

222 W MAHL ST
EDINBURG, TX 78539

6-UNIT APARTMENT COMPLEX FOR SALE

6,541 SF TOTAL AVAILABLE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

LAURA LIZA PAZ, SIOR
Senior Partner | Managing Broker
956.227.8000 | lauralizap@stx-cre.com



NAI STX | 800 W DALLAS AVE, MCALLEN, TX 78501 | 956.994.8900 | STX-CRE.COM



PROPERTY DESCRIPTION

Fully leased, 2023-constructed six-plex ideally positioned in the heart of Edinburg, just minutes from the Hidalgo County Courthouse, UTRGV, and key civic and commercial hubs. This modern multi-family asset offers immediate, stable cash flow with 100% occupancy, making it a true turnkey investment in one of South Texas’s fastest-growing markets. Designed for long-term performance, the property combines strong in-place income with continued appreciation potential in a high-demand rental corridor. Opportunities of this caliber—new construction, fully stabilized, and strategically located—are rare. Positioned for a swift sale, this asset presents an exceptional opportunity for investors seeking reliable returns and long-term growth.

OFFERING SUMMARY

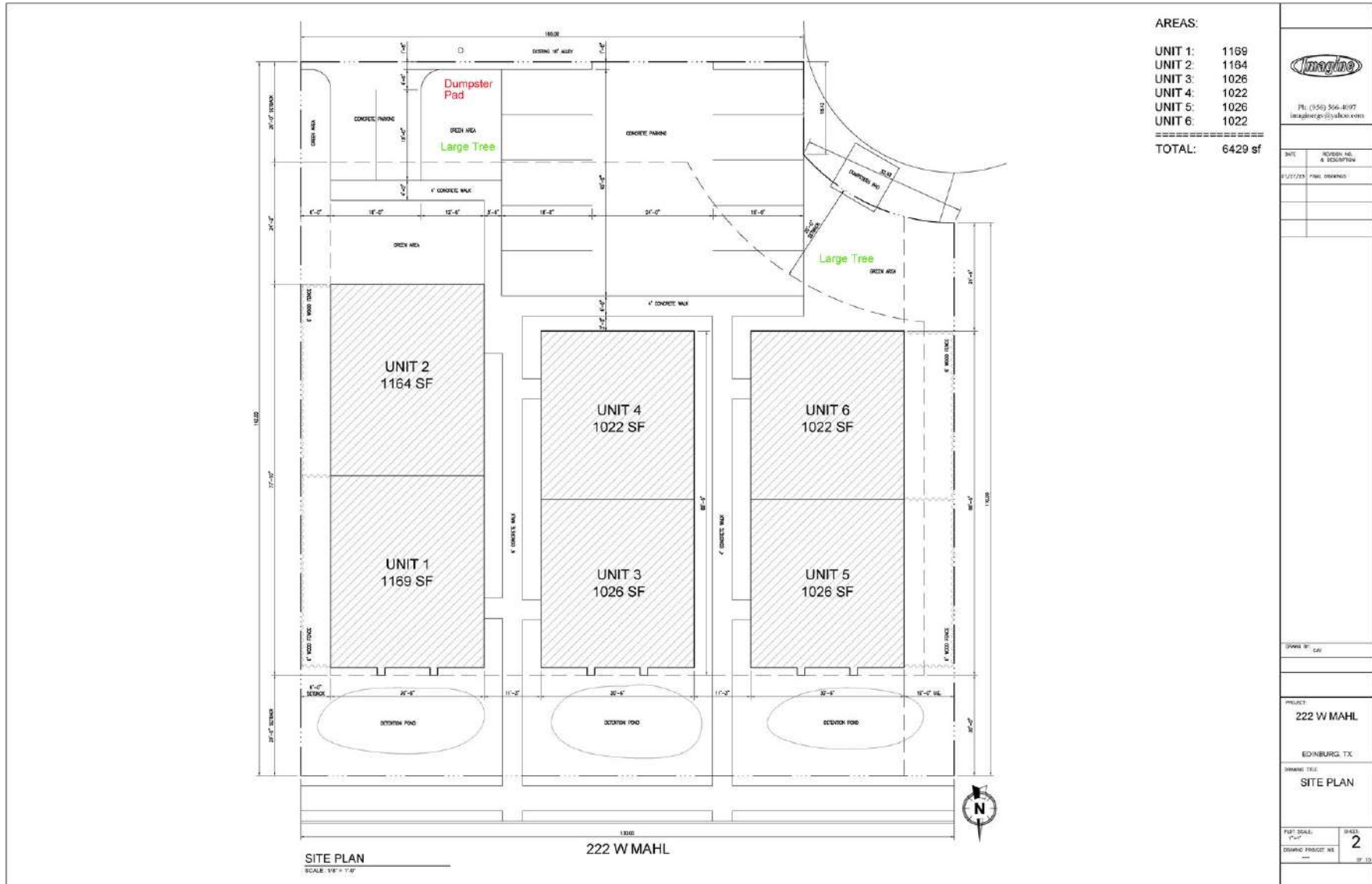
Sale Price:	\$785,000
2025 Taxes:	\$17,573
Number of Units:	6
Building #1 - (2) Units: 3 BR 2 BA	2,333 SF- Each Unit
Building #2 - (2) Units: 2 BR 2 BA	2,048 SF- Each Unit
Building #3 - (2) Units: 2 BR 2 BA	2,048 SF-Each Unit
Lot Size:	0.40 Acres
Total Available:	6,429 SF

