



## Edinburg Industrial Opportunity

1725 E. Iowa Road, Edinburg, TX 78542

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COLDWELL BANKER  
COMMERCIAL  
RIO GRANDE  
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Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

## The Property

**Property Address:** 1725 E. Iowa Road, Edinburg, TX 78542

**Summary:** Prime Industrial Site Comprising two buildings, two industrial pad sites, paved acreage, and a commercial lot on Freddy Gonzales Drive.

**Price:** See Pricing Summary

**Utilities:** All utilities Available

**Zoning:** Light Industrial

**Year(s) Built:** 1981

## Property Breakdown

**Building A:** 41,591 SF Office Building (Currently Leased)

**Building B Office:** 9,800 SF (Vacant)

**Building B Warehouse:** 9,671 SF (Vacant)

**Pad A:** 0.66 acre industrial Lot

**Pad B:** 0.64 acre industrial lot

**Pad C:** 1.42 acre commercial lot

**Parking Area:** +/- 6 Acre paved parking area

## Local Demographics

	1 MILE	3 MILE	5 MILE
2023 Total Households	3,129	24,065	55,453
2023 Population	9,924	74,469	177,274
2023 Average HH Income	\$75,324	\$78,280	\$76,350

## Area Retailers / POIs

UTRGV Vackar Stadium, Los Lagos Community & Golf Course, TNT Crane & Rigging, Wylie Spray Center Edinburg, D&R Precision Manufacturing, Buss Mechanical Services, Fresenius Kidney Care, Beacon Building Products, Secure Document Shredding, Gorena Elementary.

## Property Highlights

- Immediate Proximity to Expressway 281
- Existing Tenant In Place (Maximus Inc.)
- Large Versatile Property With Multiple Buildings, Acreage, and Industrial/Commercial Use
- Frontage on Both Freddy Gonzalez and Iowa Road
- Multiple Access Points
- Large Parking Area (6 Acres)
- Commercial Acreage Available with Frontage on Freddy Gonzalez

## Lease Breakdown

**Building/Unit Number:** A

**Tenant:** Maximus Inc.

**Current Term Start/End Date:** 01/01/23 - 12/31/25

**Extensions:** Two (2) one (1) year options to extend.

**NOI 2024:** \$478,080.24

**NOI 2025:** \$492,216.96





- Immediate Access to Expressway 281
- High Demand Area With Large Gaps In Industrial Inventory.
- Income Producing With High-Credit Tenant
- Perfect for the Investor or End-User
- Proximity to Major Residential Development Projects, Schools, and UTRGV Vackar Stadium



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Los Lagos  
Phase II

1725 E. Iowa Road,  
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# Site Photo



S & J

Distributing

Broadband  
Telecom Service

East Freddy Gonzalez Drive



Ravi Candy, LLC



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1725 E. Iowa Road Pricing Summary

Building/Lot	Property Size	Price/SF	Price
Building A	41,591 SF Office Building (Leased)	\$89/SF	<i>\$3,700,000</i>
Building B	18,658 (Vacant)	\$75/SF	<i>\$1,400,000</i>
Pad A	0.66 acre industrial Lot	\$10/SF	<i>\$280,000</i>
Pad B	0.66 acre industrial lot	\$10/SF	<i>\$280,000</i>
Pad C	1.44 acre (62,726 SF)	\$13/SF	<i>\$815,000</i>
Parking Area	+/- 6 acre paved parking area	\$5/SF	<i>\$1,300,000</i>
Total Price:			<i>\$7,775,000</i>

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# Building A

## Property Information

- Currently Leased to Maximus Inc.
- 41,591 SF Of High Quality Office Space



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# Building A

East Iowa Road



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# Building A-Parking Lot



Building A  
Available

East Iowa Road



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# Building B

## Property Information

- Office: 9,800 SF (Vacant)
- Warehouse: 9,671 SF (Vacant)
- 16 Parking Stalls With Additional Parking Area Available For Sale



