

4162 CROSSPOINT BLVD.

CROSSPOINT BUSINESS CENTER, EDINBURG, TX 78539

FOR SALE



OFFERING SUMMARY

Sale Price: \$550,000

Building Size: 2,948 SF

Lot Size: 0.23 Acres

Price / SF: \$186.57

Year Built: 2007

Zoning: CO

Market: McAllen, Edinburg

PROPERTY OVERVIEW

Approximately 2,948 sf building For Sale. Crosspoint Business Center is ideal for medical and office use. Vanilla box finish, ready for wall partitions, and flooring. Has close proximity to hospitals, medical facilities, offices, retail, banks, restaurants and rooftops. High Traffic area.

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

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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 #	444238

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface

UTILITIES & AMENITIES

Central HVAC	Yes
Restrooms	2

LOCATION INFORMATION

Building Name	4162 Crosspoint Blvd.
Street Address	Crosspoint Business Center
City, State, Zip	Edinburg, TX 78539
County	Hidalgo
Market	McAllen, Edinburg
Cross-Streets	Trenton
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
Number of Buildings	1

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ADDITIONAL PHOTOS

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

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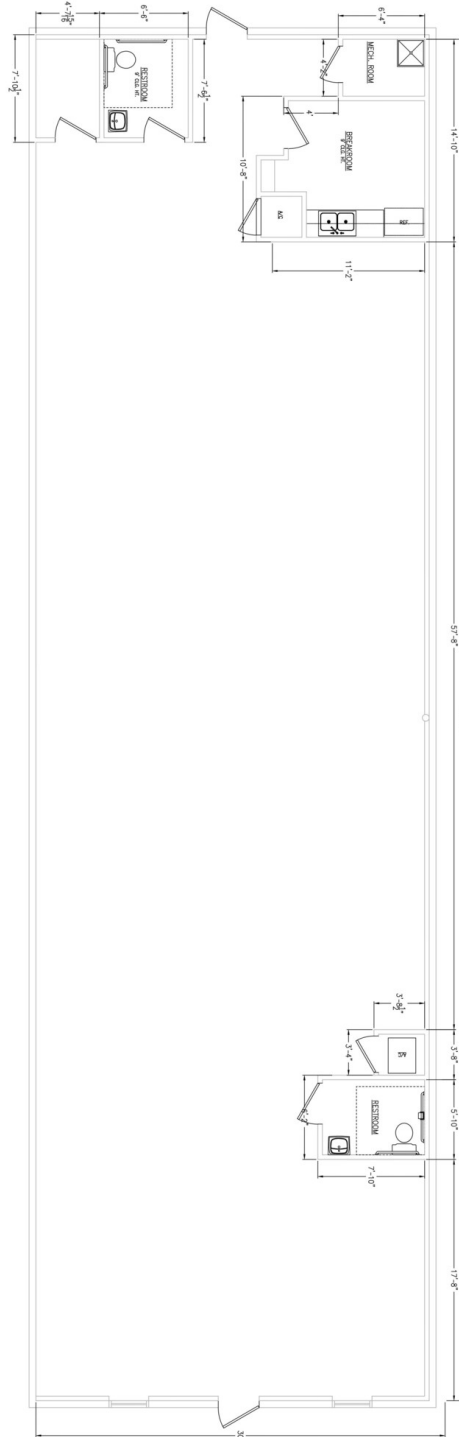
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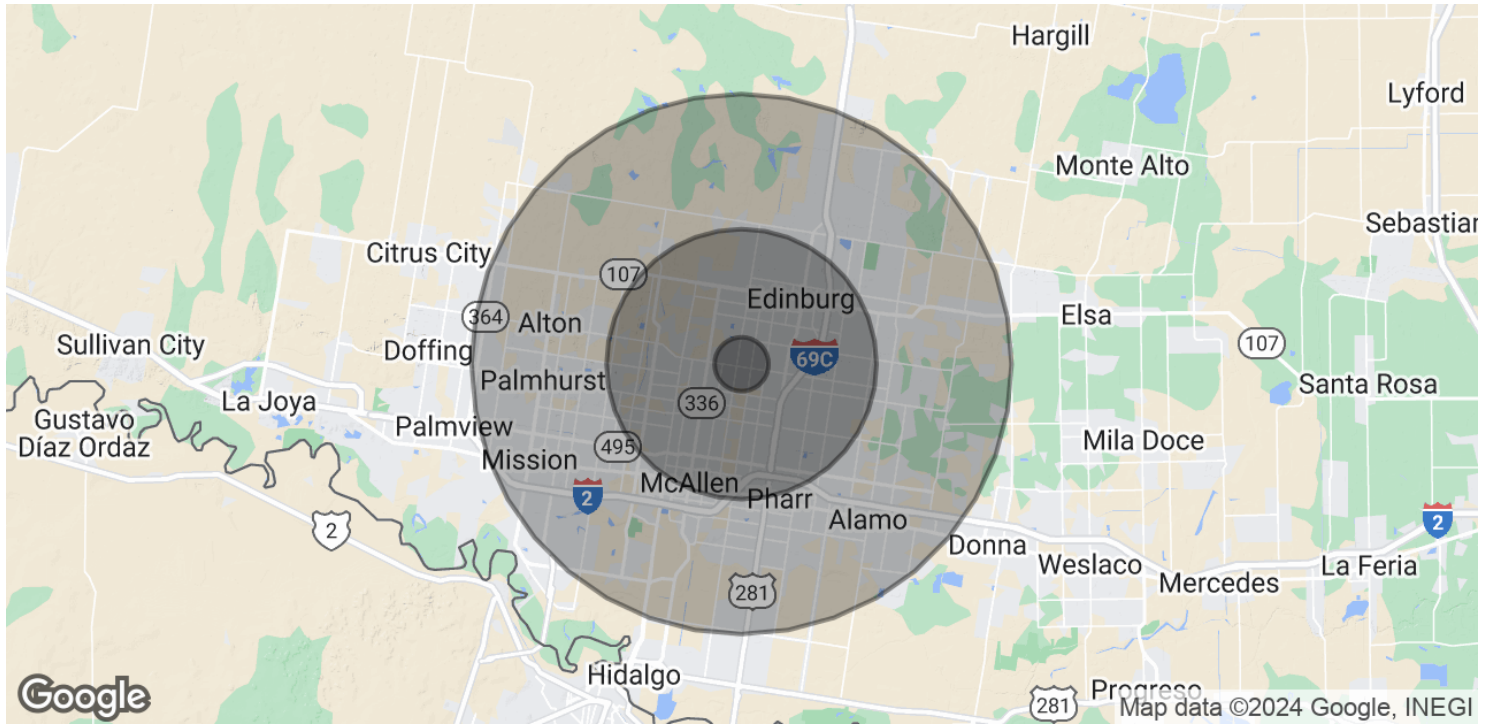
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,833	227,291	617,893
Average Age	36	36	35
Average Age (Male)	35	34	34
Average Age (Female)	37	37	36

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,559	76,768	193,306
# of Persons per HH	3.1	3	3.2
Average HH Income	\$123,574	\$80,377	\$72,875
Average House Value	\$345,672	\$206,245	\$184,101

Demographics data derived from AlphaMap

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DISCLAIMER

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DISCLAIMER

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date