

GUERLIAN PLAZA

NOW PRE-LEASING

Raul Longoria Road & Canton Road Edinburg, TX 78542



LEASE RATE \$24.00 SF/yr
NNN \$2.25 - \$2.50 SF/yr
LEASE TYPE Net

Daniel Galvan, SIOR, CCIM
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COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY OVERVIEW

GUERLIAN PLAZA

Raul Longoria Rd & Canton Rd, Edinburg, TX 78542



OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr
NNN:	\$2.25 - \$2.50 SF/yr
Lease Type:	Net
Building Size:	26,628 SF
Available SF:	11,840 - 14,788 SF
Year Built:	2024
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Edinburg

PROPERTY OVERVIEW

Introducing the Guerlain Plaza, a new, modern development on a high-traffic corridor connecting Edinburg, Pharr, and San Juan, TX. Ideally positioned near Bert Ogden Arena, HEB Park, Edinburg Municipal Park, and Los Lagos Golf Course, this location offers exceptional visibility and accessibility.

With its proximity to major national retailers along Hwy 281/69C, a strong daytime population, and a multi-family development under construction nearby, Guerlian Plaza is perfect for a mix of tenants seeking a vibrant, fast-growing area to establish their businesses.

PROPERTY HIGHLIGHTS

- Ideal for Diverse Tenants
- Growing Community
- Excellent Visibility and Accessibility

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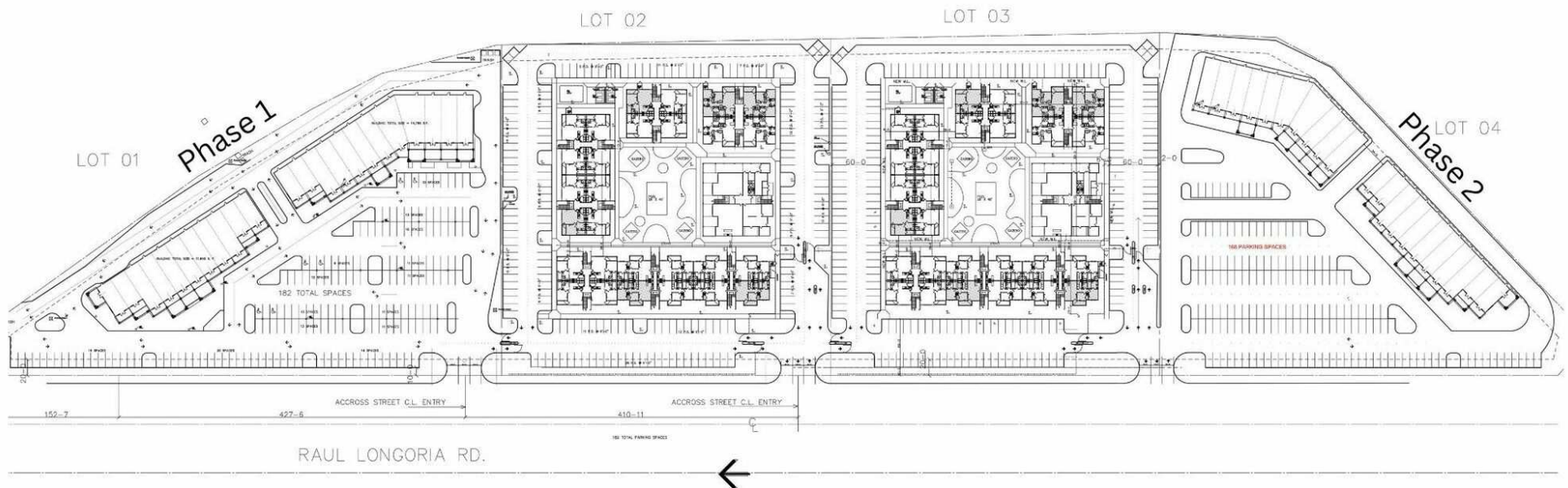


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MASTER PLAN

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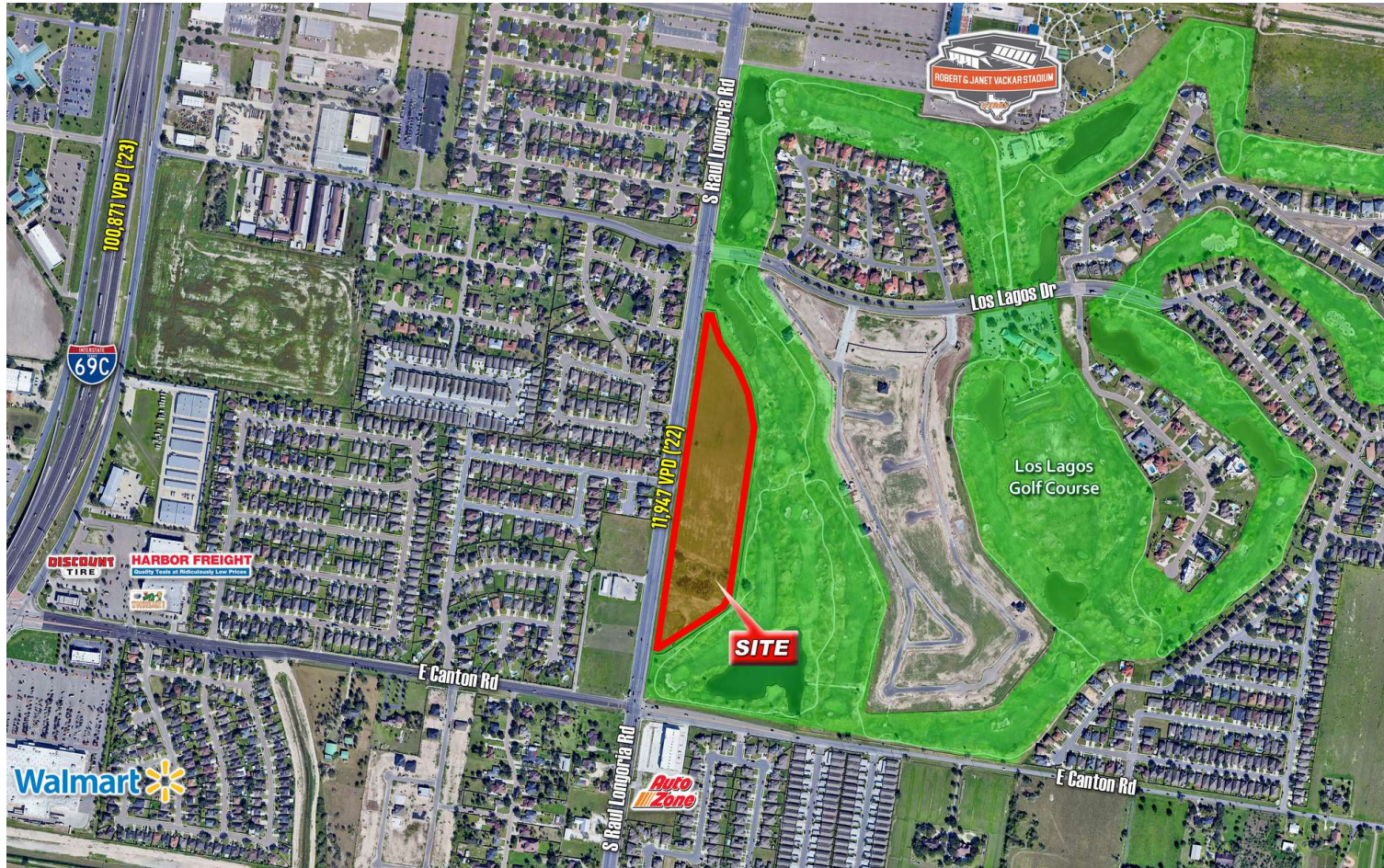


