

SUGAR BUSINESS PARK

NOW LEASING

5013 South Sugar Road Edinburg, TX 78539



LEASE RATE \$24.00/SF/YR

LEASE TYPE Net

PROJECTED NNN \$5.15/SF/YR

Daniel Galvan, SIOR, CCIM

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY SUMMARY

5013 S. SUGAR RD

Edinburg, TX 78539



PROPERTY DESCRIPTION

Sugar Business Park is located at the intersection of Sugar and Albert Road, strategically positioned near key medical institutions including Doctors Hospital at Renaissance, South Texas Health System, and Cornerstone Hospital. The site also benefits from close proximity to shops, restaurants, and other local attractions, offering both convenience and accessibility.

PROPERTY HIGHLIGHTS

- Proximity to major medical facilities
- Ample Parking
- Custom Finish Outs Available
- Conveniently located

OFFERING SUMMARY

Lease Rate:	\$24.00/SF/YR
Lease Type:	Net
Projected NNN:	\$5.15/SF/YR
Minimum Divisible:	3,000 SF
Max Contiguous:	36,480 SF
Market:	Rio Grande Valley
Submarket:	Edinburg

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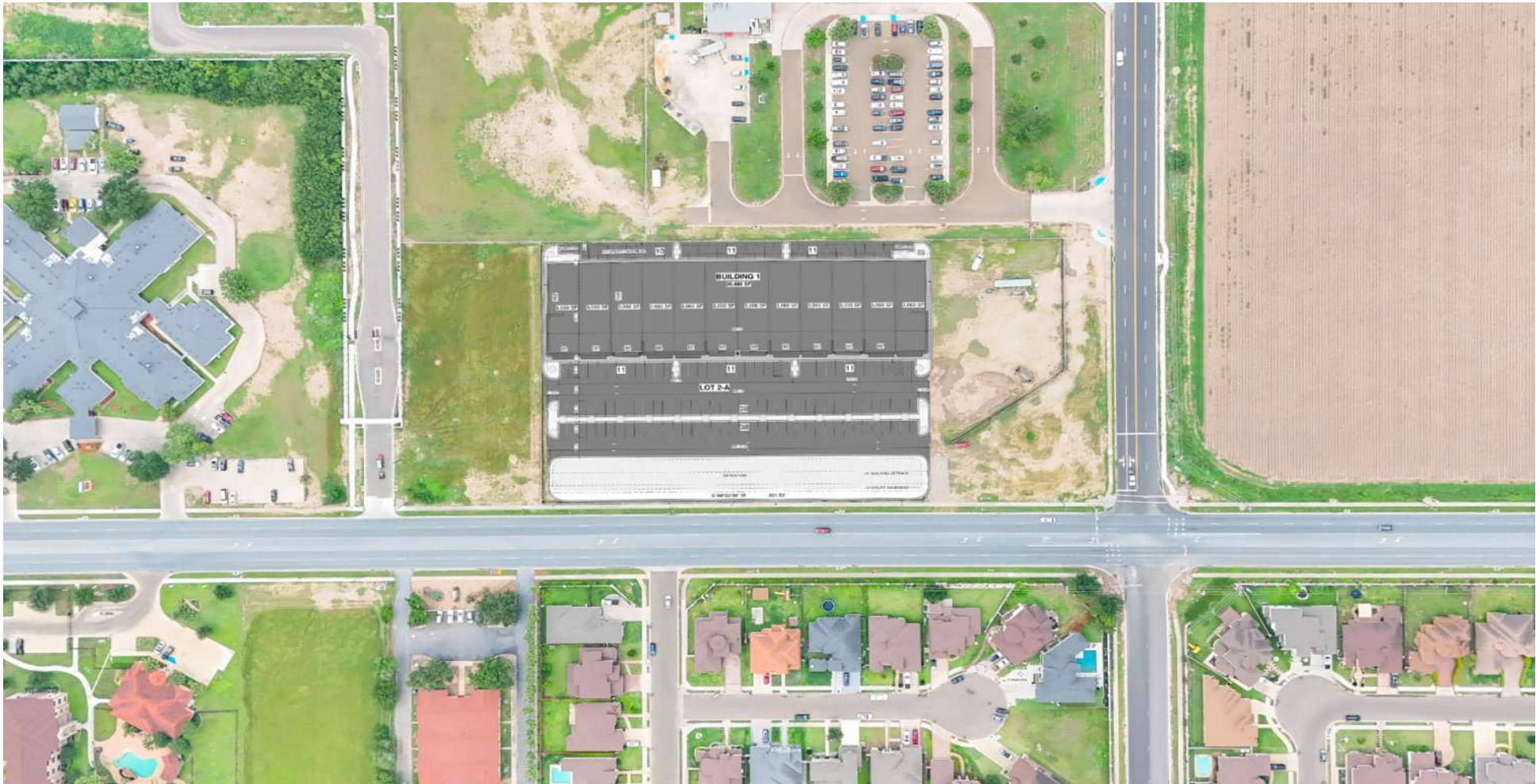


