

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$539,900
Building Size:	2,868 SF
Price / SF:	\$187.66
Year Built:	1990
Renovated:	2016

## PROPERTY OVERVIEW

2,868 square-foot commercial building is perfectly positioned at the crossroads of convenience and opportunity. Located blocks away from La Plaza Mall, McAllen Miller International Airport, and I2 expressway, it boasts prime location with potential to multiple different clientele. Currently being utilized as a showroom, office space, and warehouse to store material, the building lends itself for multiple uses. The property also has 12 parking spots, multiple entry/exit points, full kitchen, 1 full bathroom and 2 half bathrooms.

## PROPERTY HIGHLIGHTS

- 2,868 square feet
- Multiple flex use space
- 12 parking spots
- Close proximity to major expressway, shopping mall, and international airport

OFFICE BUILDING  
FOR SALE/LEASE

RE/MAX PROPERTY GROUP

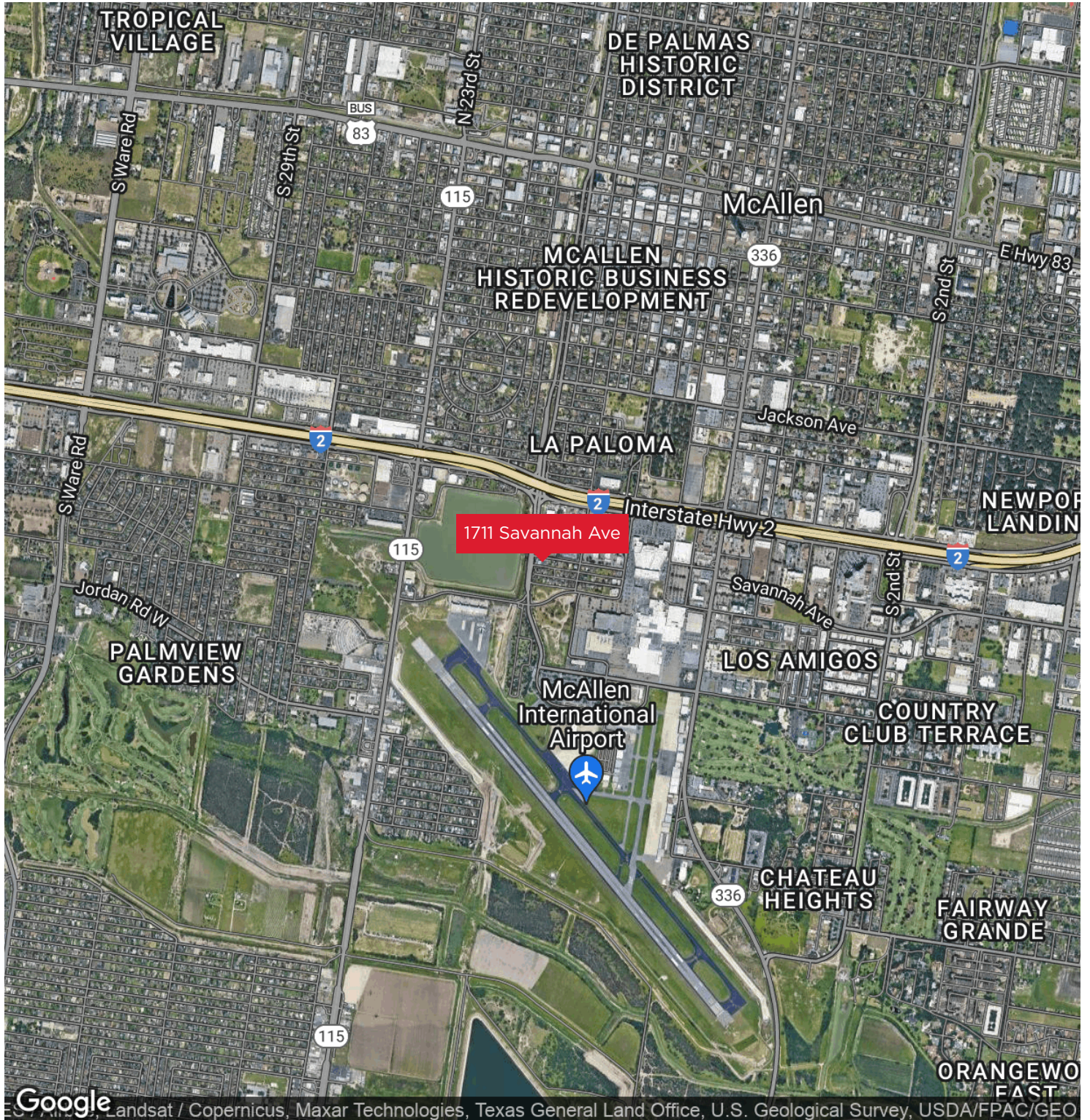
Each office independently owned and operated

