

UNIVERSITY RETAIL CENTER

1015 E. UNIVERSITY DR.

Edinburg, TX 78539



Daniel Galvan, SIOR, CCIM

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY OVERVIEW

1015 E. UNIVERSITY DR.

Edinburg, TX 78539



OFFERING SUMMARY

Lease Rate:	\$25.75 - 27.00 SF/yr
NNN (Estimated):	\$3.50 SF/Yr
Minimum Divisible:	1,072 SF
Maximum Contiguous :	2,144 SF
Year Built:	Under Construction/ Pre-Leasing
Zoning:	C3
Market:	Rio Grande Valley
Submarket:	Edinburg

PROPERTY OVERVIEW

This brand new modern retail center has a lot to offer it's Tenants. Located on a high traffic major road with great morning traffic as well as afternoon traffic. Site is located within close proximity to UTRGV, Hidalgo County Courthouse, and Highway 281. Strip center sits in a densely populated area with a high daytime population.

PROPERTY HIGHLIGHTS

- Great Visibility and Access
- High Traffic Retail Area
- Strong Daytime Population
- Brand new Modern Center
- Densely Populated Area

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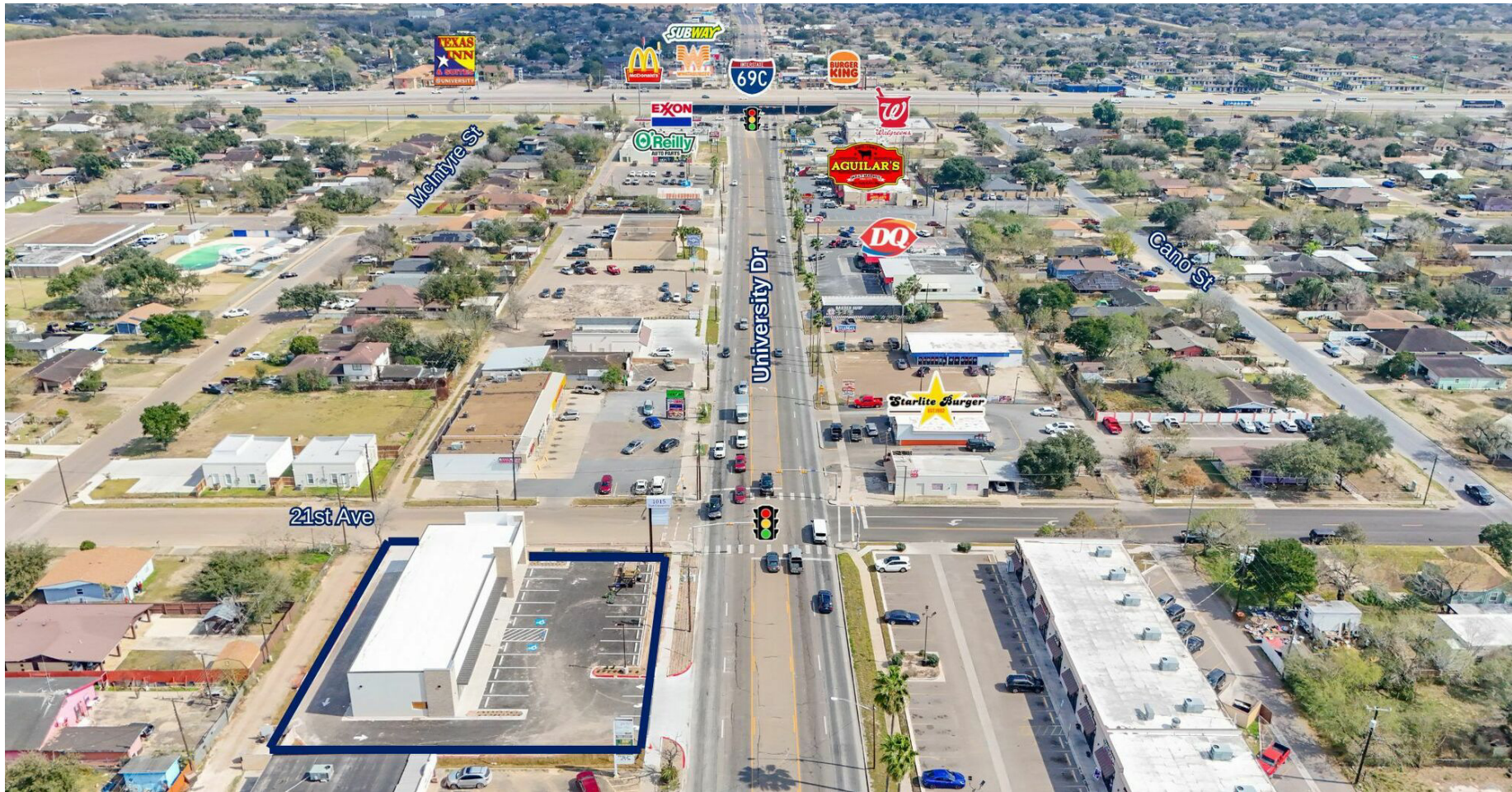


