

BEL-AIR PLAZA



2519 N. Closner Blvd

Edinburg, TX 78541



SVN HANNA SOLUTIONS COMMERCIAL
REAL ESTATE

1001 E Jackson Ave STE A, McAllen, TX 78501

956.322.4001 | svnhannasolutionscre.com

CHUCK WILLS
ADVISOR

 956.458.1156

 chuck.wills@svn.com

MARK HANNA, CCIM
MANAGING DIRECTOR

 956.821.8001

 mark.hanna@svn.com



N Business Hwy 281

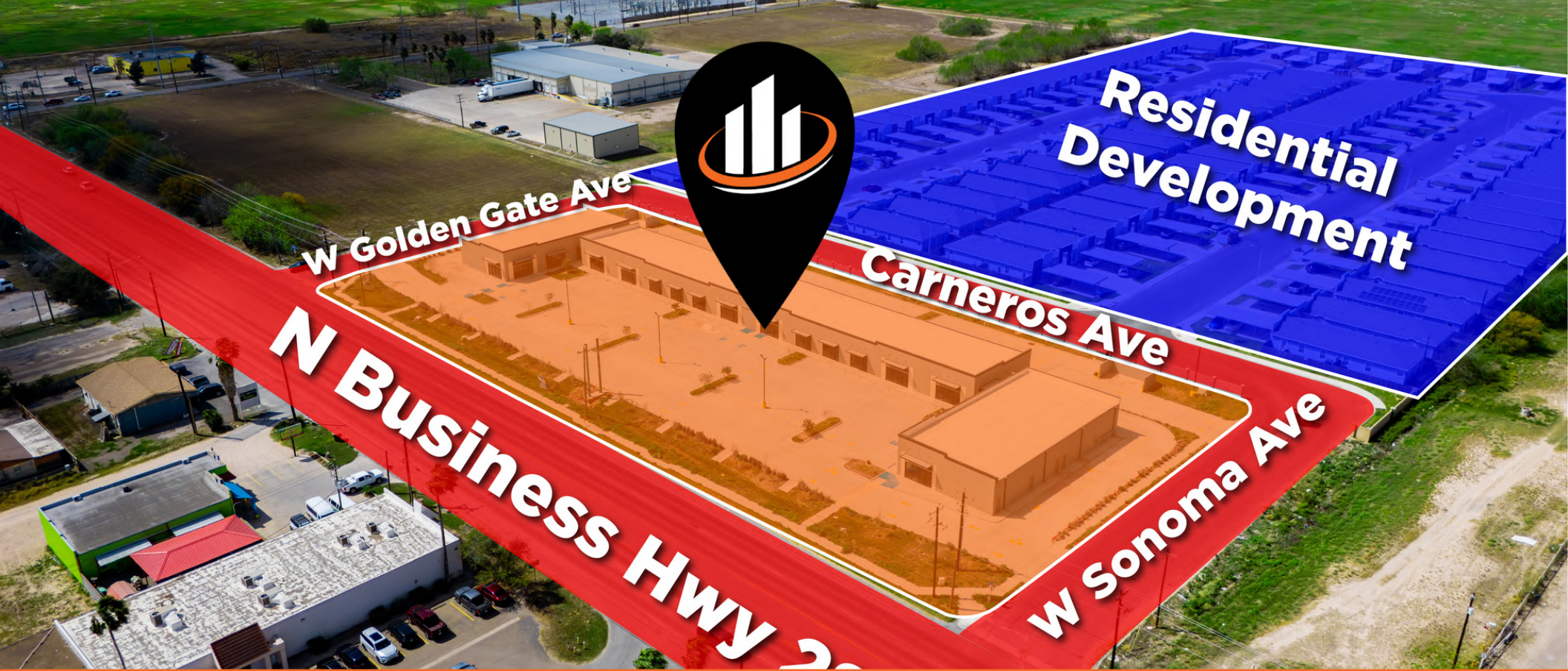
PROPERTY OVERVIEW: 2519 N Closner Blvd - Edinburg, TX 78541

Now pre-leasing, Bel-Air Plaza is a newly constructed retail center located along the high-visibility corridor of North Closner Boulevard in Edinburg, Texas. This modern commercial development consists of approximately 25,865 SF across three buildings and offers 15 flexible suites designed to accommodate a wide range of retail, restaurant, medical, and service users.



Offering Summary

	Lease Rate:	\$21.00 SF/yr (NNN)
	Year Built:	2025
	Property Type:	Retail
	Building Size:	25,865 SF



Property Highlights

- Newly constructed retail plaza totaling $\pm 25,865$ SF across three modern buildings
- Now pre-leasing 15 premium suites designed for retail, medical, office, and service users
- Suite sizes available from 1,000 SF up to 15,733 SF contiguous
- Delivered in shell condition with custom finish-out options available
- Excellent frontage and visibility along N. Closner Blvd, a major Edinburg commercial corridor
- Located approximately 0.83 miles south of Monte Cristo Road, in the path of strong residential and retail growth

Area Analytics



For Lease

POPULATION

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	5,913	55,656	125,732

AVERAGE AGE	24	30	30
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HOUSEHOLD & INCOME

TOTAL HOUSEHOLDS	1,718	19,678	41,170
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AVERAGE HH INCOME	\$68,751	\$64,560	\$77,088
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Location Map



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.