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AERIAL

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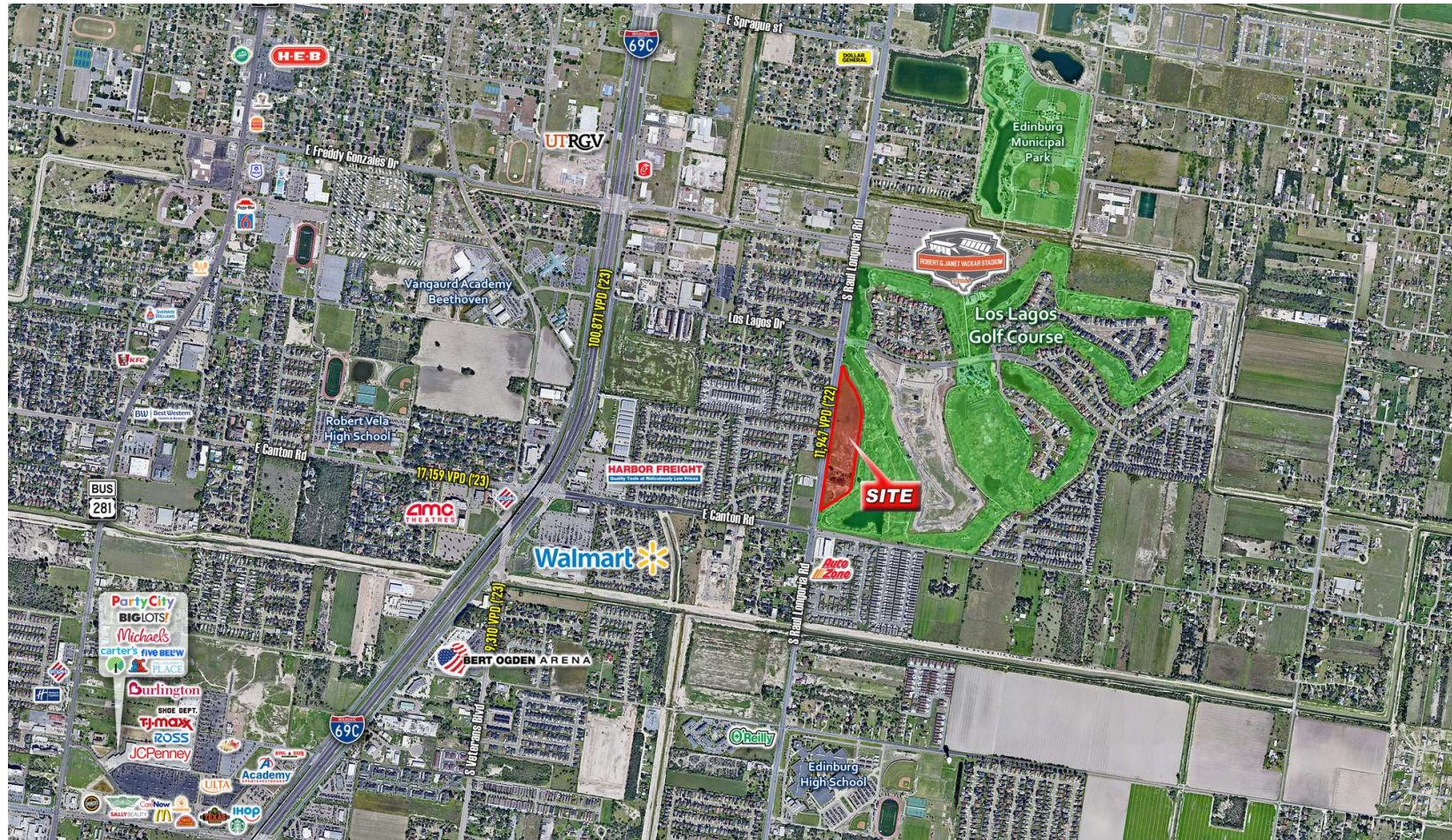


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AERIAL MAP

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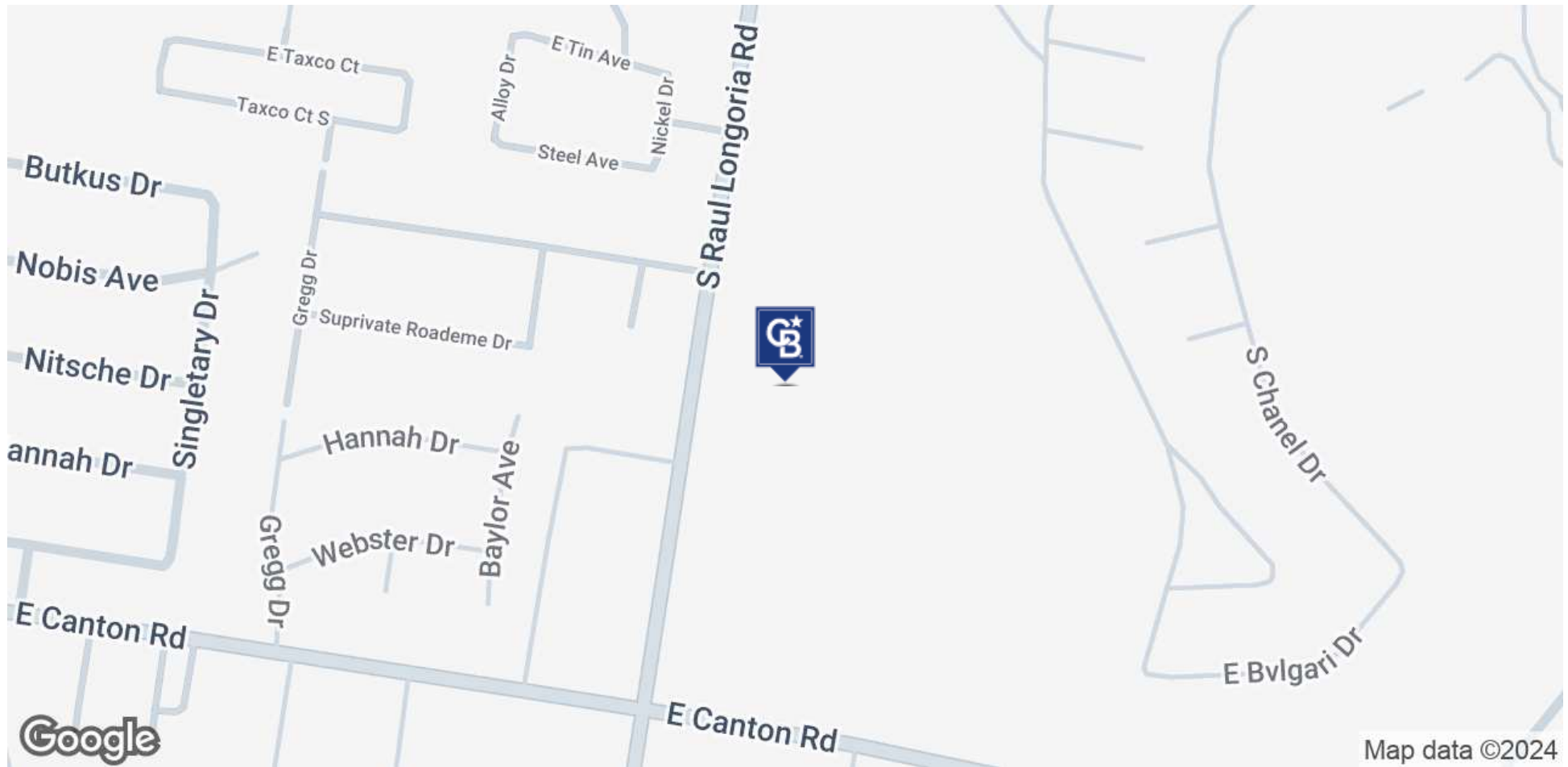


