

4162 CROSSPOINT BLVD

CROSSPOINT BUSINESS CENTER, EDINBURG, TX 78539

FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$1.25 SF/month (NNN)
Building Size:	2,948 SF
Available SF:	2,948 SF
Lot Size:	0.23 Acres
Year Built:	2007
Zoning:	CO
Market:	McAllen

PROPERTY OVERVIEW

Approximately 2,948 sf available For Lease. Crosspoint Business Center is ideal for medical and office use. Has close proximity to hospitals, medical facilities, offices, retail, banks, restaurants and rooftops. High Traffic area. Reasonable Rental Rates!

LOCATION OVERVIEW

From Nolana, head North on McColl Road, turn East on Trenton Road, turn left on Crosspoint Blvd., property is on the east side and backs up to Palm Valley Animal Shelter.

PROPERTY HIGHLIGHTS

- Ideal for medical and office use
- Approximately 2,948 sf available For Lease
- Close proximity to hospitals, medical facilities, offices, retail, banks, restaurants and rooftops
- Reasonable Rental Rates!
- High Traffic area

CHARLES MARINA, CCIM, CRB, GRI

956.682.3000

cmarina@firstamericanrealty.com



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PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	CO
Lot Size	0.23 Acres
APN #	C9462-02-00B-0012-00
MLS #	404202

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface

UTILITIES & AMENITIES

Central HVAC	Yes
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LOCATION INFORMATION

Building Name	4162 Crosspoint Blvd
Street Address	Crosspoint Business Center
City, State, Zip	Edinburg, TX 78539
County	Hidalgo
Market	McAllen
Cross-Streets	Trenton Rd.
Township	Edinburg
Side of the Street	North
Road Type	Paved
Market Type	Medium
Nearest Airport	MFE - McAllen International Airport

BUILDING INFORMATION

Building Size	2,948 SF
Building Class	A
Year Built	2007
Gross Leasable Area	2,948 SF
Number of Buildings	1

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,948 SF	Lease Rate:	\$1.25 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
4162 Crosspoint Blvd.	Available	2,948 SF	NNN	\$1.25 SF/month

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ADDITIONAL PHOTOS

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1 ARCHITECTURAL FLOOR PLAN
SCALE: 1/4" = 1'-0"