1510 S. Sugar Rd. - Suite 200  
Edinburg, TX 78539

REMAXPROPGROUP.COM



# REGIONAL MAP



OFFICE BUILDING  
FOR SALE/LEASE

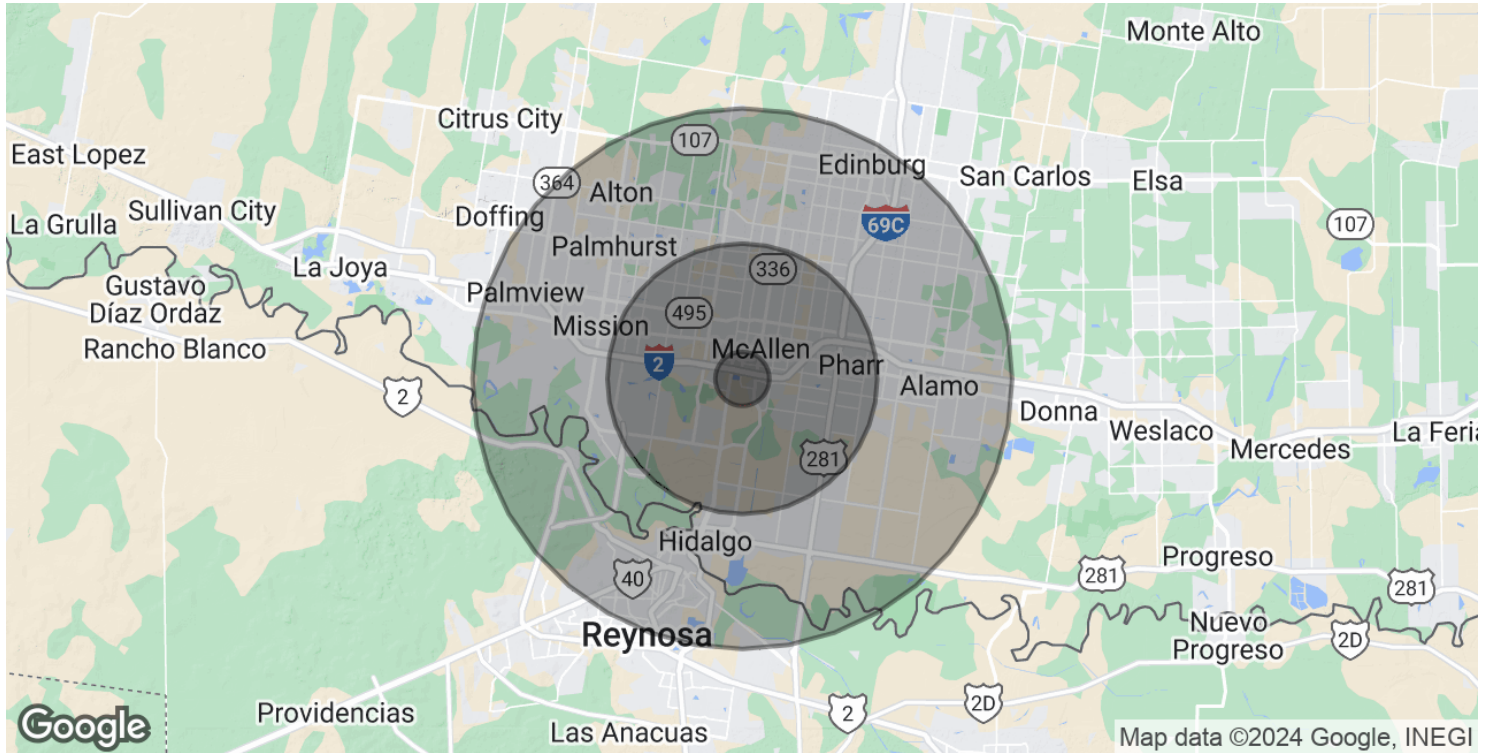
**RE/MAX PROPERTY GROUP**  
Each office independently owned and operated

1510 S. Sugar Rd. - Suite 200  
Edinburg, TX 78539

REMAXPROPGROUP.COM



# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	7,318	203,890	531,353
Average Age	39.9	33.8	31.9
Average Age (Male)	38.3	31.5	30.3
Average Age (Female)	45.6	36.5	34.1

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,163	75,787	180,851
# of Persons per HH	2.3	2.7	2.9
Average HH Income	\$32,351	\$54,817	\$55,721
Average House Value	\$92,426	\$124,362	\$117,538

\* Demographic data derived from 2020 ACS - US Census

OFFICE BUILDING  
FOR SALE/LEASE

RE/MAX PROPERTY GROUP

Each office independently owned and operated

1510 S. Sugar Rd. - Suite 200  
Edinburg, TX 78539

REMAXPROPGROUP.COM