

THE LEWIS BUILDING

SPACE AVAILABLE

221 East University Drive Edinburg, TX 78539



LEASE RATE	\$24.00/SF/YR
LEASE TYPE	Net
NNN	\$6.00/SF/YR

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

Property Summary

221 E. UNIVERSITY DRIVE

Edinburg, TX 78539



PROPERTY DESCRIPTION

Positioned in the heart of Downtown Edinburg, this premier mixed-use development offers an exceptional opportunity for businesses seeking a vibrant and highly visible location. Designed to feature a dynamic blend of modern office suites and street-level retail space, the property will create an environment where professionals, entrepreneurs, retailers, and visitors can thrive. Surrounded by government offices, local businesses, restaurants, and entertainment, the development benefits from strong daily traffic, walkability, and convenient access to major thoroughfares. As Downtown Edinburg continues to experience revitalization and economic growth, this property is poised to become a premier destination for business and commerce.

PROPERTY HIGHLIGHTS

- Prime Downtown Edinburg Location
- Flexible Floor Plans
- High Visibility & Easy Access
- Modern Mixed-Use Office & Retail Spaces
- Surrounded by Businesses, Dining & Government Offices

OFFERING SUMMARY

Lease Rate:	\$24.00/SF/YR
Lease Type:	Net
NNN:	\$6.00/SF/YR
Minimum Divisible:	524 SF
Maximum Contiguous:	1,210 SF
Building Size:	7,050 SF
Market:	Rio Grande Valley
Submarket:	Edinburg

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PROPOSED LAYOUT

221 E. UNIVERSITY DRIVE

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N 13TH STREET

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AVAILABLE SPACES

221 E. UNIVERSITY DRIVE

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE
Suite 115	524 SF	NNN
Suite 117	1,208 SF	NNN
Suite 119	1,210 SF	NNN
Suite 221	727 SF	NNN
Suite 225	849 SF	NNN

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AERIAL

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WEST FACING AERIAL

221 E. UNIVERSITY DRIVE

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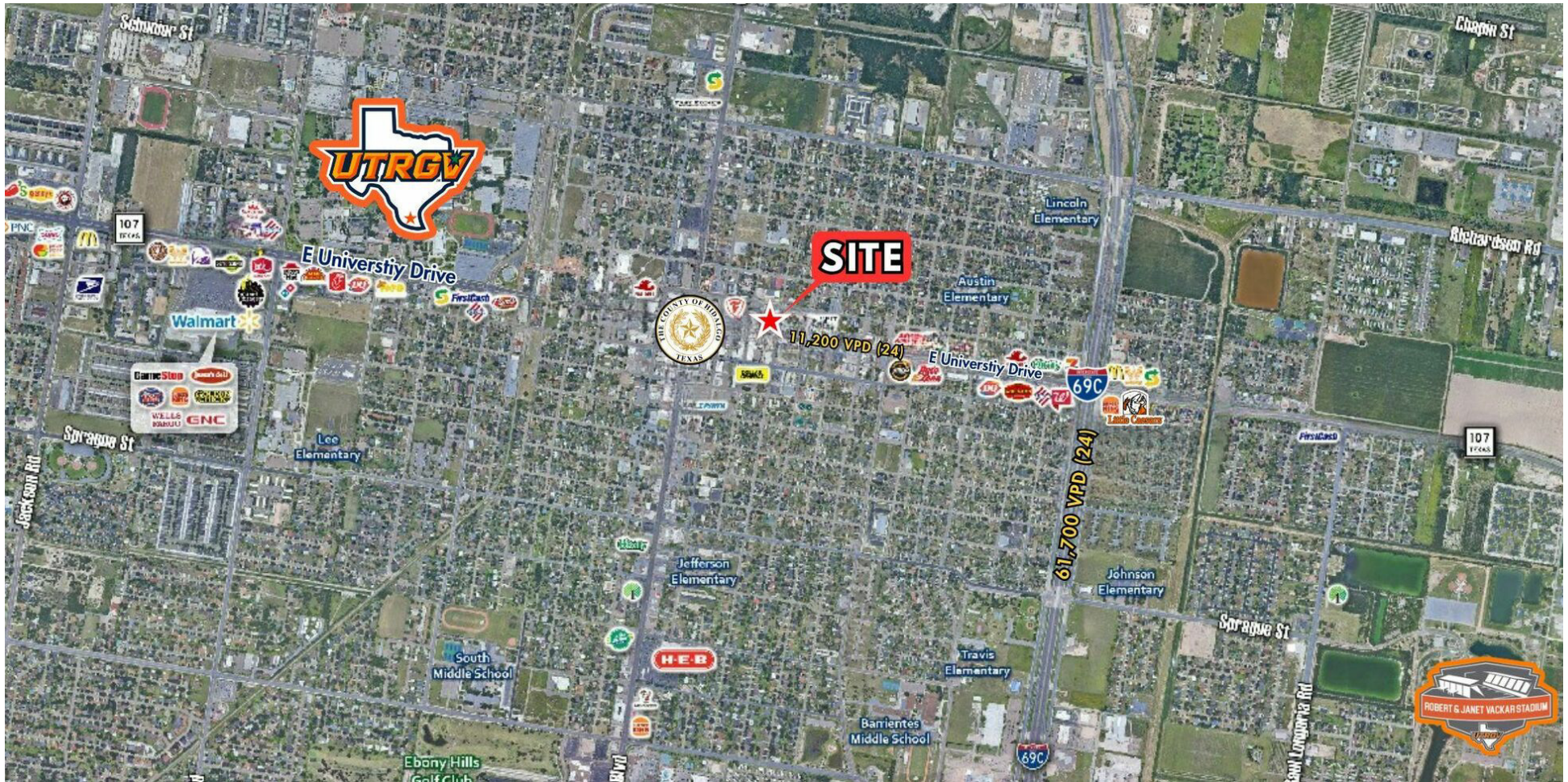
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AERIAL MAP