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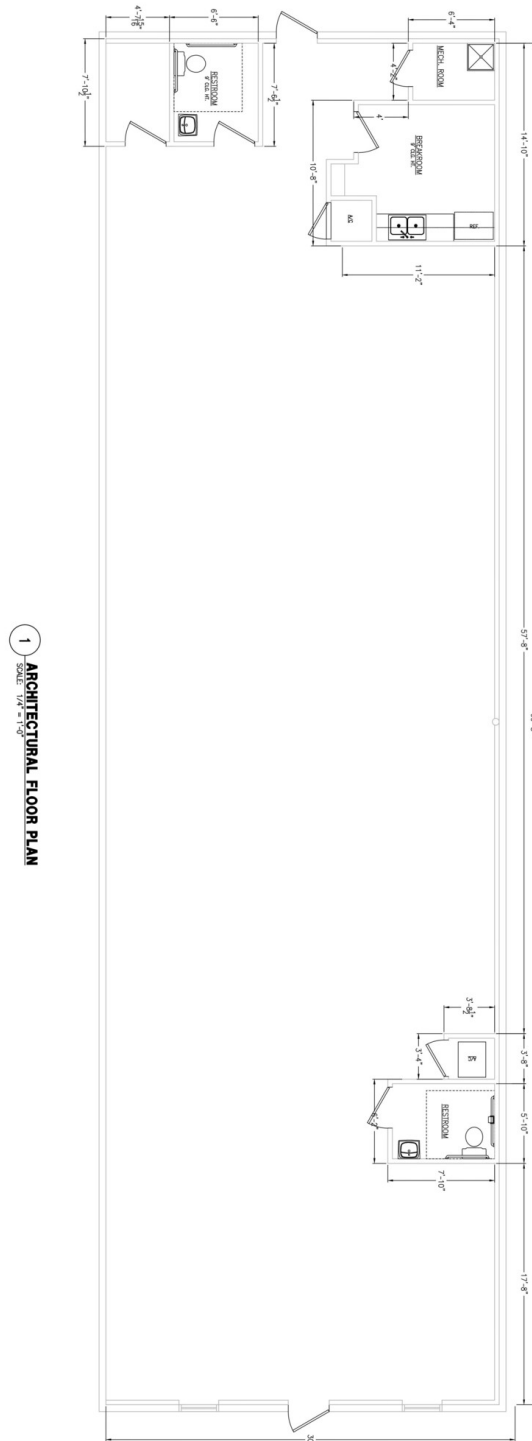
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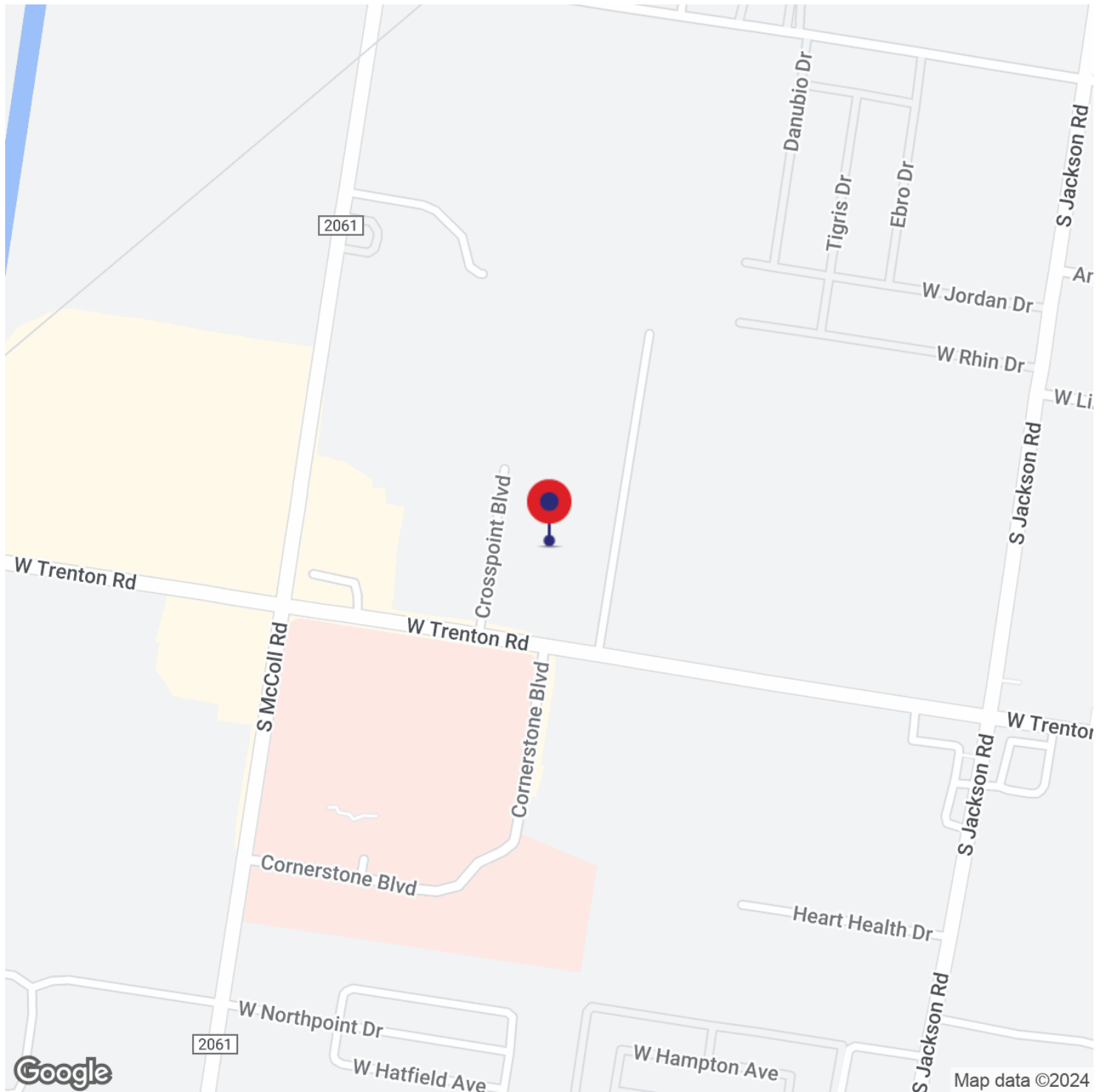