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LOCATION MAP

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DEMOGRAPHICS

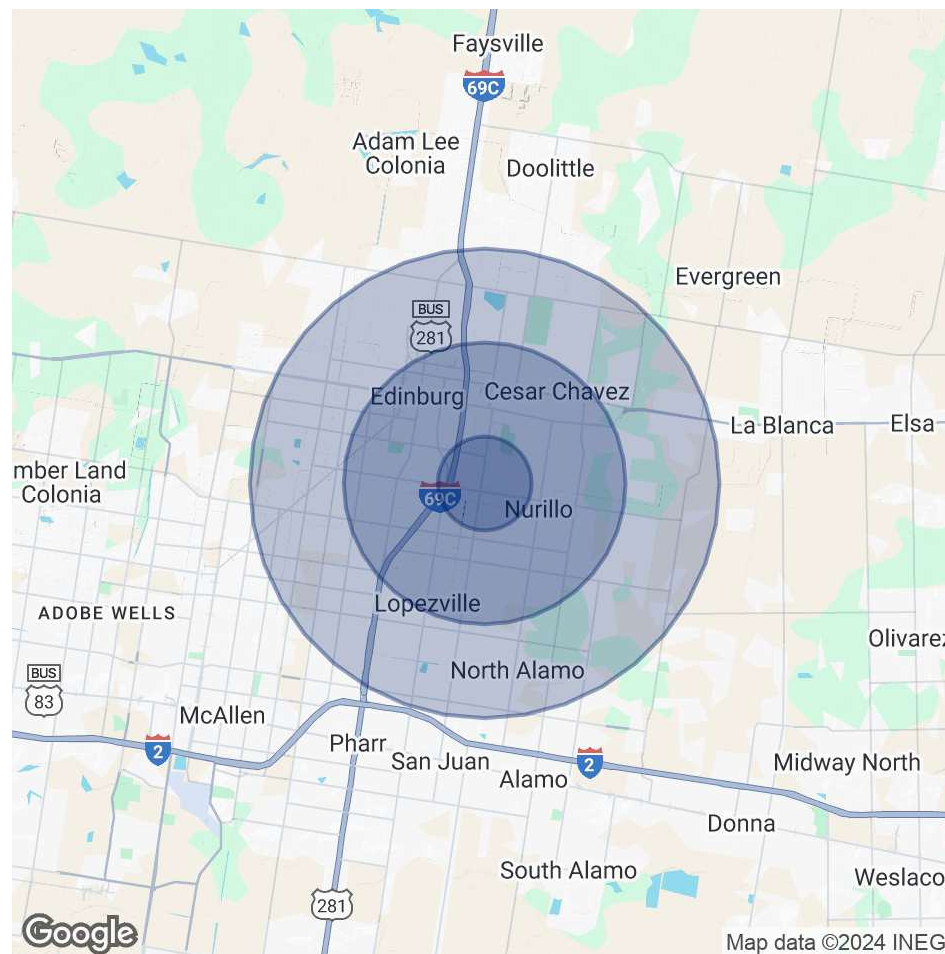
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,302	69,710	182,414
Average Age	32	34	34
Average Age (Male)	31	33	33
Average Age (Female)	32	35	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,765	21,476	56,163
# of Persons per HH	3.4	3.2	3.2
Average HH Income	\$81,726	\$78,307	\$74,412
Average House Value	\$197,149	\$190,082	\$191,694

Demographics data derived from AlphaMap



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