

FREDDY GONZALEZ PLAZA

SPACE AVAILABLE

1627 S. McColl Road Edinburg, TX 78539



LEASE RATE \$24.00/SF/YR

LEASE TYPE: Net

NNN: \$5.00/SF/YR

Daniel Galvan, SIOR, CCIM

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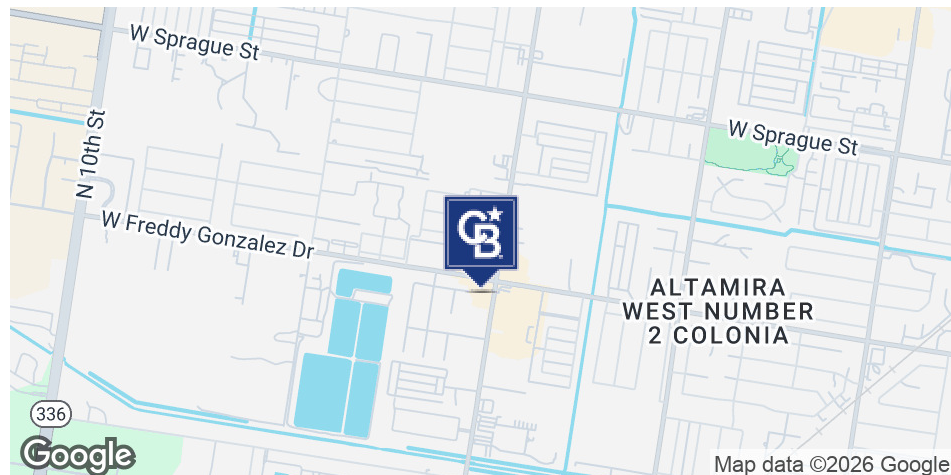


**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY SUMMARY

1627 S. MCCOLL ROAD

Edinburg, TX 78539



PROPERTY DESCRIPTION

Freddy Gonzalez Plaza is strategically located at the intersection of McColl Road and Freddy Gonzalez Drive, within a rapidly growing retail corridor. The site sits caddy-corner to H-E-B and is surrounded by established national retailers including Church's Chicken, AutoZone, and Walgreens. This high-traffic location benefits from strong visibility and is supported by a dense mix of multi-family and single-family residential communities.

PROPERTY HIGHLIGHTS

- High Traffic Location
- Easily Accessible from major roads
- Shadow-Anchored by H-E-B
- Outstanding visibility

OFFERING SUMMARY

Lease Rate:	\$25.00/SF/YR
Lease Type:	Net
NNN:	\$5.00/SF/YR
Available SF:	1,260 SF
Building Size:	2,520 SF
Market:	Rio Grande Valley
Submarket:	Edinburg

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**COLDWELL BANKER
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NORTH FACING AERIAL

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**COLDWELL BANKER
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SOUTH FACING AERIAL

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AERIAL MAP

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LOCATION MAP

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DEMOGRAPHICS

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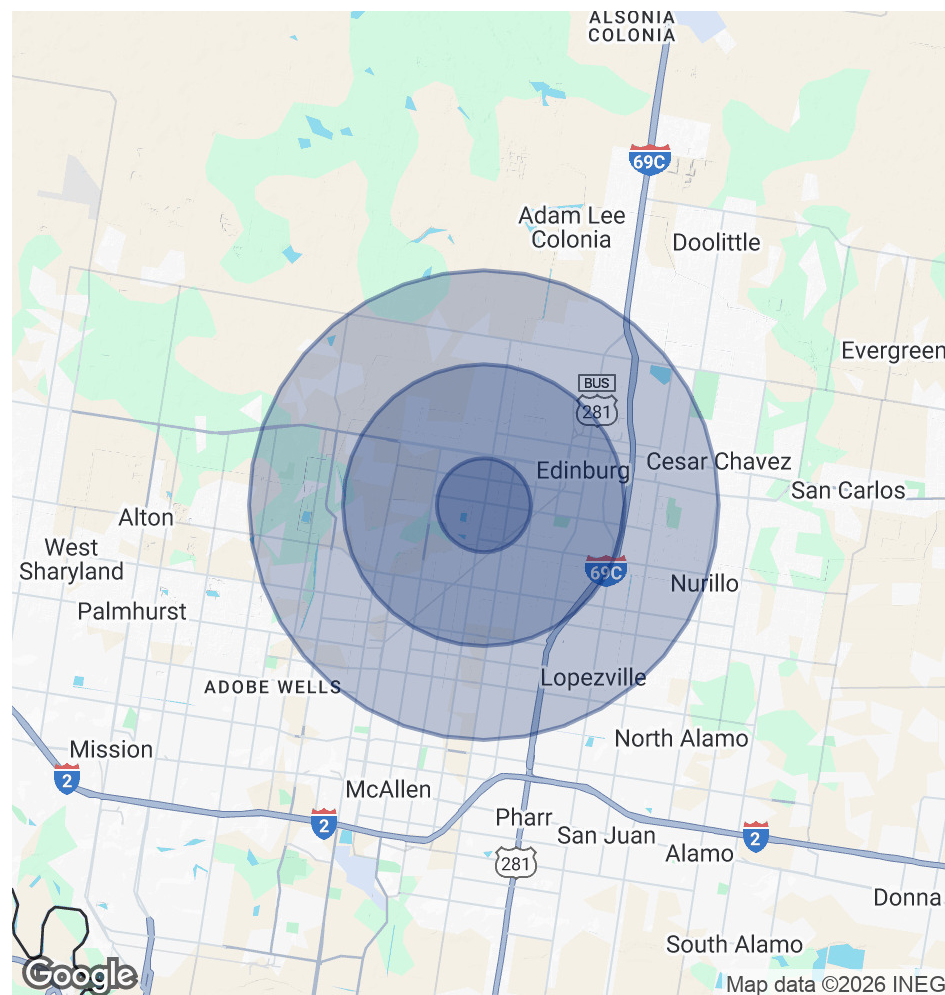
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,250	62,374	156,881
Average Age	29.9	29.7	29.5
Average Age (Male)	30	28.5	27.8
Average Age (Female)	30	31.1	31.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,527	19,840	49,032
# of Persons per HH	2.9	3.1	3.2
Average HH Income	\$67,516	\$67,526	\$60,252
Average House Value	\$192,428	\$173,114	\$126,340

2020 American Community Survey (ACS)



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