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SITE PLAN

5013 S. SUGAR RD

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WEST AERIAL

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EAST AERIAL

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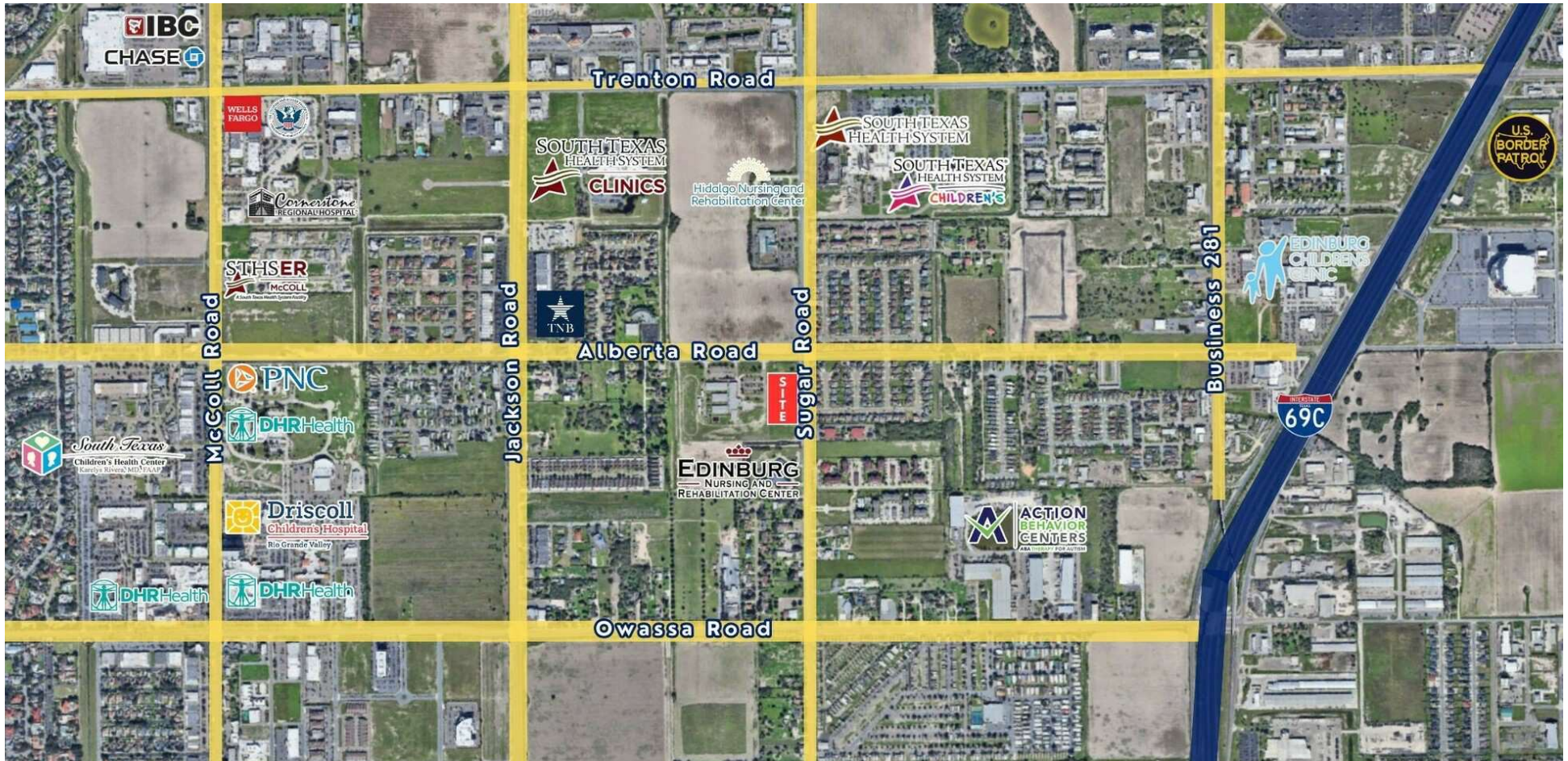