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AERIAL

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SITE PLAN

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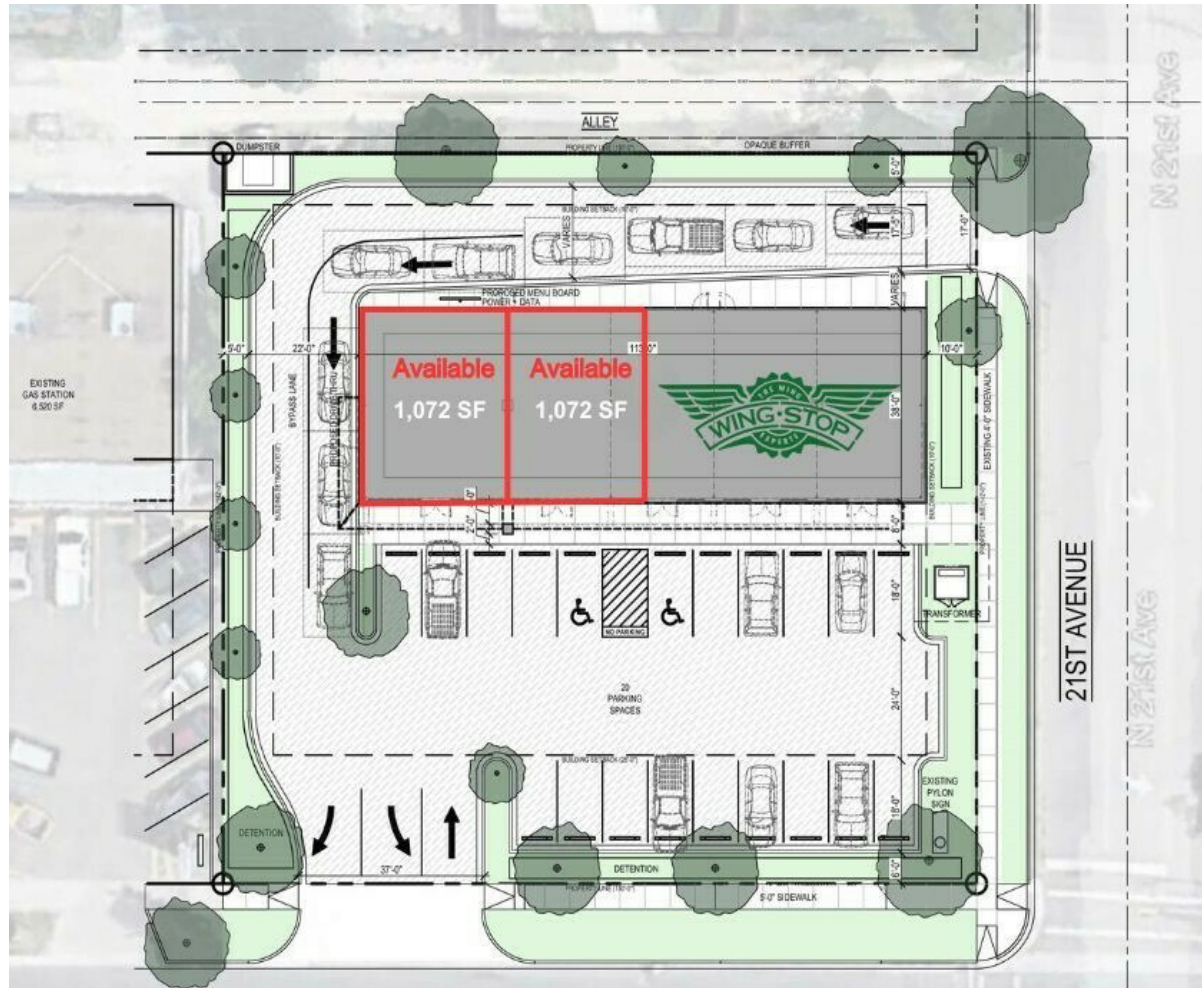


