

# CARTIER PLAZA

## SPACE AVAILABLE

2708 Los Lagos Drive Edinburg, TX 78542



**LEASE RATE** \$27.00 - 30.00 SF/yr

**NNN** \$3.07 SF/yr

**LEASE TYPE** Net

**Daniel Galvan, SIOR, CCIM**  
(956) 451-2983  
dgalvan@cbcriograndevalley.com

**Omar Garza**  
(512) 998-0019  
ogarza@cbcriograndevalley.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY



# PROPERTY OVERVIEW

## CARTIER PLAZA

2708 Los Lagos Drive, Edinburg, TX 78542



### PROPERTY DESCRIPTION

Introducing the Carrier Plaza, a brand-new, modern development situated 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, Carrier Plaza is perfect for a mix of tenants seeking a vibrant, fast-growing area to establish their businesses.

### PROPERTY HIGHLIGHTS

- Shadow-anchored to Los Lagos Golf Course
- High Traffic Location
- Proximity to National Retailers and Major Attractions
- Modern Design for Ideal Mixed-Use Tenants

### OFFERING SUMMARY

|                    |                   |
|--------------------|-------------------|
| Lease Rate:        | \$27.00-\$30.00   |
| Lease Type:        | Net               |
| NNN:               | \$3.07            |
| Number of Units:   | 5                 |
| Building Size:     | 15,936 SF         |
| Minimum Divisible: | 1,000 SF          |
| Max Contiguous:    | 2,000 SF          |
| Market:            | Rio Grande Valley |
| Submarket:         | Edinburg          |

