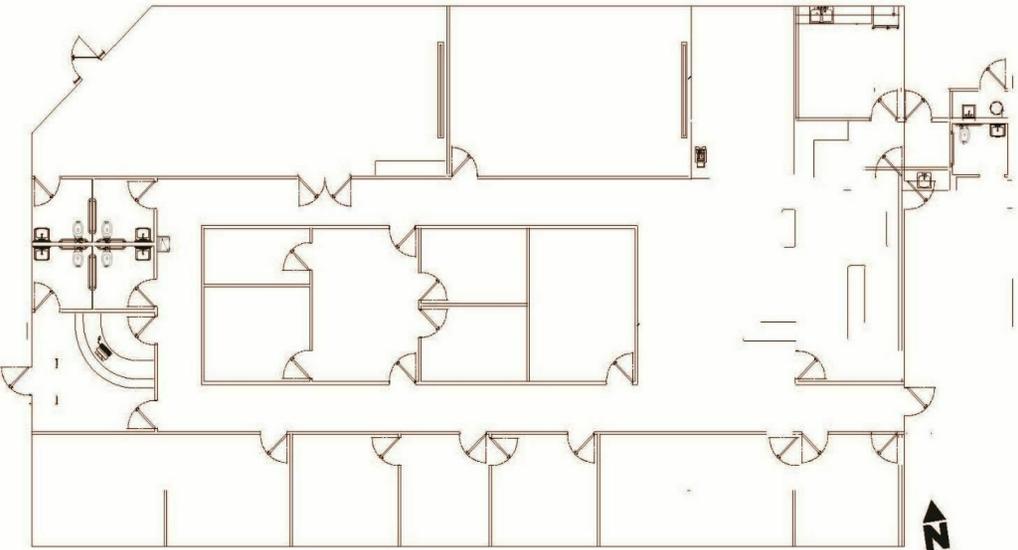
# FLOOR PLAN

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**B. 4138** | 5,755 SF



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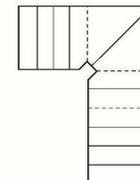
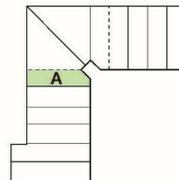
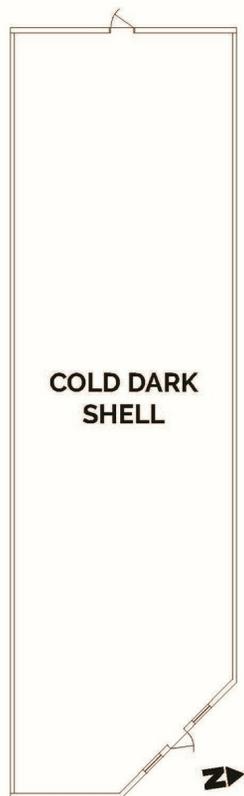
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# FLOOR PLAN

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A. 4149 | 2,763 SF



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# LEASE SPACES

4138 - 4149 CROSSPOINT BLVD

Edinburg, TX 78539



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,763 - 5,755 SF	Lease Rate:	\$18.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4138 Crosspoint Blvd	Available	5,755 SF	NNN	\$18.00 SF/yr	2nd Generation
4149 Crosspoint Blvd	Available	2,763 SF	NNN	\$18.00 SF/yr	Shell Space

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# AERIAL MAP

4138 - 4149 CROSSPOINT BLVD

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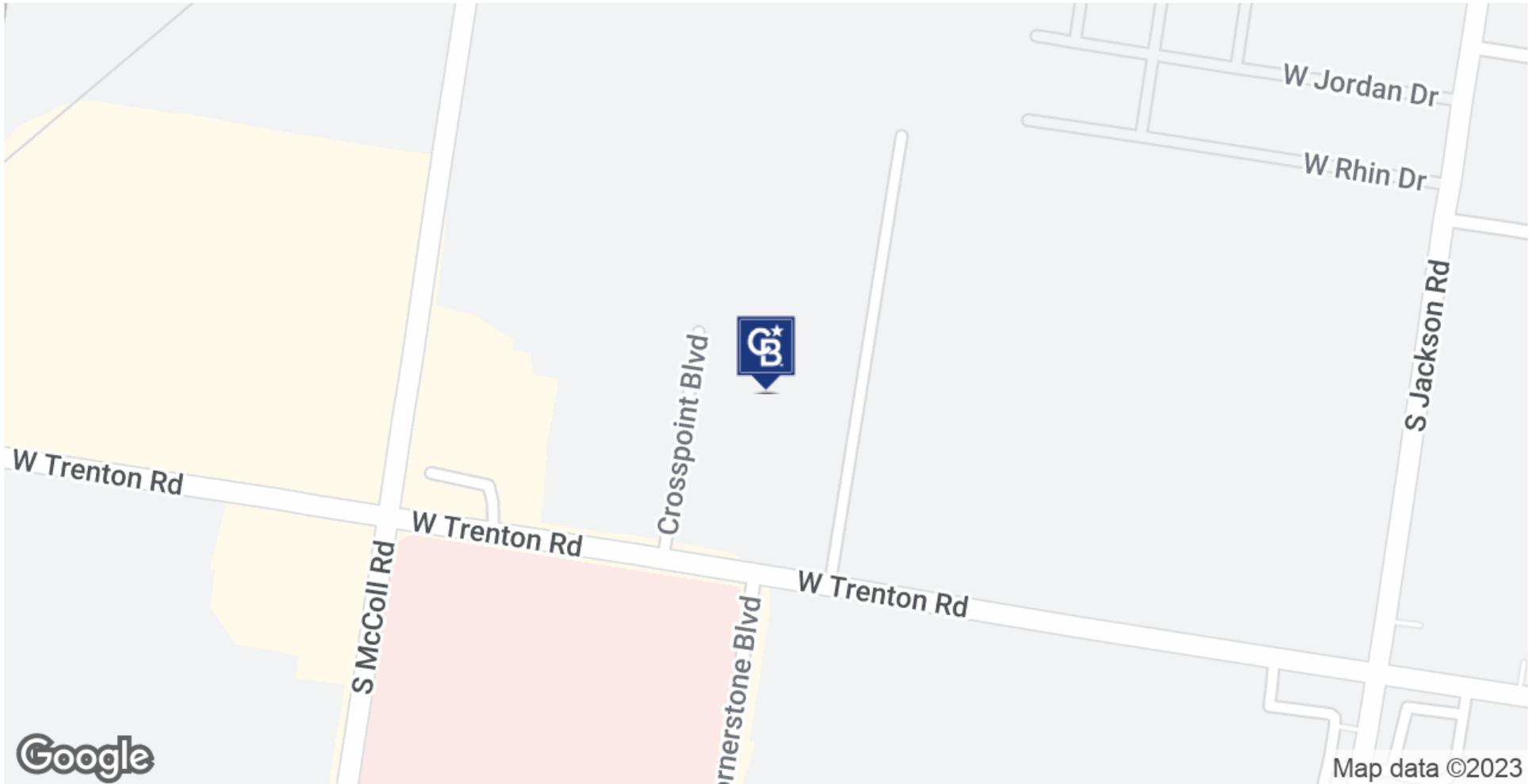