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SITE PLAN

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LEASE

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1015 E University Dr Edinburg, TX 78539

LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,072 SF

Lease Term:	Negotiable
Lease Rate:	\$25.75 - \$27.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Ste 1	-	2,100 SF	NNN	\$24.00 SF/yr	End-Cap
Ste 2	Available	1,072 SF	NNN	\$25.75 SF/yr	In-Line
Ste 3	Available	1,072 SF	NNN	\$27.00 SF/yr	End-Cap

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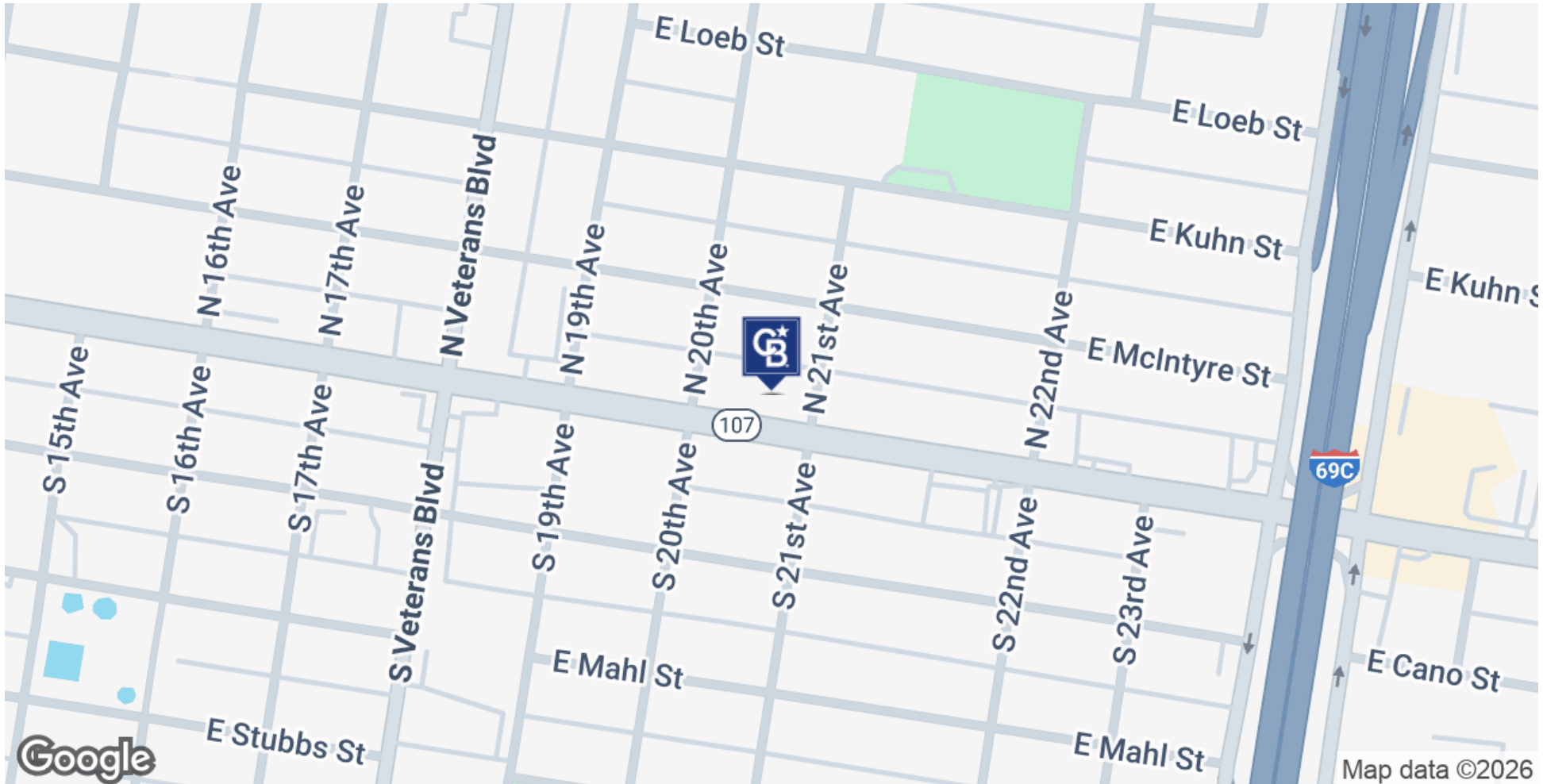