**Daniel Galvan, SIOR, CCIM**

(956) 451-2983

dgalvan@cbcriograndevalley.com

**Omar Garza**

(512) 998-0019

ogarza@cbcriograndevalley.com

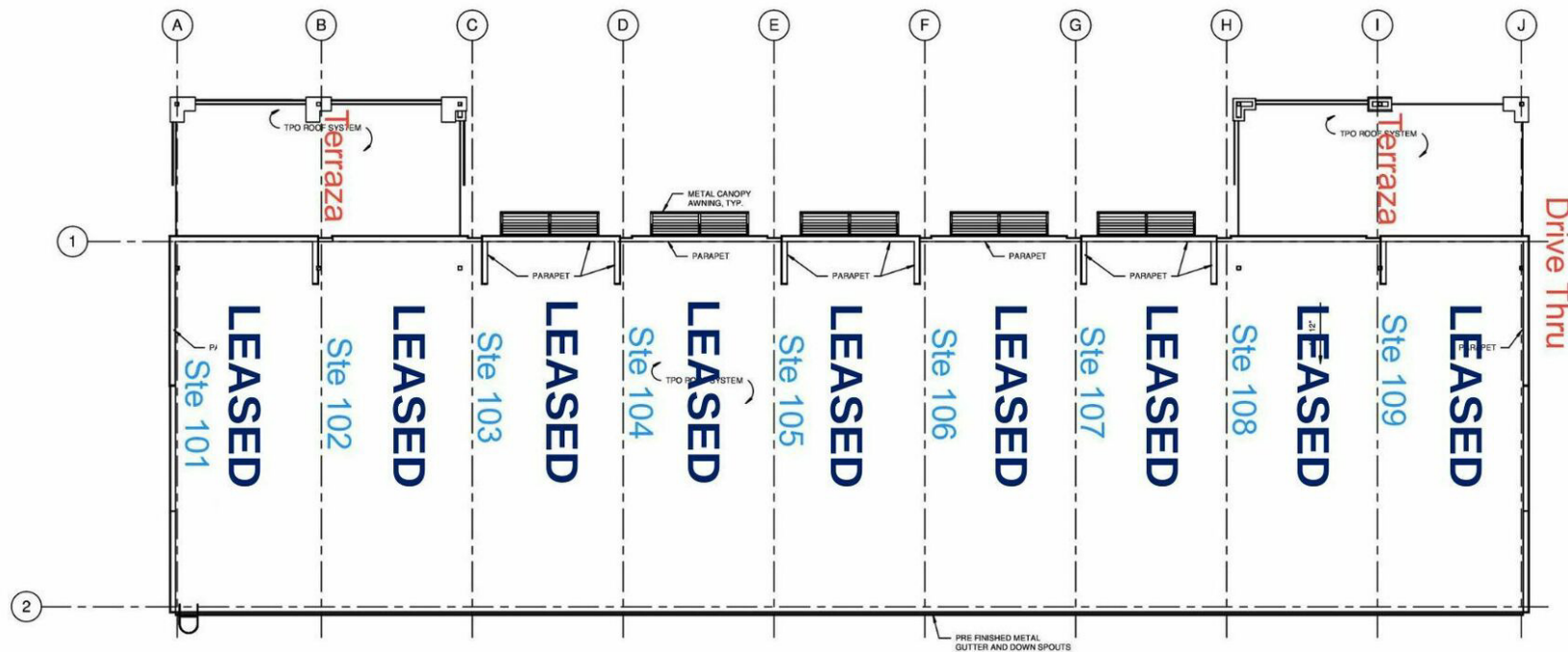


**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY

# WEST BUILDING FLOOR PLAN

CARTIER PLAZA

2708 Los Lagos Drive Edinburg, TX 78542



**Daniel Galvan, SIOR, CCIM**

(956) 451-2983

dgalvan@cbcriograndevalley.com

**Omar Garza**

(512) 998-0019

ogarza@cbcriograndevalley.com

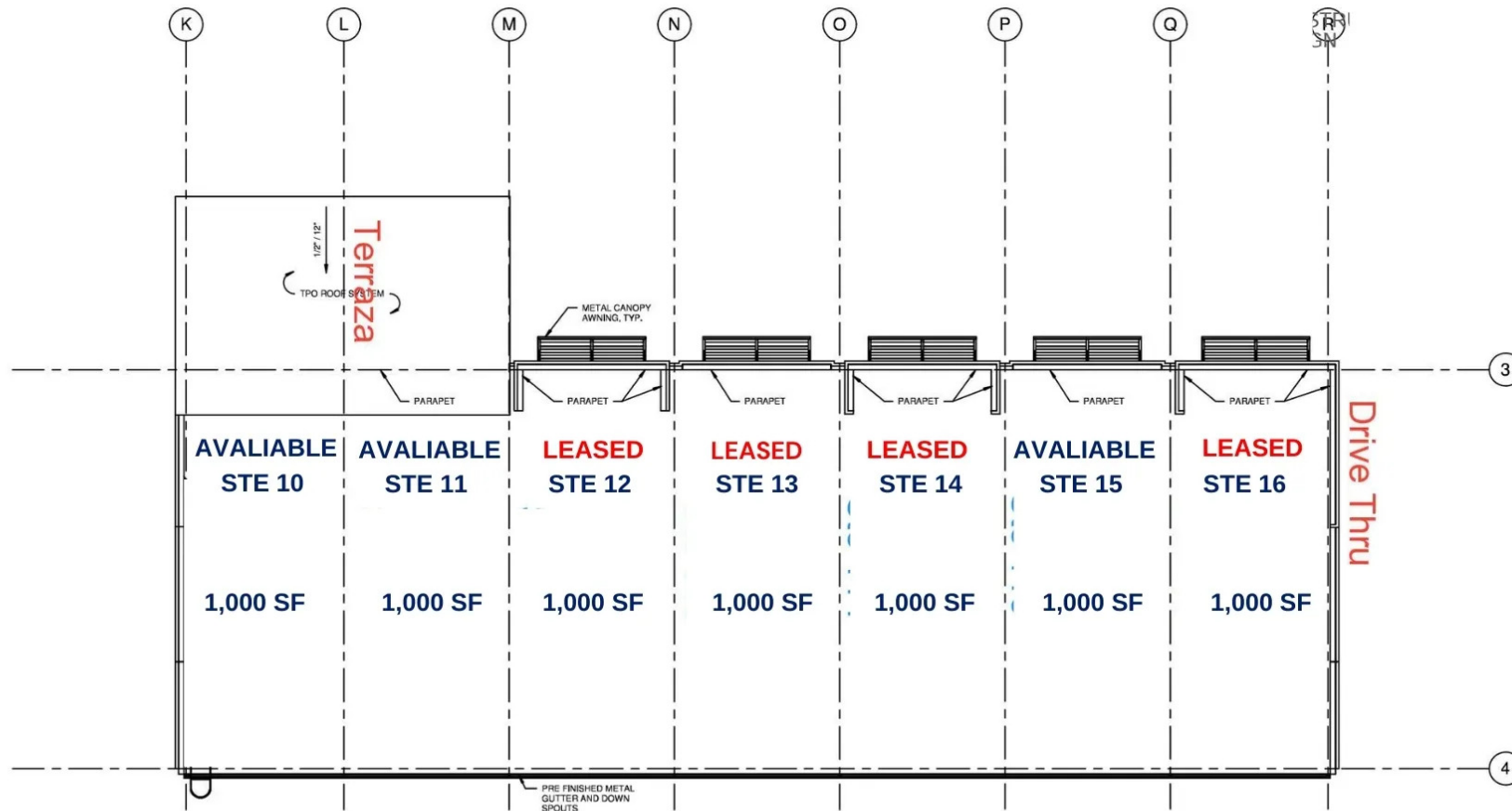


**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY

# EAST BUILDING FLOOR PLAN

CARTIER PLAZA