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# MAP

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# DEMOGRAPHICS

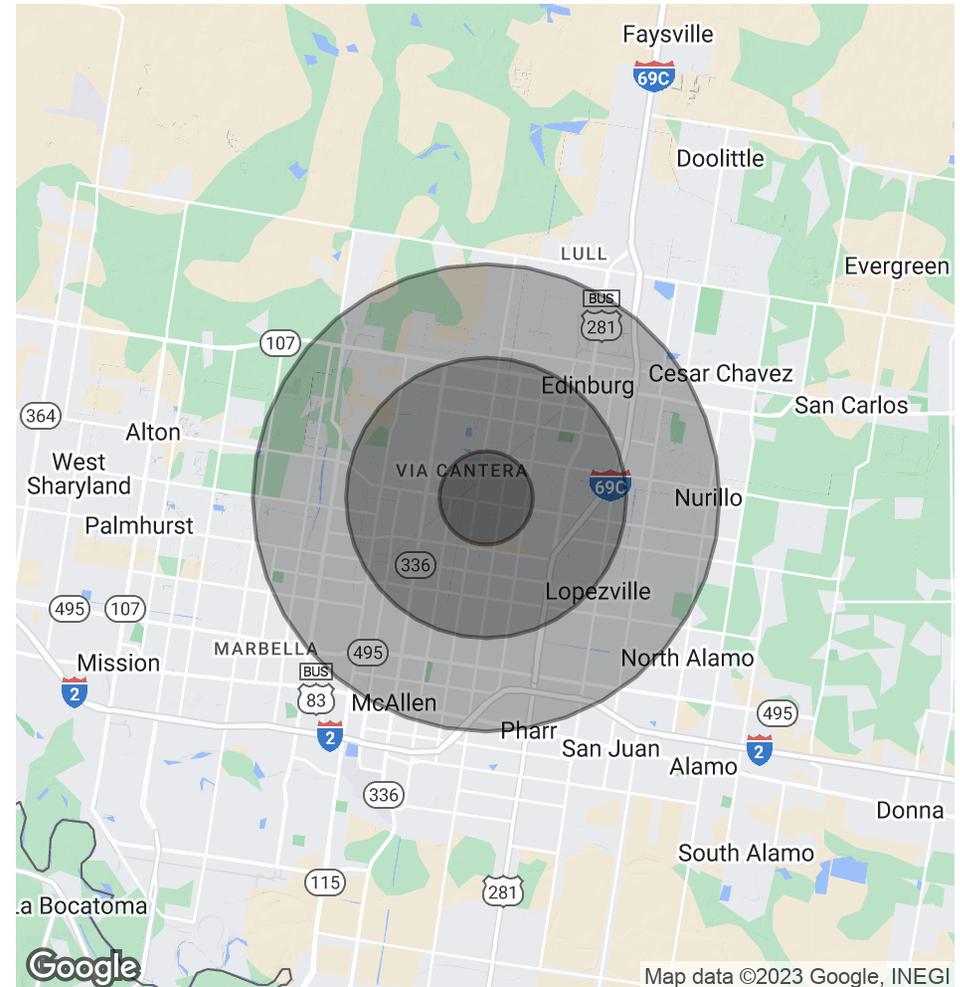
**4138-4149 CROSSPOINT BLVD**

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,135	88,032	236,472
Average Age	37.2	33.1	31.3
Average Age (Male)	30.6	30.6	29.4
Average Age (Female)	41.1	36.2	33.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,137	32,863	82,551
# of Persons per HH	2.9	2.7	2.9
Average HH Income	\$111,274	\$75,628	\$62,043
Average House Value	\$224,272	\$157,159	\$126,268

\* Demographic data derived from 2020 ACS - US Census



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