FOR SALE | MULTIFAMILY PROPERTY

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI STX makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

SITE PLAN

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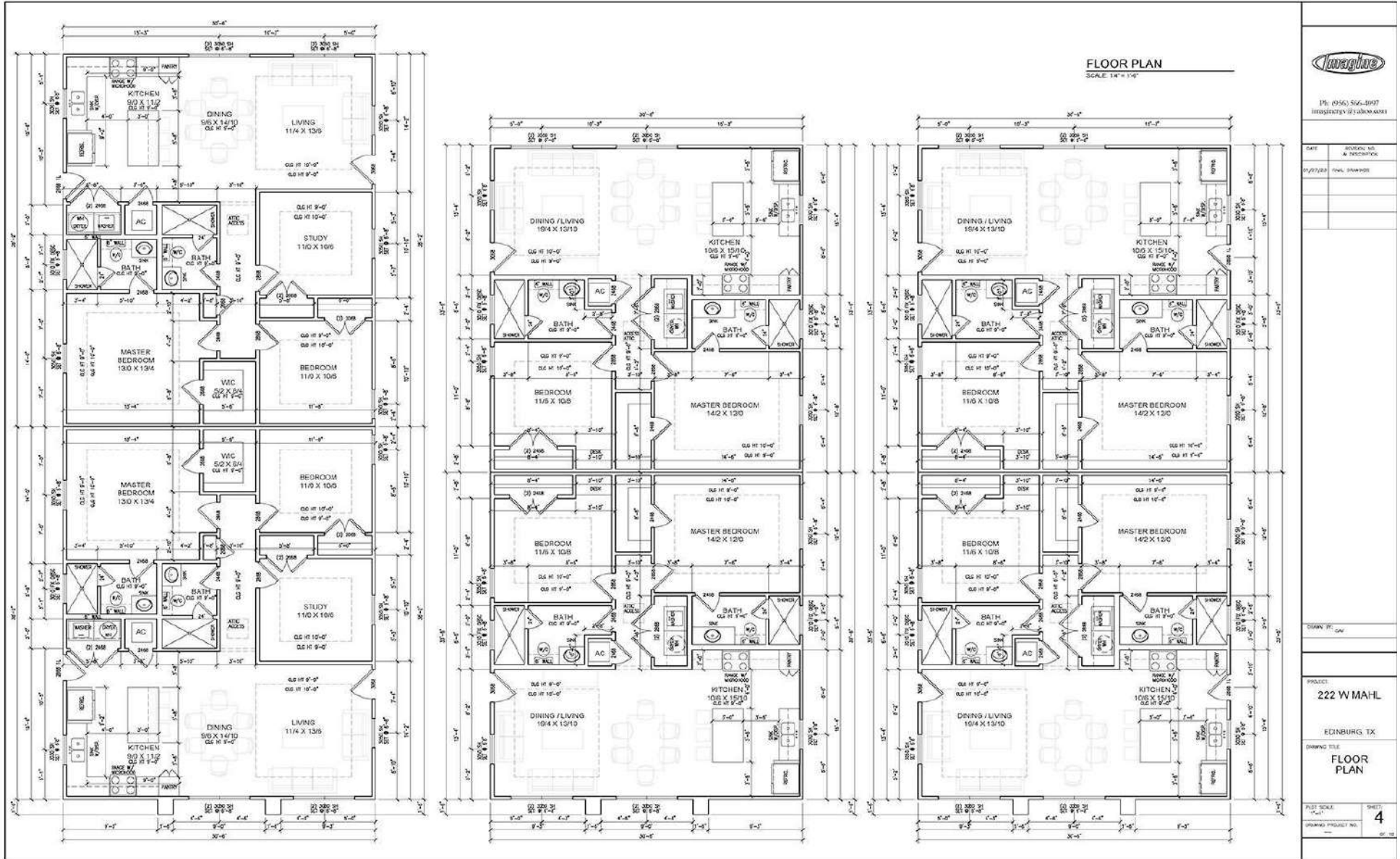


