

1718 S 28TH AVE | EDINBURG, TX 78542

INDUSTRIAL PROPERTY & INDUSTRIAL OUTSIDE STORAGE (IOS) AVAILABLE FOR SALE OR LEASE



FOR MORE PROPERTY INFORMATION AND SITE TOURS, PLEASE CONTACT:

LAURA LIZA PAZ, SIOR | Senior Partner, Managing Broker
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NAI RIO GRANDE VALLEY | 800 W Dallas Ave
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PROPERTY SUMMARY

Now available for sale, this flex building offers 11,900 SF. This industrial facility is located at 1718 S 28th Ave in Edinburg, TX. It is a prime opportunity for investors and owner-users. Built in 1998 and zoned I-G (Industrial General), the property is well-suited for warehousing, distribution, or light manufacturing operations. This flex building features three overhead doors, allowing efficient loading and unloading capabilities. With its clear-span interior and flexible layout, this asset offers functional space for various industrial uses.

This 2.40-acre property would be a strong addition to any industrial portfolio. It is well maintained, fully fenced, and ready for immediate occupancy.

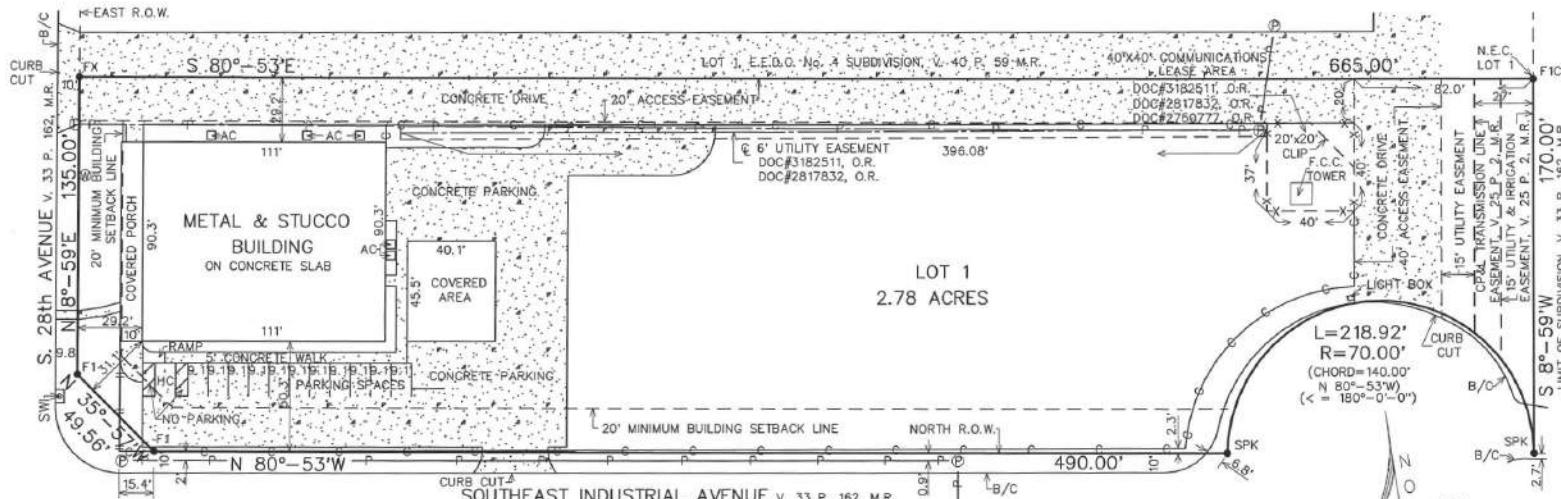
OFFERING SUMMARY

Sale Price:	\$1,250,000
Lease Rate:	\$9.60 SF/yr +NNN (\$2.29 SF/YR)
Available SF:	11,900 SF
Lot Size:	2.40 Acres
Building Size:	11,900 SF
2025 Taxes:	\$18,982
Warehouse:	4,349 SF
Office:	7,551 SF
Zoning:	Industrial General





CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY
LOT 1, E.E.D.C. NO. 3 SUBDIVISION, AN ADDITION TO THE CITY OF
EDINBURG, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP
THEREOF RECORDED IN VOLUME 33 P. 162, MAP RECORDS OF
HIDALGO COUNTY, TEXAS.



BUYER'S NAME: LAH PROPERTIES, LLC
FLOOD ZONE: "X" (SHADE) COMMUNITY PANEL NUMBER: 480338 0035 E
MAP REVISED: JUNE 6, 2000 (LOMR MAY 14, 2001)

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY
OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A
CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY.

I CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME
OF SURVEY AND THAT THERE ARE NO VISUAL OR APPARENT EASEMENTS, DISCREPANCIES,
CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR
OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT. © COPYRIGHT 2024 PENA
ENGINEERING. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE BORROWER
NAMED HEREON. IN CONJUNCTION WITH THE ORIGINAL TRANSACTION WHICH SHALL TAKE PLACE
WITHIN 6 MONTHS AFTER THE SURVEY WAS PROVIDED, NO LICENSE HAS BEEN CREATED OR
IMPLIED TO COPY THIS SURVEY. SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE
ADDRESS: 1718 S. 28th AVENUE EDINBURG, TEXAS 78542.

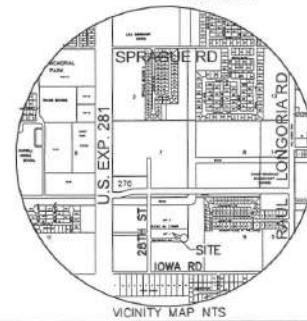
Pablo Pena
PABLO PENA III
REG. PROFESSIONAL LAND SURVEYOR No. 5242
DATE: FEBRUARY 21st, 2024

pe
PENA ENGINEERING
POST OFFICE BOX 4320
MCALLEN TEXAS 78502
OFFICE (956) 582-8812
FAX (956) 631-7362
FIRM#10087200

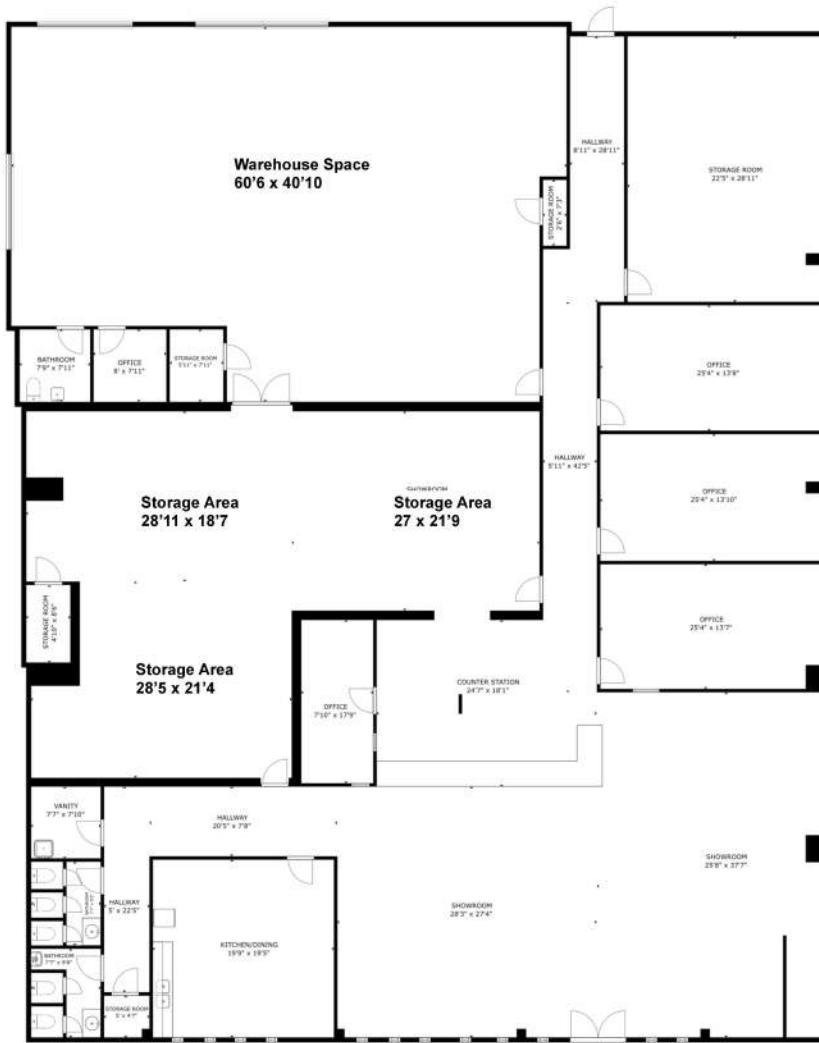


EASEMENTS AS PER GF NO. ALFM-1623-3016232400054JLZ
EFFECTIVE DATE: FEBRUARY 12, 2024
ISSUED DATE: FEBRUARY 22, 2024

- 1.) STATUTORY RIGHTS, RULES, REGULATIONS, EASEMENTS, & LIENS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS WATER CODE
- 2.) BLANKET INGRESS & EGRESS EASEMENT, DOC#2817B32 & DOC#3182511, OFFICIAL RECORDS (PLOTTED)



WAREHOUSE



1718 S 28TH AVE | EDINBURG, TX 78542

INTERIOR OFFICE PHOTOS

NAI Rio Grande
Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



1718 S 28TH AVE | EDINBURG, TX 78542
EXTERIOR PHOTOS



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EXTERIOR PHOTOS

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE





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The information contained herein has been obtained from sources we believe to be reliable; however, NAI Rio Grande Valley has not verified, and will not verify, any of the information contained herein, nor has the aforementioned Brokerage conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

Information About Brokerage Services

Texas law requires all real estate license holders 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Laura Liza Paz	437175	laurap@nairgv.com	956-994-8900
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date