

PRIME RETAIL PAD SITE

1702 EAST UNIVERSITY DRIVE

Edinburg, TX 78542



Sale Price: \$600,000

Retail Pad Site

Michael Pacheco

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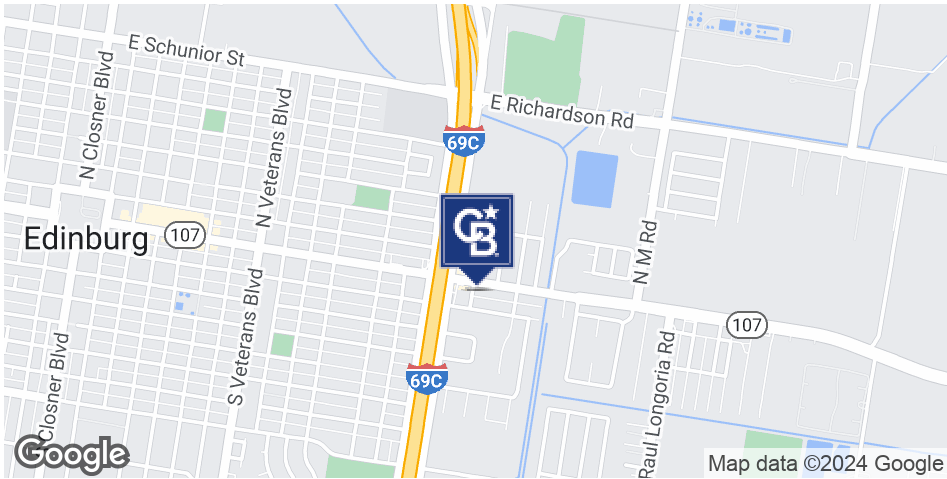
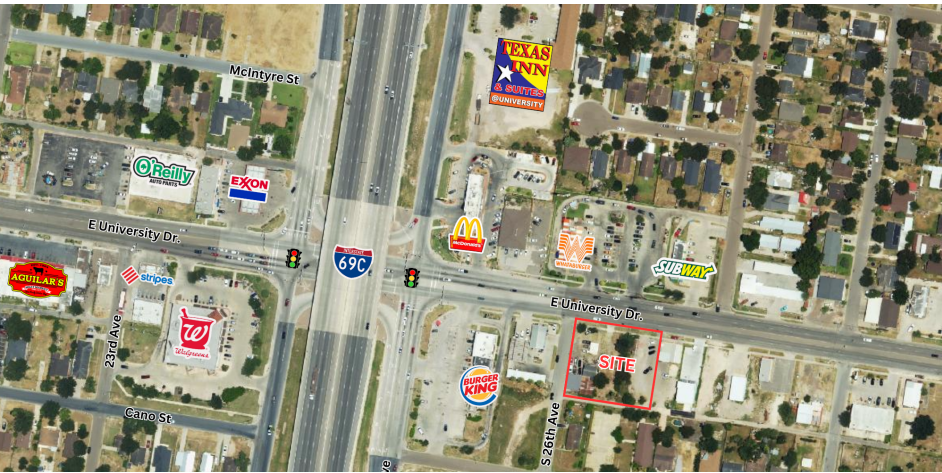


COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

PROPERTY OVERVIEW

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OFFERING SUMMARY

Sale Price:	\$600,000
Lot Size:	0.509 Acres
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Edinburg

PROPERTY OVERVIEW

This retail pad site introduces a fantastic opportunity for businesses to set up in a dynamic and well-positioned location. With proximity to the Hidalgo County Courthouse, UTRGV campus, and easy access to Interstate Highway 69C, this property is primed for success. Seize the chance to be part of a thriving retail community and elevate your business to new heights.

PROPERTY HIGHLIGHTS

- Ideal for Retail and Quick Service Restaurant
- Proximity to Hidalgo County Courthouse & University Texas Rio Grande Valley
- Easy Access to Interstate Highway 69C

