

# EDINBURG, TX MEDICAL OFFICE

**FOR SALE**

1120 S Closner Blvd Edinburg, TX 78539



**SALE PRICE**

**\$625,000**

**Manuel A. Salinas**

956 616 7170

msalinas@cbcgrandevalley.com

**Omar Salinas**

956 877 8775

osalinas@cbcgrandevalley.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER  
COMMERCIAL  
RIO GRANDE VALLEY**

# PROPERTY OVERVIEW

1120 S CLOSNER BLVD

Edinburg, TX 78539



## OFFERING SUMMARY

Sale Price:	\$625,000
Building Size:	1,470 SF
Lot Size:	0.17 Acre
Year Built:	1985
Zoning:	CO
Market:	Rio Grande Valley
Submarket:	Edinburg

## PROPERTY OVERVIEW

Located at 1120 S Closner Blvd, Edinburg, TX, this property enjoys high foot and traffic counts and exceptional accessibility, placing it in a prime position for any business. Its proximity to key landmarks like H-E-B and the Edinburg Police Department enhances its appeal. The area is undergoing substantial development with a rising demand for office space, making it particularly attractive to medical professionals aiming to establish or expand their practices. This vibrant setting ensures excellent visibility and accessibility, perfectly aligning with the region's rapid growth and increasing healthcare needs.

## PROPERTY HIGHLIGHTS

- Ideal for office and medical use
- High-traffic location for maximum visibility
- Proximity to essential amenities
- Excellent visibility on Closner Boulevard

