

# 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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# 1718 S 28TH AVE | EDINBURG, TX 78542

## PROPERTY OVERVIEW

### 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

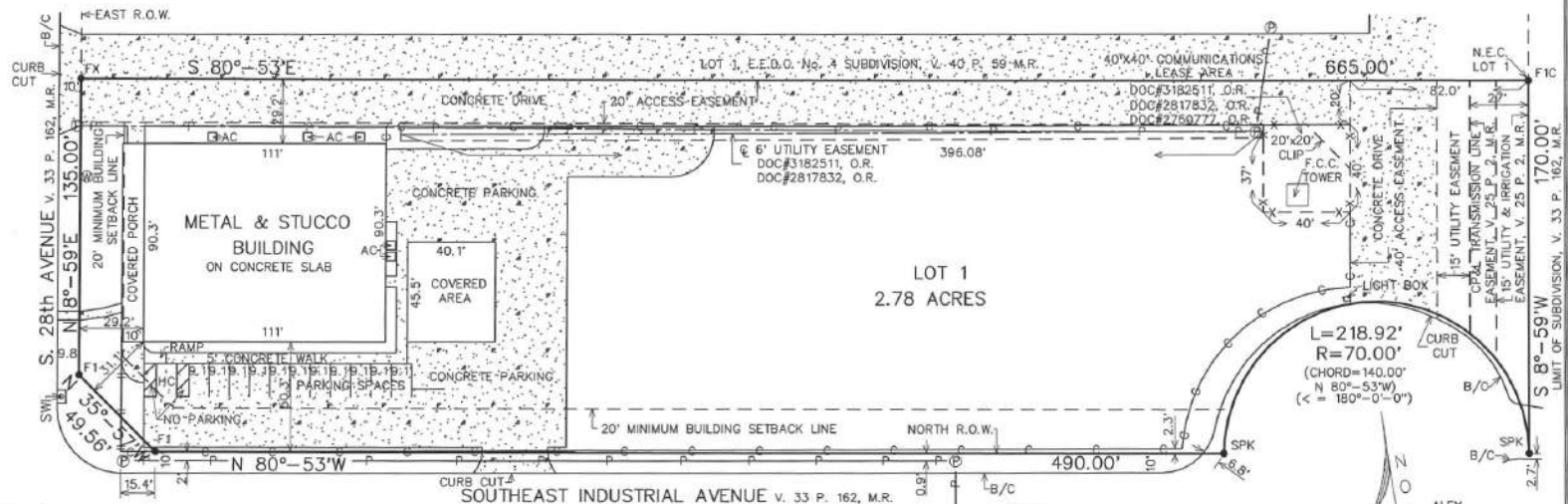








CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY  
LOT 1, E.E.D.C. NO. 3 SUBDIVISION, AN ADDITION TO THE CITY OF  
EDINBURG, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP  
THEREOF RECORDED IN VOLUME 33 P. 162, MAP RECORDS OF  
HIDALGO COUNTY, TEXAS.



BUYER'S NAME: LAH PROPERTIES, LLC  
FLOOD ZONE: "X" (SHADED) 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.

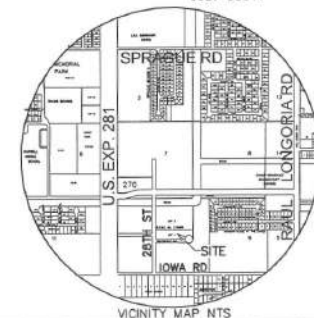
I CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS, DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT. © COPYRIGHT 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

LEGEND:  
F1 - FOUND 1/2" DIAMETER IRON ROD  
F1C - FOUND 1/2" DIAMETER IRON ROD W/CAP  
STAMPED "SAMES"  
FX - FOUND "X" CUT IN CONCRETE  
SPK - SET PK NAIL IN ASPHALT  
R.O.W. - RIGHT OF WAY  
B/C - BACK OF CONCRETE CURB & GUTTER  
W - WATER METER  
P - POWER POLE  
SWI - STORM WATER INLET  
X-X - 6" CEDAR FENCE  
B-B - 6" CHAIN LINK FENCE  
H-H - 6" IRON FENCE  
HC - HANDICAPPED PARKING SPACE  
P-P - POWER POLE LINE

NOTE:  
BASIS OF BEARING IS THE NORTH LINE OF LOT 1,  
E.E.D.C. NO. 3 SUBDIVISION, V. 33 P. 162, MAP  
RECORDS OF HIDALGO COUNTY, TEXAS

0' 50' 100'

SCALE: 1"=50'  
CAD: EEDC3-1  
JOB: 83311



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

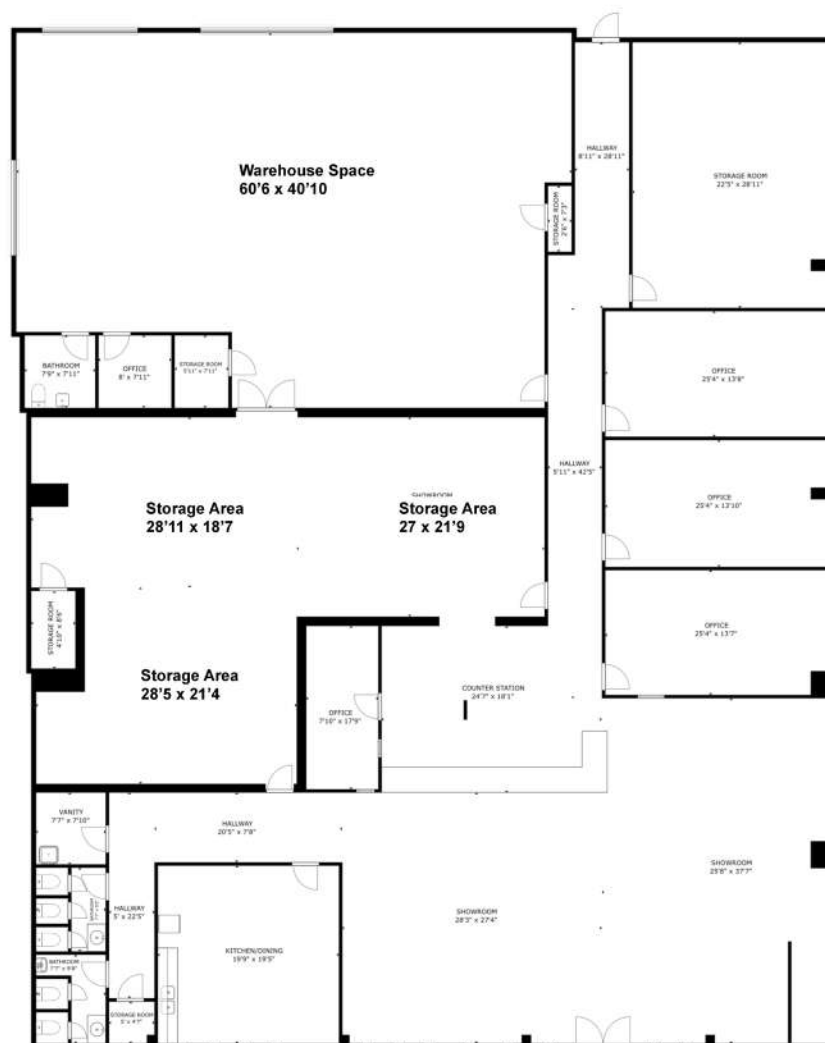


EASEMENTS AS PER GF NO. ALFM-1623-3016232400054JLZ  
EFFECTIVE DATE: FEBRUARY 12, 2024  
ISSUED DATE: FEBRUARY 22, 2024

- 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#2817832 & DOC#3182511, OFFICIAL RECORDS (PLOTTED)

**pe**  
PENA ENGINEERING  
POST OFFICE BOX 4320  
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FIRM#10087200

# WAREHOUSE

















## FOR INFORMATION & SITE TOURS CONTACT:

### **LAURA LIZA PAZ, SIOR**

NAI Rio Grande Valley

Senior Partner | Managing Broker

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# 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.*

2-10-2025



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

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date