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Building B



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# Building B Parking Lot

Multi-Family  
Development

Building B  
Available



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# Pad Sites A & B



**Pad A**  
**+/- 0.66 AC**

**Pad B**  
**+/- 0.66 AC**

**East Iowa Road**

COMPLETE DRONE  
SOLUTIONS



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# Additional Parking Area



**+/- 6 AC**



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# Pad Site C



Pad C  
**+/- 1.44 AC**

**E. Freddy Gonzalez Drive**

 **13,178 VPD**



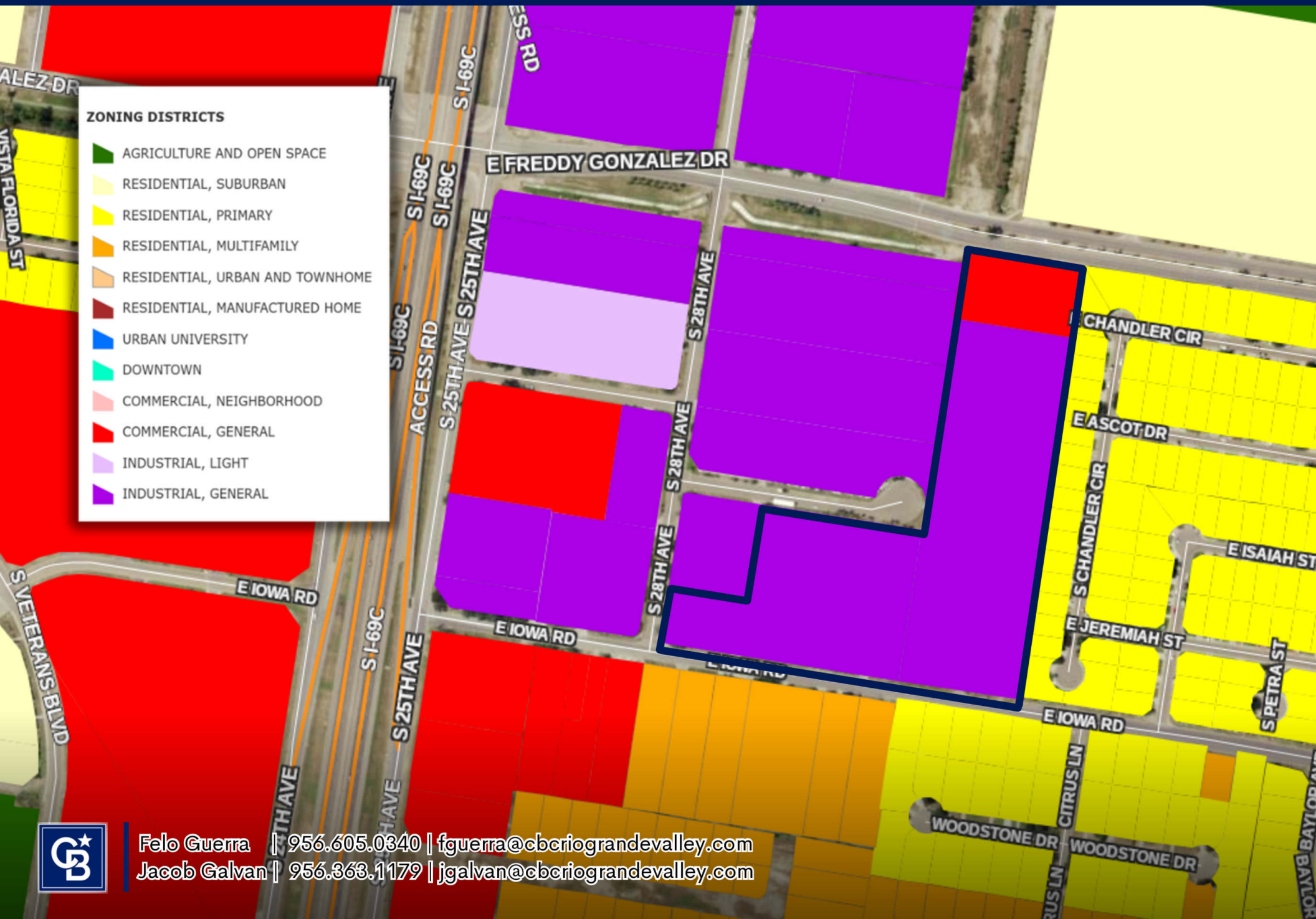
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# Commercial Lot



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## LISTING TEAM :

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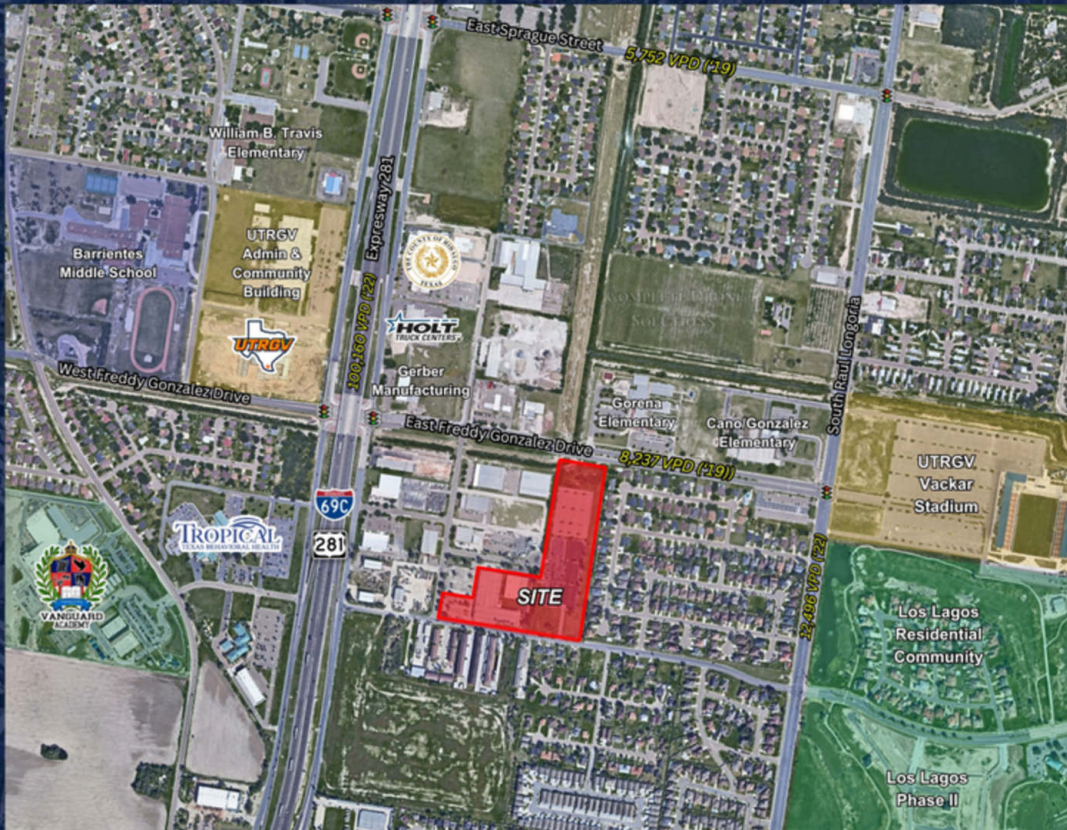
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