**Manuel A. Salinas**

956 616 7170

msalinas@cbcriograndevalley.com

**Omar Salinas**

956 877 8775

osalinas@cbcriograndevalley.com



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY

# INTERIOR PHOTOS

1120 S CLOSER BLVD

Edinburg, TX 78539



**Manuel A. Salinas**

956 616 7170

msalinas@cbcriograndevalley.com

**Omar Salinas**

956 877 8775

osalinas@cbcriograndevalley.com

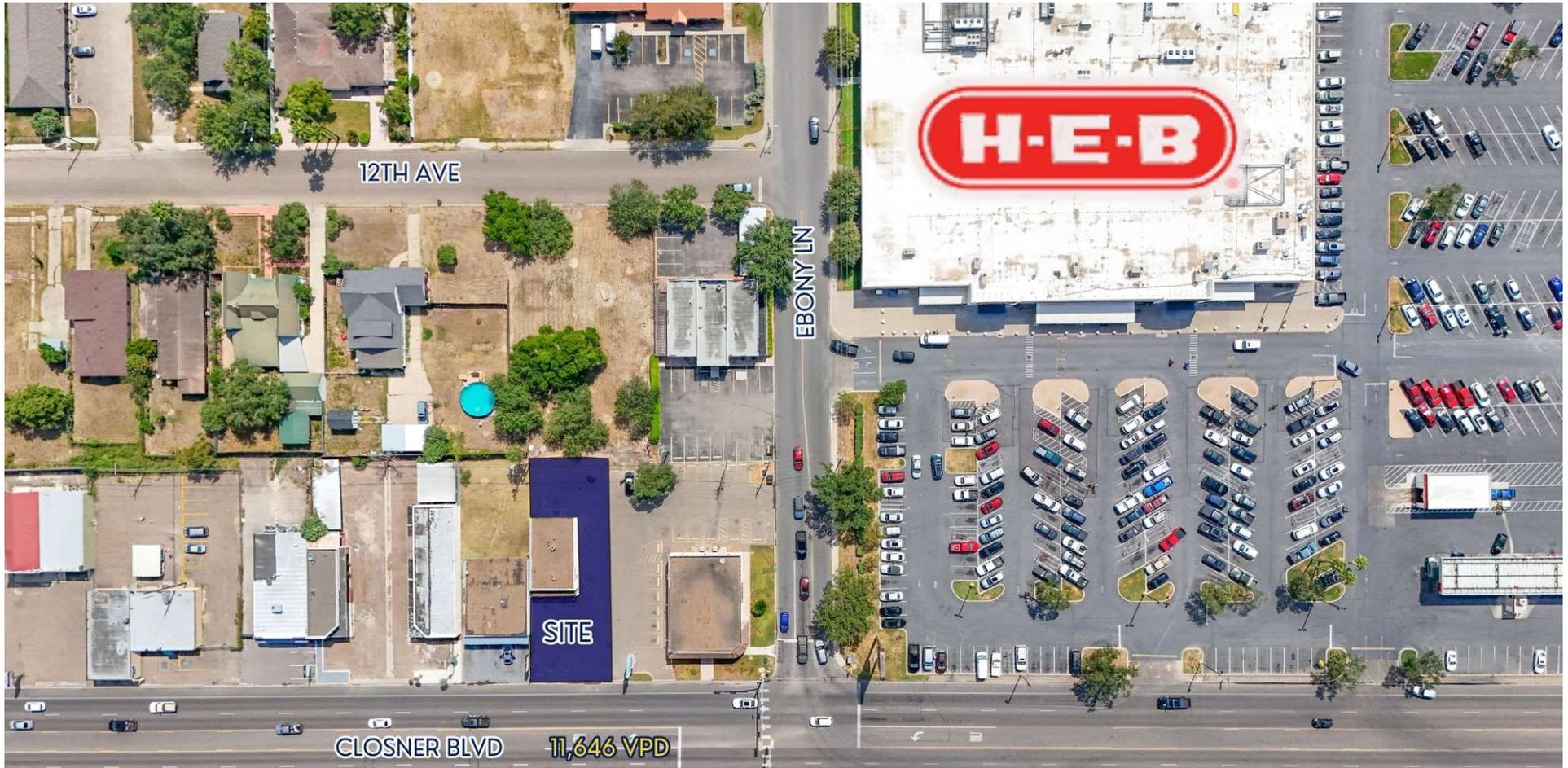


**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY

# TOP VIEW AERIAL

1120 S CLOSER BLVD

Edinburg, TX 78539



**Manuel A. Salinas**

956 616 7170

msalinas@cbcriograndevalley.com

**Omar Salinas**

956 877 8775

osalinas@cbcriograndevalley.com



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY

# AERIAL

1120 S CLOSER BLVD

Edinburg, TX 78539



**Manuel A. Salinas**

956 616 7170

msalinas@cbcriograndevalley.com

**Omar Salinas**

956 877 8775

osalinas@cbcriograndevalley.com



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY

# DEMOGRAPHICS

1120 S CLOSER BLVD

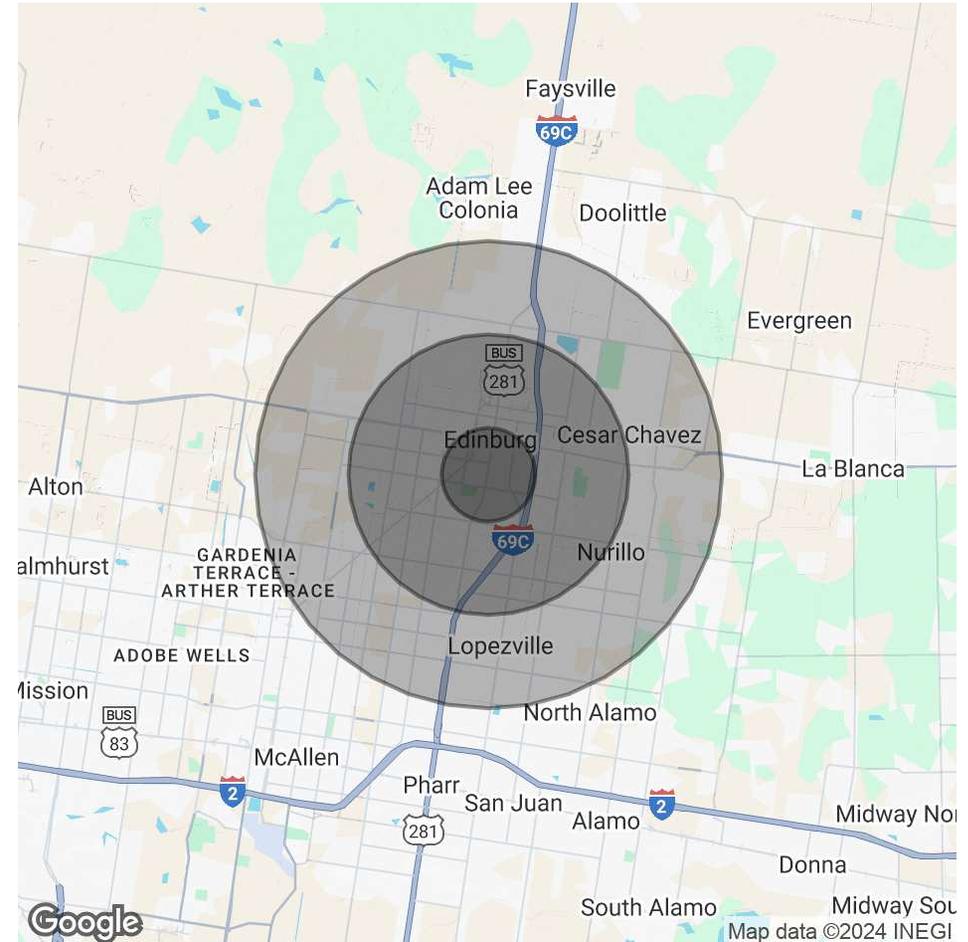
Edinburg, TX 78539

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,924	85,667	185,065
Average Age	39	34	34
Average Age (Male)	38	33	33
Average Age (Female)	41	35	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,967	29,050	60,279
# of Persons per HH	2.8	2.9	3.1
Average HH Income	\$74,398	\$78,777	\$78,748
Average House Value	\$186,068	\$209,178	\$210,648

Demographics data derived from AlphaMap



**Manuel A. Salinas**

956 616 7170

msalinas@cbcriograndevalley.com

**Omar Salinas**

956 877 8775

osalinas@cbcriograndevalley.com



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY