

FREESTANDING BUILDING

412 E. EDINBURG AVENUE

Elsa, TX 78543



Michael Pacheco

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COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

PROPERTY SUMMARY

412 E. EDINBURG AVENUE

Elsa, TX 78543



PROPERTY DESCRIPTION

This 6,776 SF office space is located in the heart of Elsa, TX. This site is in close proximity to schools and major retailers. This building is ideal for any retail or office user and is available for lease or purchase.

PROPERTY HIGHLIGHTS

- Freestanding Building
- High Traffic Area
- Easily Accessible
- Excellent Visibility

OFFERING SUMMARY

Sale Price:	\$975,000
Lease Rate:	Negotiable
Available SF:	6,776 SF
Lot Size:	1.08 Acres
Year Built:	2006
Lot Dimensions:	162' x 297' SF (Estimated)

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AERIAL PHOTO

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LOCATION MAP

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DEMOGRAPHICS

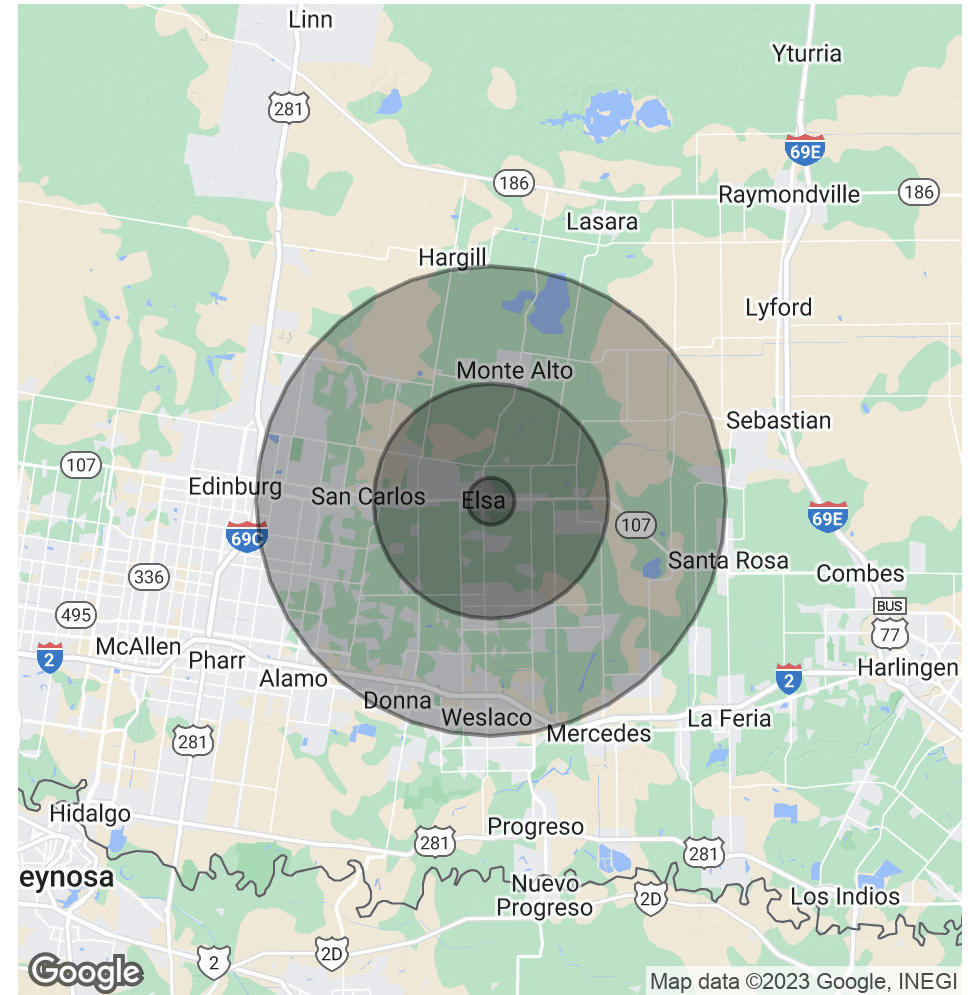
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,241	34,787	165,008
Average Age	27.9	25.6	26.7
Average Age (Male)	26.3	23.8	25.6
Average Age (Female)	32.8	28.7	28.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,289	8,850	43,163
# of Persons per HH	3.3	3.9	3.8
Average HH Income	\$36,308	\$38,189	\$37,893
Average House Value	\$66,055	\$75,064	\$78,665

* Demographic data derived from 2020 ACS - US Census



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