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CLOSE AERIAL

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WIDE AERIAL

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LOCATION MAP

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DEMOGRAPHICS

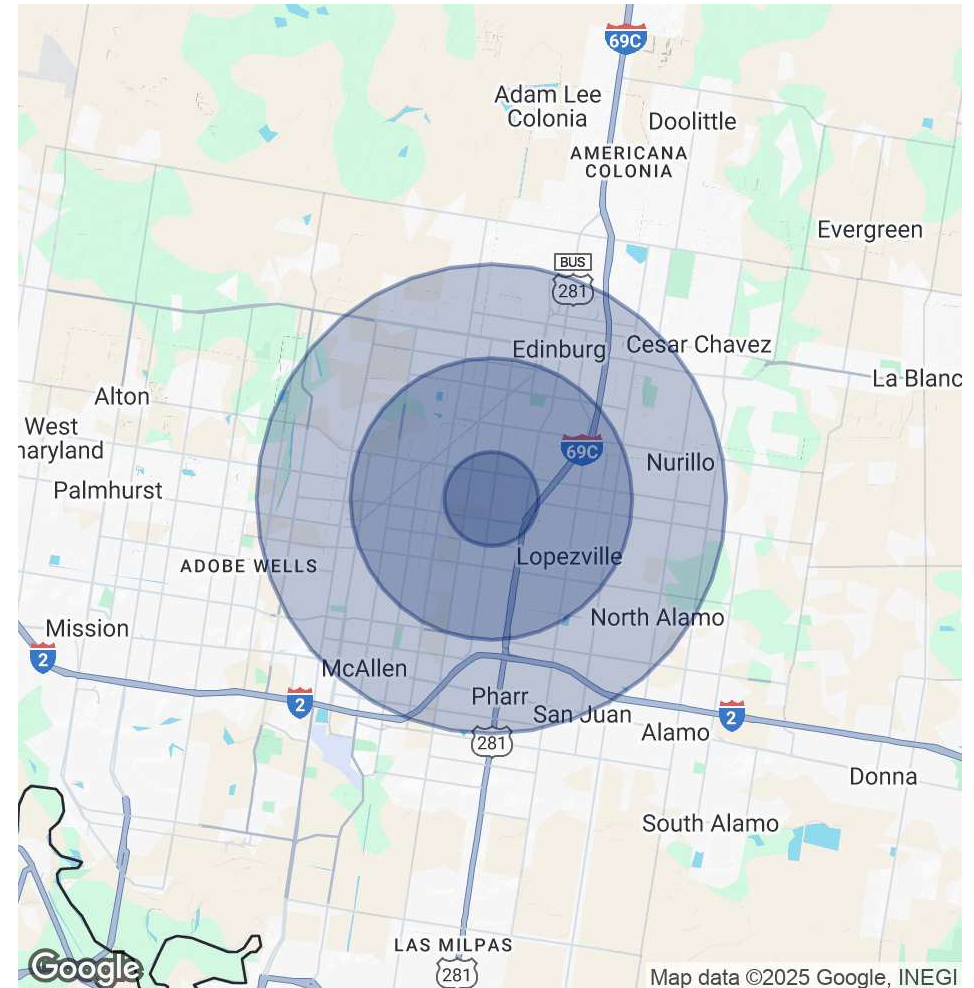
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,383	95,370	251,836
Average Age	36	36	36
Average Age (Male)	35	35	34
Average Age (Female)	36	37	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,573	33,259	84,079
# of Persons per HH	2.9	2.9	3
Average HH Income	\$98,495	\$87,714	\$77,259
Average House Value	\$246,928	\$222,215	\$194,644

Demographics data derived from AlphaMap



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