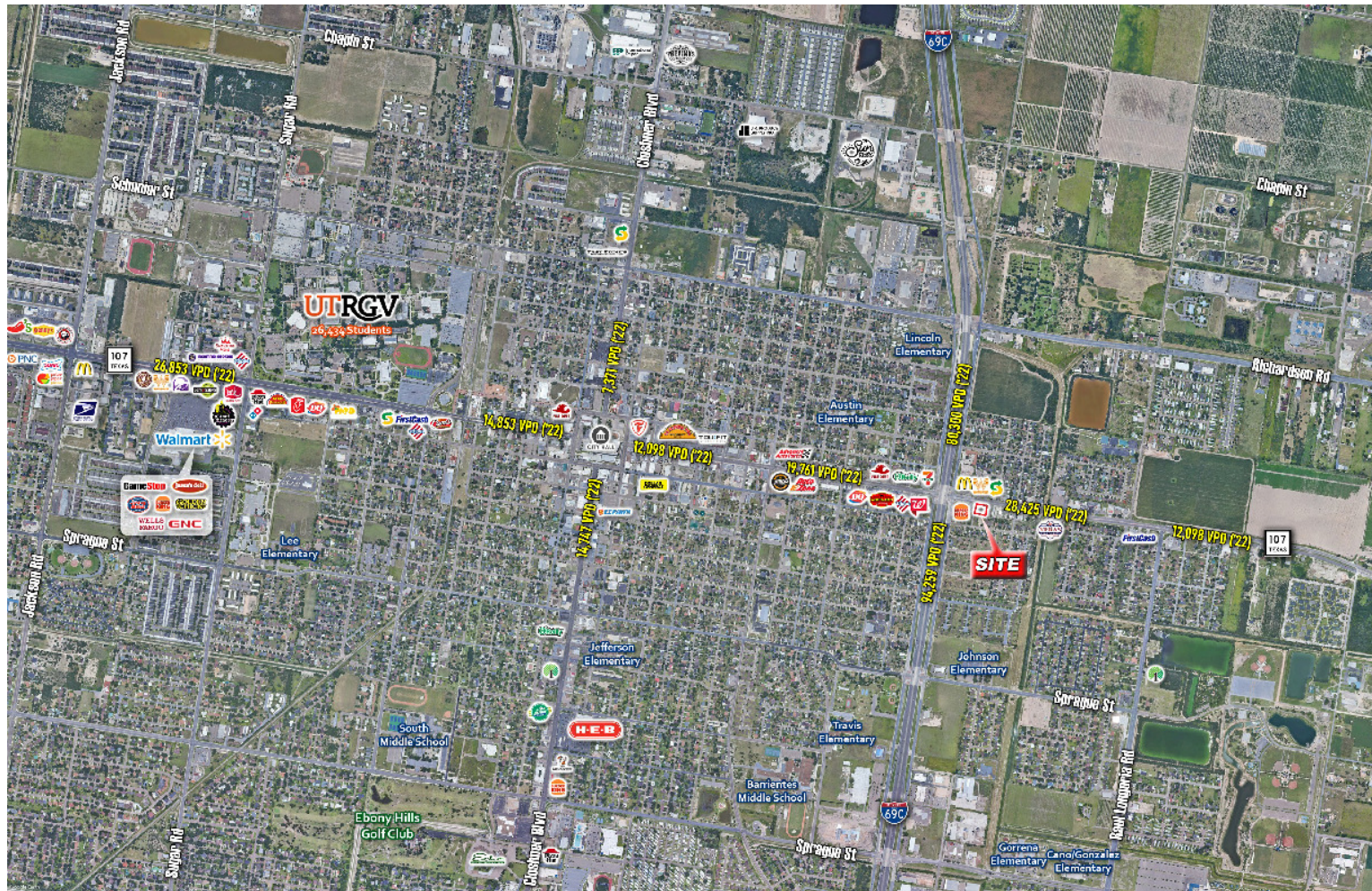
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AERIAL

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LOCATION

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DEMOGRAPHICS

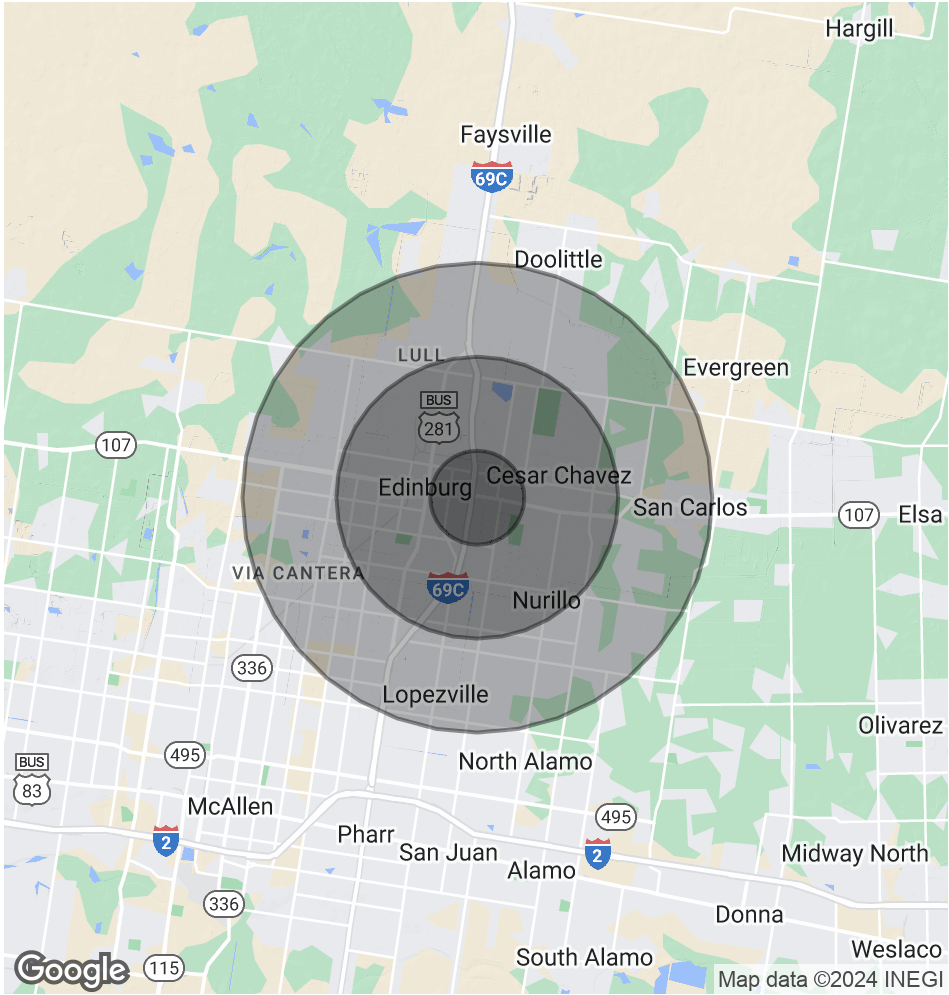
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,863	65,381	139,438
Average Age	30.2	30.1	29.4
Average Age (Male)	28.3	28.4	28.8
Average Age (Female)	31.7	33	30.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,195	23,024	45,998
# of Persons per HH	3.1	2.8	3
Average HH Income	\$49,222	\$57,605	\$63,560
Average House Value	\$98,419	\$112,467	\$125,547

* Demographic data derived from 2020 ACS - US Census



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