LOCATION MAP

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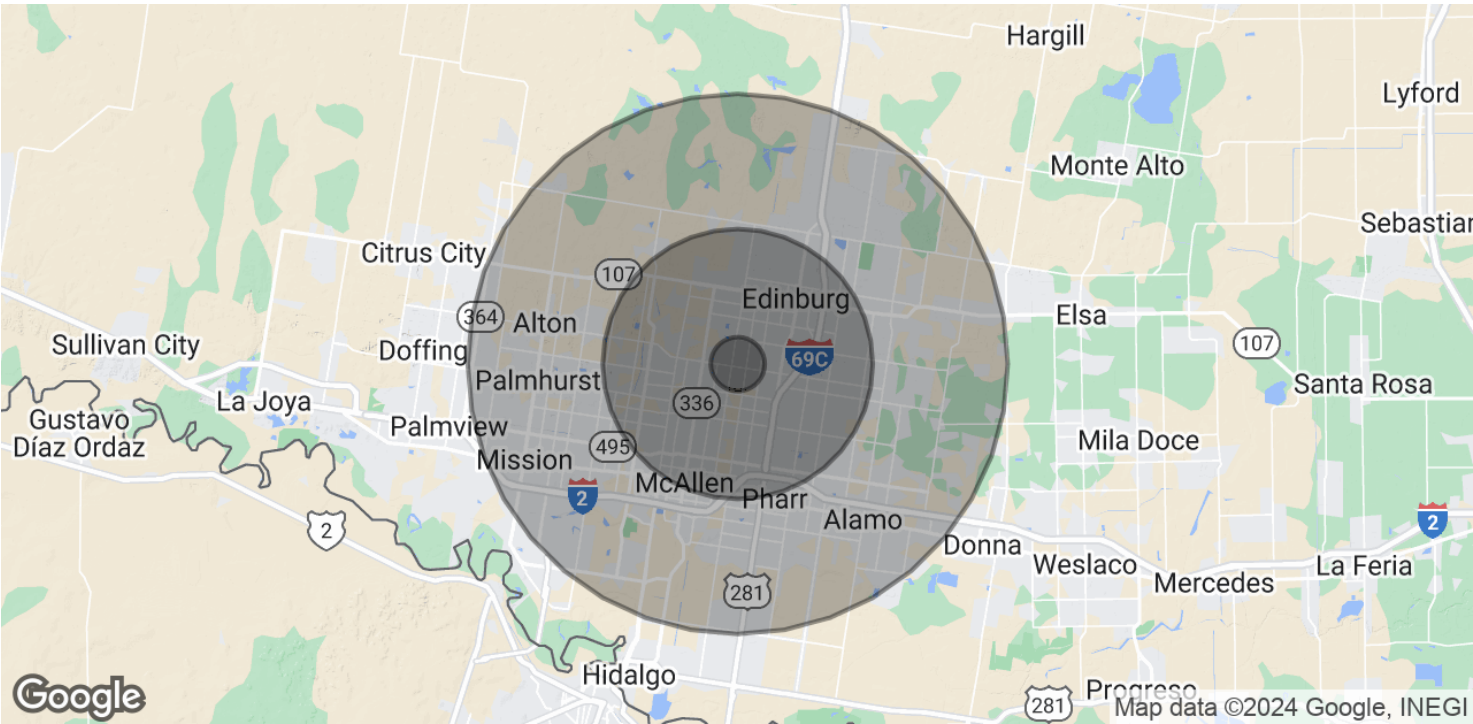
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11	2,289	3,240
Average Age	41.5	30.8	34.1
Average Age (Male)	51.2	31.7	35.9
Average Age (Female)	40.3	30.4	33.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6	1,097	1,623
# of Persons per HH	1.8	2.1	2.0
Average HH Income	\$72,432	\$39,488	\$45,599
Average House Value	\$215,567	\$63,836	\$92,692

2020 American Community Survey (ACS)

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DISCLAIMER

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DISCLAIMER

All information provided herein has been obtained from sources deemed reliable, but may be subject to errors, omissions, change of price, prior sale, or withdrawal without notice. First American Realty Company makes no representation, warranty or guaranty as to accuracy of any information contained herein. You should consult your advisors for an independent verification of any properties.

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Information About Brokerage Services

Texas law requires all real estate licensees 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 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.

First American Realty Company	444231	cmarina@firstamericanrealty.com	(956)682-3000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Charles Marina, CCIM, CRB, GRI	229272	cmarina@firstamericanrealty.com	(956)682-3000
Designated Broker of Firm	License No.	Email	Phone
Charles Marina, CCIM, CRB, GRI	229272	cmarina@firstamericanrealty.com	(956)682-3000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Charles Marina, CCIM, CRB, GRI	229272	cmarina@firstamericanrealty.com	(956)495-3000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

First American Realty Company - Corporate, 3827 N. 10th St., Ste. 105 McAllen, TX 78501
Charles Marina

Information available at www.trec.texas.gov

IABS 1-0 Date

2533 W. Trenton

Phone: 9566823000

Fax: 9566824074

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