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LOCATION MAP

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DEMOGRAPHICS

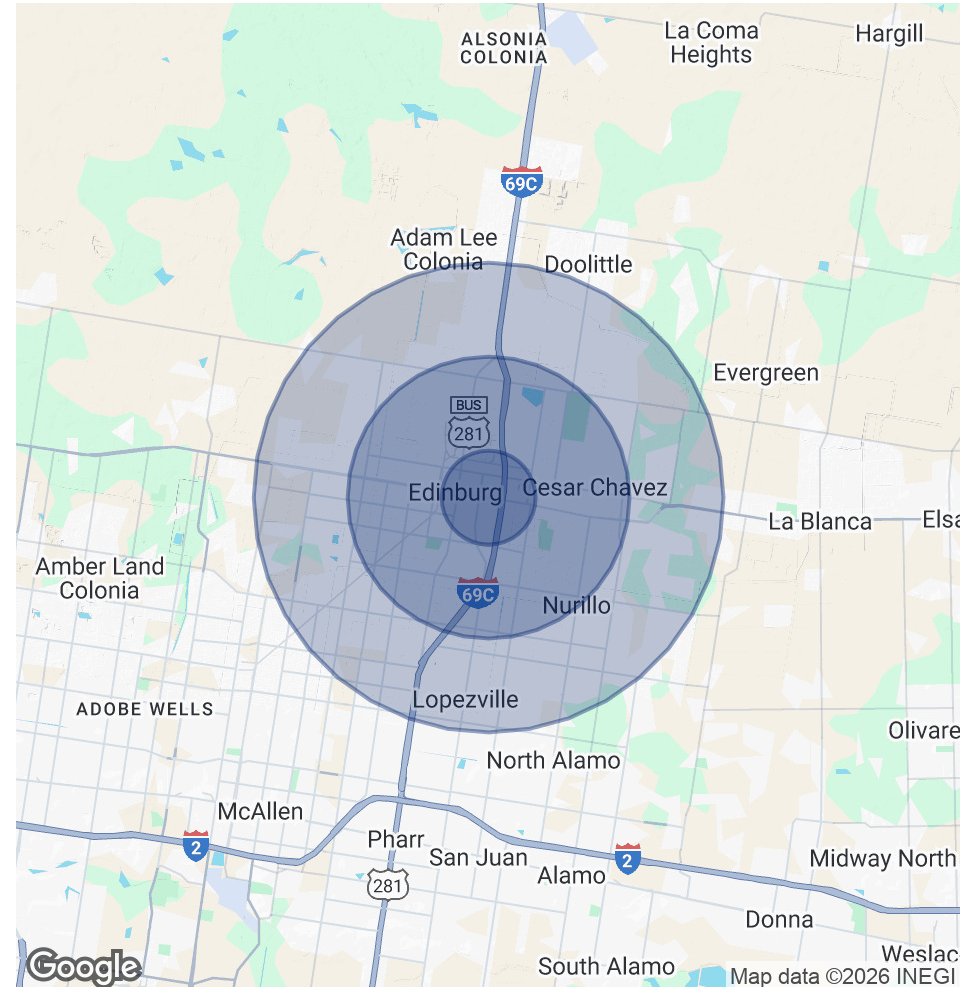
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,018	70,064	141,572
Average Age	33.1	30.2	29.8
Average Age (Male)	31.1	28.6	28.8
Average Age (Female)	34.3	33	31.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,502	24,934	46,964
# of Persons per HH	2.9	2.8	3
Average HH Income	\$44,638	\$58,196	\$64,975
Average House Value	\$87,791	\$114,234	\$130,199

2020 American Community Survey (ACS)



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