

**3911 W STATE HIGHWAY 107**

EDINBURG, TX 78539

8,000 SF FLEX SPACE AVAILABLE

**WAREHOUSE & RETAIL FOR LEASE**



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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# PROPERTY SUMMARY

FOR LEASE | WAREHOUSE & RETAIL PROPERTY



## PROPERTY DESCRIPTION

Discover the potential of this versatile flex building, offering approximately 8,000 square feet of space. Enjoy excellent visibility along West State Highway 107, with convenient access to Interstate 2 and Interstate 69C. The property features 1,700 SF of retail/showroom space and 6,300 SF of warehouse. Included is one grade-level door and one dock-well door, 14-foot eaves, and ample parking with 14 spaces at the front of the building. The property sits on approximately 1.41 acres of land that can be used for additional parking or storage. Ideal for various businesses, this property offers a prime location for your operations.

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$9.60 SF/YR + \$2.40 SF/YR (NNN)
<b>Lot Size:</b>	1.41 Acres
<b>Building Size:</b>	8,000 SF
<b>Parking Spaces</b>	14
<b>Traffic Count:</b>	Texas State Hwy 107: 26,862 VPD

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>Total Households</b>	3,408	51,319	164,305
<b>Total Population</b>	9,029	149,906	495,598
<b>Average HH Income</b>	\$68,719	\$70,189	\$56,198

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# ADDITIONAL PHOTOS

FOR LEASE | WAREHOUSE AND RETAIL PROPERTY



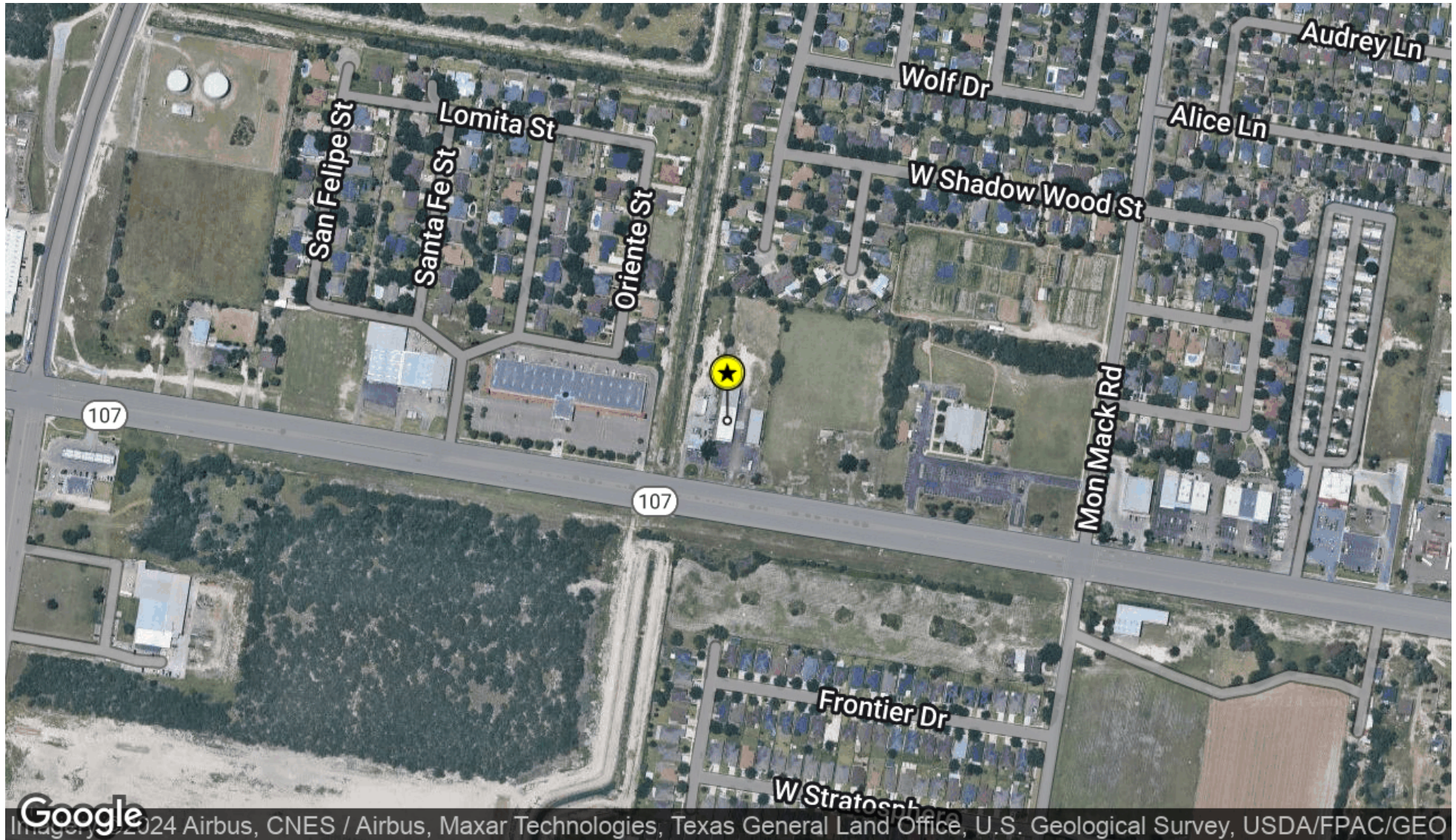
# ADDITIONAL PHOTOS

FOR LEASE | WAREHOUSE AND RETAIL PROPERTY



# AERIAL MAP

FOR LEASE | WAREHOUSE AND RETAIL PROPERTY



Google

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