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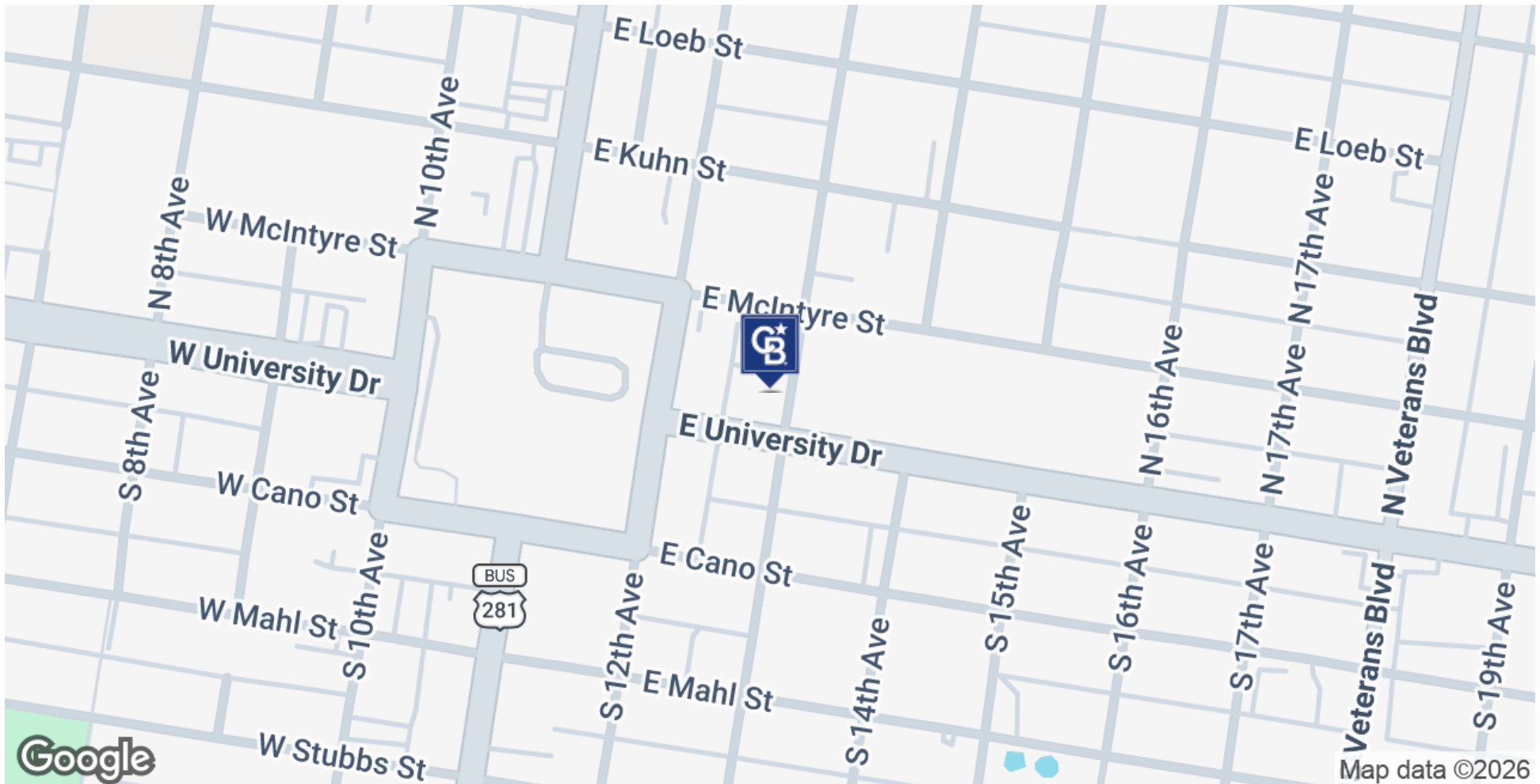