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 on 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.

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.

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.

SVN | Hanna Solutions Commercial Real Estate

9007459

(956)322-4001

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

LicenseNo.

Email

Phone

Mark Hanna, CCIM

676122

Mark.Hanna@SVN.com

(956)821-8001

Designated Broker of Firm

LicenseNo.

Email

Phone

Licensed Supervisor of Sales Agent/
Associate

LicenseNo.

Email

Phone

Sales Agent/Associate's Name

LicenseNo.

Email

Phone

Buyer/Tenant/Seller/LandlordInitials

Date

CONFIDENTIALITY & DISCLAIMER STATEMENT

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1. THE OFFERING MEMORANDUM AND ITS CONTENTS ARE CONFIDENTIAL;
2. YOU WILL HOLD IT AND TREAT IT IN THE STRICTEST OF CONFIDENCE
3. YOU WILL NOT, DIRECTLY OR INDIRECTLY, DISCLOSE OR PERMIT ANYONE ELSE TO DISCLOSE THIS OFFERING MEMORANDUM OR ITS CONTENTS IN ANY FASHION OR MANNER DETRIMENTAL TO THE INTEREST OF THE SELLER. HANNA SOLUTIONS IS NOT AFFILIATED WITH, SPONSORED BY, OR ENDORSED BY ANY COMMERCIAL TENANT OR LESSEE IN THE OFFERING MEMORANDUM.

SVN | HANNA SOLUTIONS COMMERCIAL REAL ESTATE SERVICES IS NOT AFFILIATED WITH, SPONSORED BY, OR ENDORSED BY ANY COMMERCIAL TENANT OR LESSEE IN THE OFFERING MEMORANDUM. THE PRESENCE OF ANY CORPORATION'S LOGO OR NAME IS NOT INTENDED TO INDICATE OR IMPLY AFFILIATION WITH, OR SPONSORSHIP OR ENDORSEMENT BY, SAID BUSINESS OF SVN | HANNA SOLUTIONS COMMERCIAL REAL ESTATE

OWNER AND SVN | HANNA SOLUTIONS COMMERCIAL REAL ESTATE EXPRESSLY RESERVE THE RIGHT, AT THEIR SOLE DISCRETION, TO REJECT ANY EXPRESSIONS OF INTEREST OR OFFERS TO PURCHASE THE PROPERTY AND TO TERMINATE DISCUSSIONS WITH ANY PERSON OR ENTITY REVIEWING THIS OFFERING MEMORANDUM OR MAKING AN OFFER TO PURCHASE THE PROPERTY UNLESS AND UNTIL A WRITTEN AGREEMENT FOR THE PURCHASE AND SALE OF THE PROPERTY HAS BEEN FULLY EXECUTED AND DELIVERED.

IF YOU WISH NOT TO PURSUE NEGOTIATIONS LEADING TO THE ACQUISITION OF THE PROPERTY OR IN THE FUTURE YOU DISCONTINUE SUCH NEGOTIATIONS, THEN YOU AGREE TO PURGE ALL MATERIALS RELATING TO THIS PROPERTY INCLUDING THIS OFFERING MEMORANDUM.

A PROSPECTIVE PURCHASER'S SOLE AND EXCLUSIVE RIGHTS CONCERNING THIS PROSPECTIVE TRANSACTION, THE PROPERTY, OR INFORMATION PROVIDED HEREIN OR IN CONNECTION WITH THE SALE OF THE PROPERTY SHALL BE LIMITED TO THOSE EXPRESSLY PROVIDED IN AN EXECUTED PURCHASE AGREEMENT AND SHALL BE SUBJECT TO THE TERMS THEREOF. IN NO EVENT SHALL A PROSPECTIVE PURCHASER HAVE ANY OTHER CLAIMS AGAINST SELLER OR MATTHEWS REAL ESTATE INVESTMENT SERVICES OR ANY OF THEIR AFFILIATES OR ANY OF THEIR RESPECTIVE OFFICERS, DIRECTORS, SHAREHOLDERS, OWNERS, EMPLOYEES, OR AGENTS FOR ANY DAMAGES, LIABILITY, OR CAUSES OF ACTION RELATING TO THIS SOLICITATION PROCESS OR THE MARKETING OR SALE OF THE PROPERTY

THIS OFFERING MEMORANDUM SHALL NOT BE DEEMED TO REPRESENT THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE STATE OF AFFAIRS OF THE PROPERTY SINCE THE DATE THIS OFFERING MEMORANDUM



CHUCK WILLS
ADVISOR

 956.458.1156  956.322.4001
chuck.wills@svn.com

MARK HANNA, CCIM
MANAGING DIRECTOR

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mark.hanna@svn.com



BEYOND ORDINARY COMMERCIAL REAL ESTATE