2708 Los Lagos Drive, Edinburg, TX 78542



**Daniel Galvan, SIOR, CCIM**  
(956) 451-2983  
dgalvan@cbcriograndevalley.com

**Omar Garza**  
(512) 998-0019  
ogarza@cbcriograndevalley.com



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY



# PHOTOS

## CARTIER PLAZA

2708 Los Lagos Drive, Edinburg, TX 78542



**Daniel Galvan, SIOR, CCIM**  
(956) 451-2983  
dgalvan@cbcriograndevalley.com

**Omar Garza**  
(512) 998-0019  
ogarza@cbcriograndevalley.com



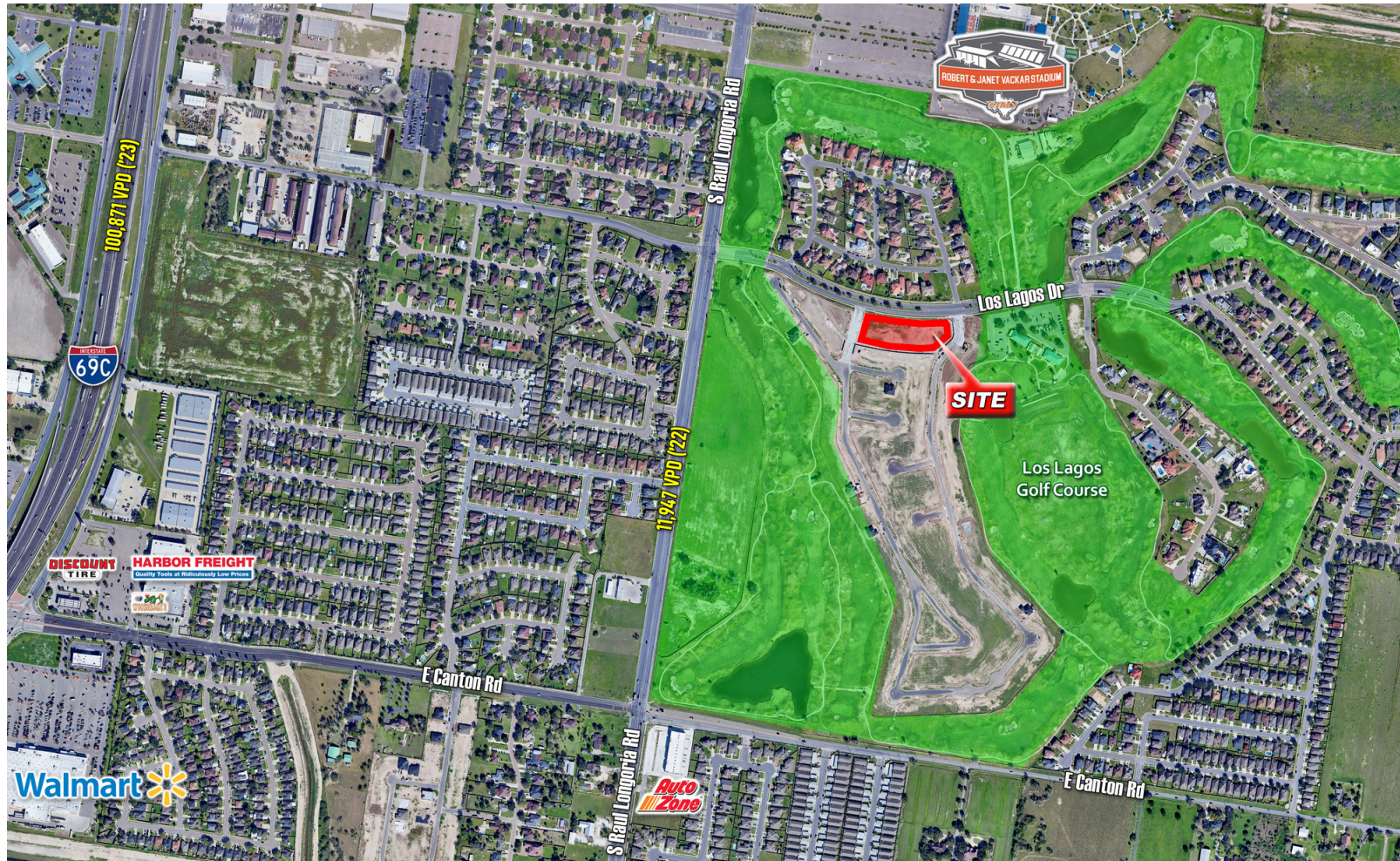
**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY



# AERIAL

## CARTIER PLAZA

2708 Los Lagos Drive, Edinburg, TX 78542



**Daniel Galvan, SIOR, CCIM**

(956) 451-2983

dgalvan@cbcriograndevalley.com

**Omar Garza**

(512) 998-0019

ogarza@cbcriograndevalley.com



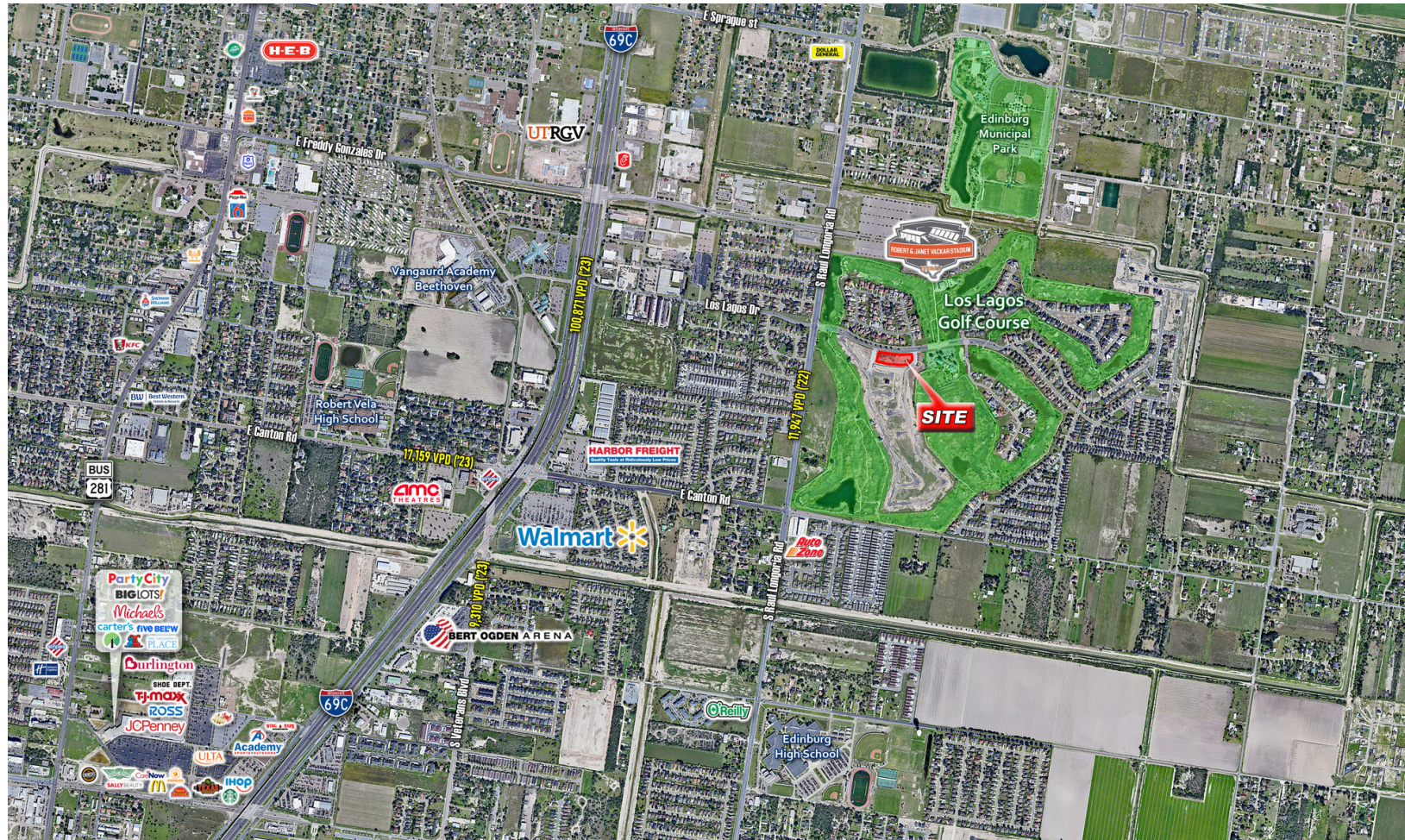
**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY



# AERIAL MAP

**CARTIER PLAZA**

2708 Los Lagos Drive, Edinburg, TX 78542



**Daniel Galvan, SIOR, CCIM**

(956) 451-2983

dgalvan@cbcriograndevalley.com

**Omar Garza**

(512) 998-0019

ogarza@cbcriograndevalley.com



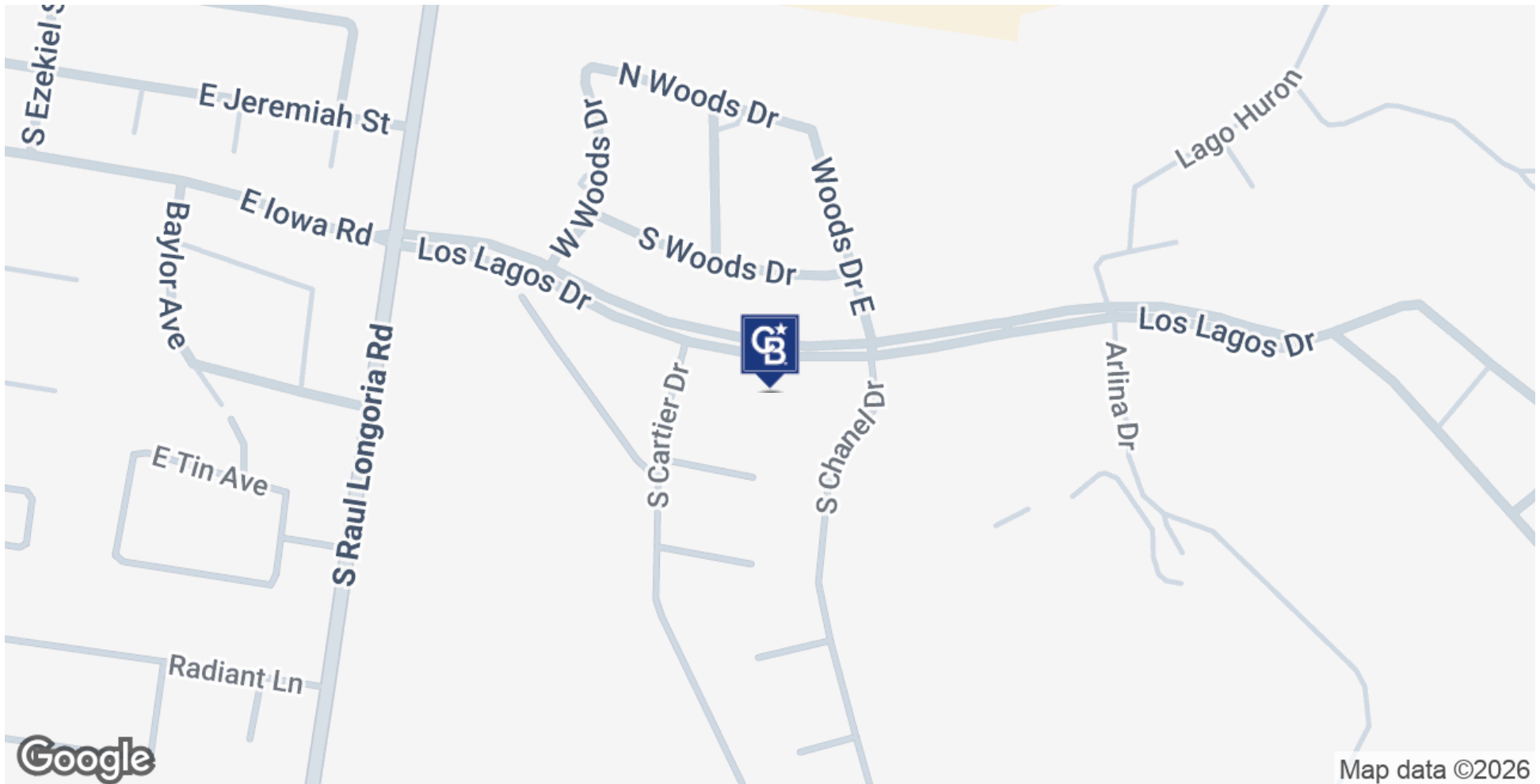
**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY



# LOCATION MAP

## CARTIER PLAZA

2708 Los Lagos Drive, Edinburg, TX 78542



**Daniel Galvan, SIOR, CCIM**

(956) 451-2983

dgalvan@cbcriograndevalley.com

**Omar Garza**

(512) 998-0019

ogarza@cbcriograndevalley.com



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY



# DEMOGRAPHICS

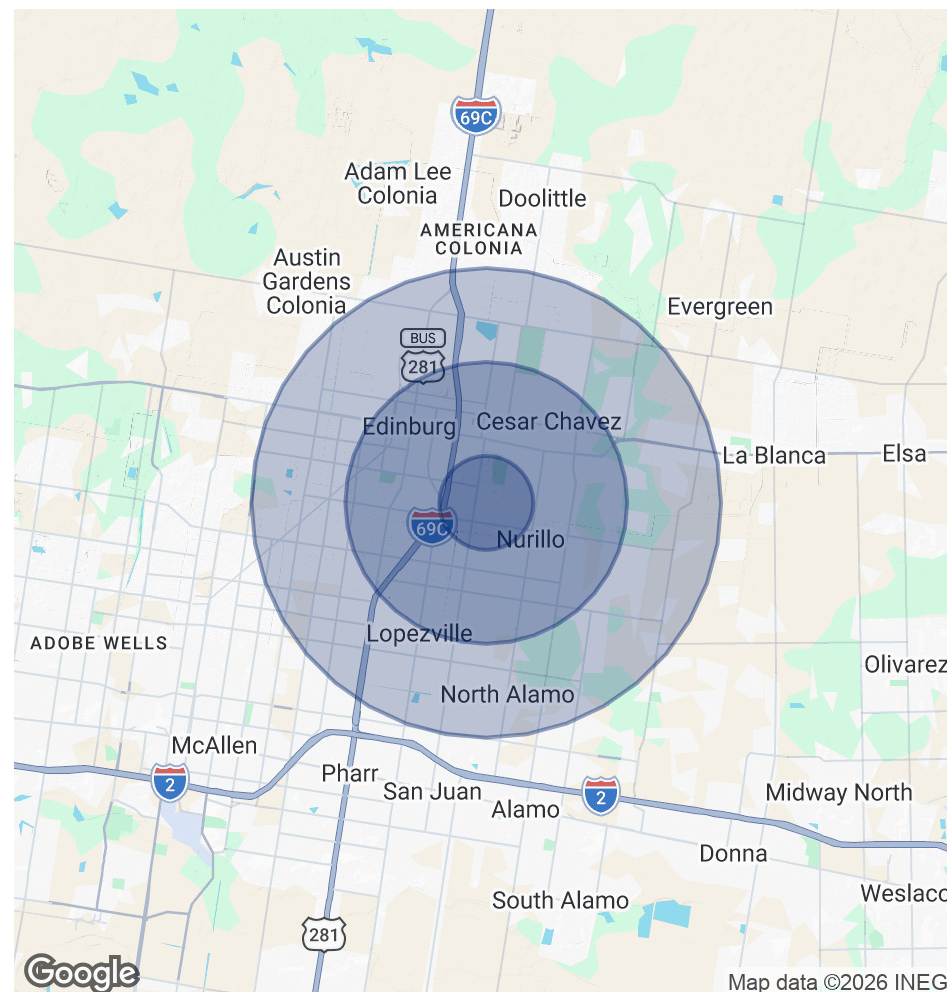
**CARTIER PLAZA**

2708 Los Lagos Drive, Edinburg, TX 78542

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 8,356  | 67,884  | 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    | 2,471     | 20,968    | 56,163    |
| # of Persons per HH | 3.4       | 3.2       | 3.2       |
| Average HH Income   | \$80,665  | \$77,370  | \$74,412  |
| Average House Value | \$197,212 | \$191,949 | \$191,694 |

2020 American Community Survey (ACS)



**Daniel Galvan, SIOR, CCIM**

(956) 451-2983

dgalvan@cbcriograndevalley.com

**Omar Garza**

(512) 998-0019

ogarza@cbcriograndevalley.com



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY