

PRIME DEVELOPMENT OPPORTUNITY

FOR SALE

N Closner Blvd Edinburg, TX 78541



SALE PRICE

\$1,700,000

Antonio Garza

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY SUMMARY

N CLOSER BLVD

Edinburg, TX 78541



PROPERTY DESCRIPTION

Prime development opportunity in one of Edinburg's fastest-growing corridors. This 9+ acre tract offers high visibility across from Edinburg North High School and is surrounded by national retailers like Starbucks, CVS, McDonald's, AutoZone, and more. With excellent access to Expressway 281 and University Drive, the site offers versatile potential for commercial, retail, hospitality, multi-family, or residential projects. Zoned Commercial/General (CG), it's a rare investment opportunity in a rapidly expanding area of North Edinburg.

PROPERTY HIGHLIGHTS

- Strong traffic flow and growing demographics in one of Edinburg's fastest-expanding corridors
- Surrounded by national retailers including Starbucks, CVS, McDonald's, AutoZone, Murphy USA & more
- Excellent accessibility to Expressway 281 and University Drive
- Flexible development potential for commercial pads, retail centers, hospitality, multi-family, or residential communities

OFFERING SUMMARY

Sale Price:	\$1,700,000
Lot Size:	9.67 Acres
Market:	Rio Grande Valley

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AERIAL

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LOCATION MAP

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DEMOGRAPHICS

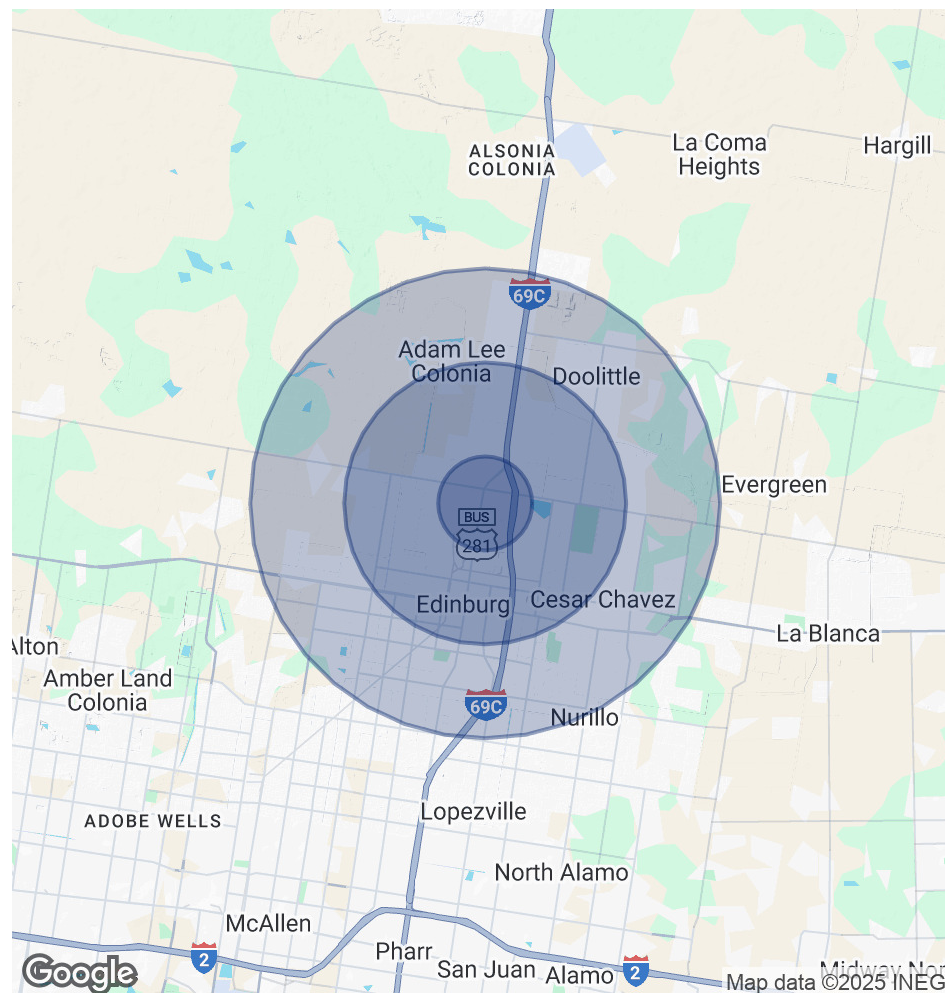
N CLOSER BLVD

Edinburg, TX 78541

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,981	68,832	140,940
Average Age	33	34	34
Average Age (Male)	32	33	33
Average Age (Female)	34	35	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,387	23,457	44,692
# of Persons per HH	2.9	2.9	3.2
Average HH Income	\$56,382	\$70,566	\$75,545
Average House Value	\$152,956	\$193,913	\$205,469

Demographics data derived from AlphaMap



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