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LOCATION MAP

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DEMOGRAPHICS

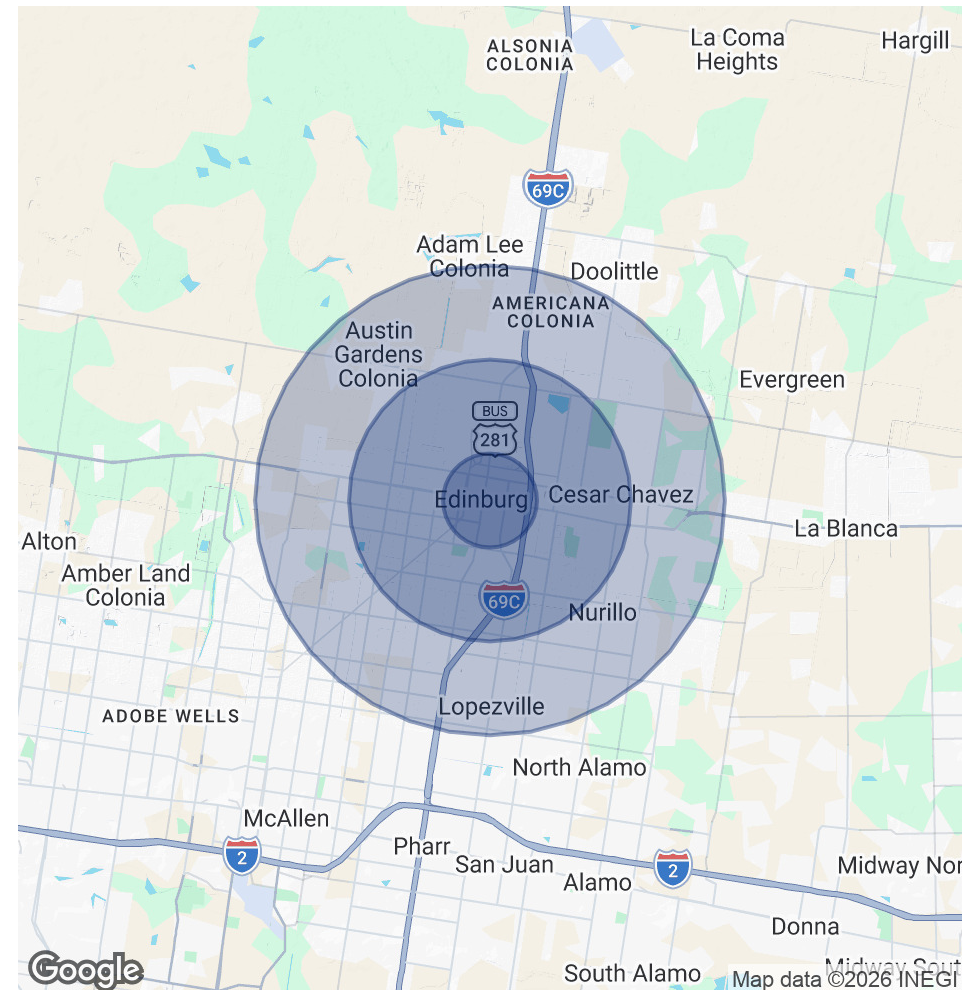
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,411	79,326	155,365
Average Age	36.3	31.7	31.4
Average Age (Male)	36.9	30	30.3
Average Age (Female)	33.3	32.3	31.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,637	27,530	51,489
# of Persons per HH	2.9	2.9	3
Average HH Income	\$59,431	\$75,074	\$85,358
Average House Value	\$105,240	\$173,031	\$183,391

2023 American Community Survey (ACS)



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