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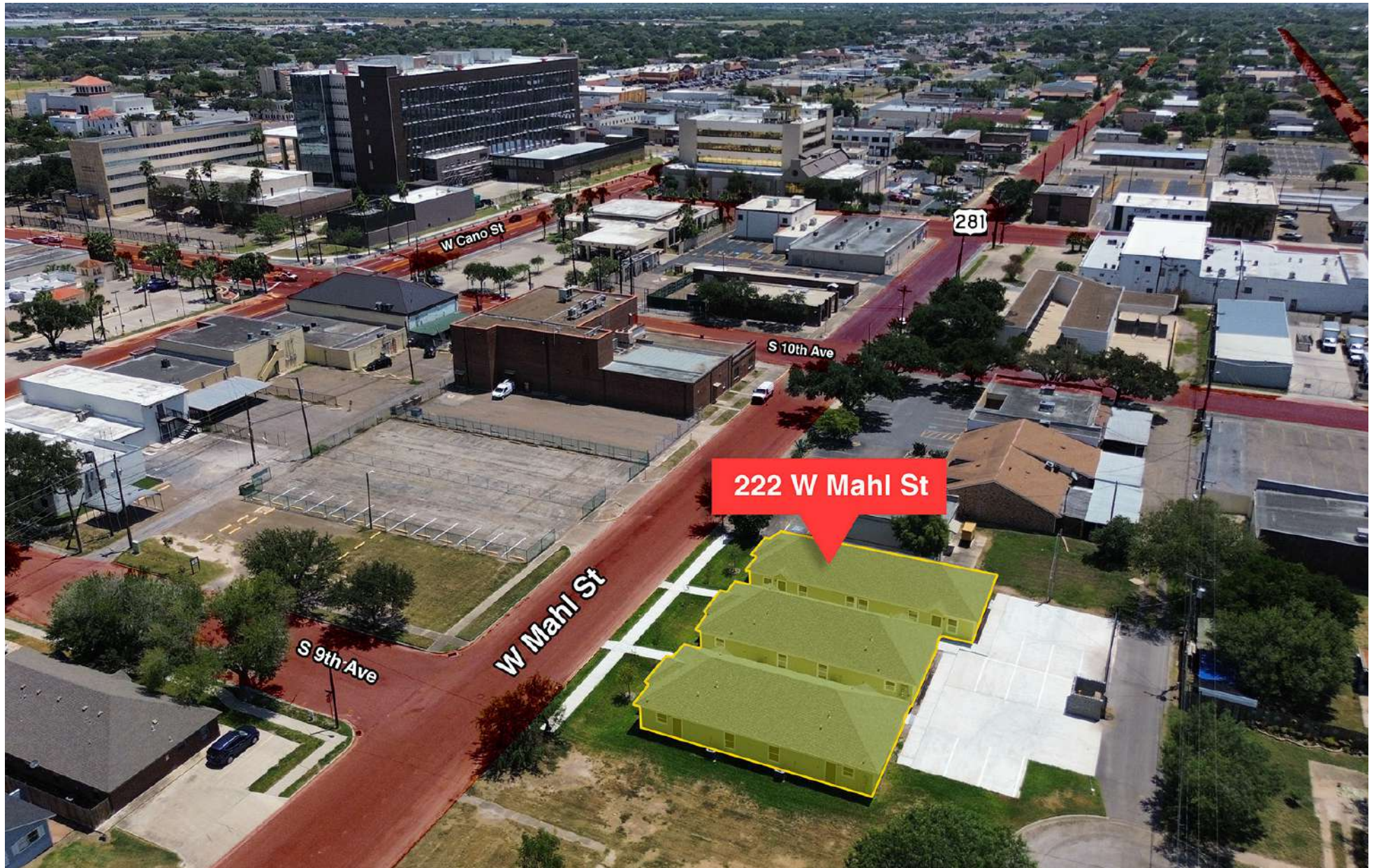
FLOOR PLAN

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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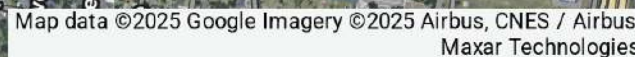


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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



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RENT ROLL

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222 W. MAHL ST. , EDINBURG, TX 78539 UNITS #1 - #6

UNIT #	Bed/Bath	Sq Ft Living	Montly Rent	Sec. Deposit	Pet Deposit	Lease Term 1 yr.
1	3 / 2	1,169 SQ. FT	\$1,250	\$750	\$0	10/1/2025 - 9/30/2026
2	3 / 2	1,164 SQ FT	\$1,250	\$750	\$750	9/30/2025 - 9/30/2026
3	2 / 2	1,026 SQ. FT	\$1,150	\$1,150	\$0	10/06/2025 - 9/30/2026
4	2 / 2	1,022 SQ. FT	\$1,150	\$750	\$250	04/15/2026 - 04/30/2027
5	2 / 2	1,026 SQ. FT	\$1,150	\$750	\$250	02/08/2026 - 02/28/2027
6	2 / 2	1,022 SQ. FT	\$1,150	\$750	\$500	02/26/2026 - 02/28/2027
		6,429 SQ. FT	\$7,100	\$4,900	\$1,750	

TOTAL MONTHLY RENT: \$7,100

PROJECTED YEARLY RENT: \$85,200

TOTAL DEPOSITS HELD: \$6,650

Expenses:	Monthly	Yearly
WATER/TRASH	\$179.34	\$2,152.08
ELECTRIC	\$26.92	\$323.04
LAWN CARE	\$80	\$960
PROPERTY TAX	\$1,220.86	\$14,650.33
PROPERTY INSURANCE	\$266	\$3,200
TOTAL EXPENSES:	\$1,773.12	\$21,285.45

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The information contained herein has been obtained from sources we believe to be reliable; however, NAI STX has not verified, and will not verify, any of the information contained herein, nor has the aforementioned Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

NAI STX	9008410	lauralizapaz@stx-cre.com	956.994.8900
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Laura Liza Paz, SIOR	437175	lauralizapaz@stx-cre.com	956.994.8900
Designated Broker of Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Laura Liza Paz, SIOR	TX #437175	lauralizap@stx-cre.com	956.227.8000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date