

CARTIER PLAZA

SPACE AVAILABLE

2708 Los Lagos Drive Edinburg, TX 78542



LEASE RATE \$27.00 - 30.00 SF/yr
NNN \$2.25 - \$2.50 SF/yr
LEASE TYPE Net

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COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

PROPERTY OVERVIEW

CARTIER PLAZA

2708 Los Lagos Drive, Edinburg, TX 78542



PROPERTY DESCRIPTION

Introducing the Carrier Plaza, a brand-new, modern development situated on a high-traffic corridor connecting Edinburg, Pharr, and San Juan, TX. Ideally positioned near Bert Ogden Arena, HEB Park, Edinburg Municipal Park, and Los Lagos Golf Course, this location offers exceptional visibility and accessibility. With its proximity to major national retailers along Hwy 281/69C, a strong daytime population, and a multi-family development under construction nearby, Carrier Plaza is perfect for a mix of tenants seeking a vibrant, fast-growing area to establish their businesses.

PROPERTY HIGHLIGHTS

- Shadow-anchored to Los Lagos Golf Course
- High Traffic Location
- Proximity to National Retailers and Major Attractions
- Modern Design for Ideal Mixed-Use Tenants

OFFERING SUMMARY

Lease Rate:	\$27.00-\$30.00
Lease Type:	Net
NNN:	\$2.25 - \$2.50
Number of Units:	6
Building Size:	15,936 SF
Minimum Divisible:	1,000 SF
Max Contiguous:	4,000 SF
Market:	Rio Grande Valley
Submarket:	Edinburg

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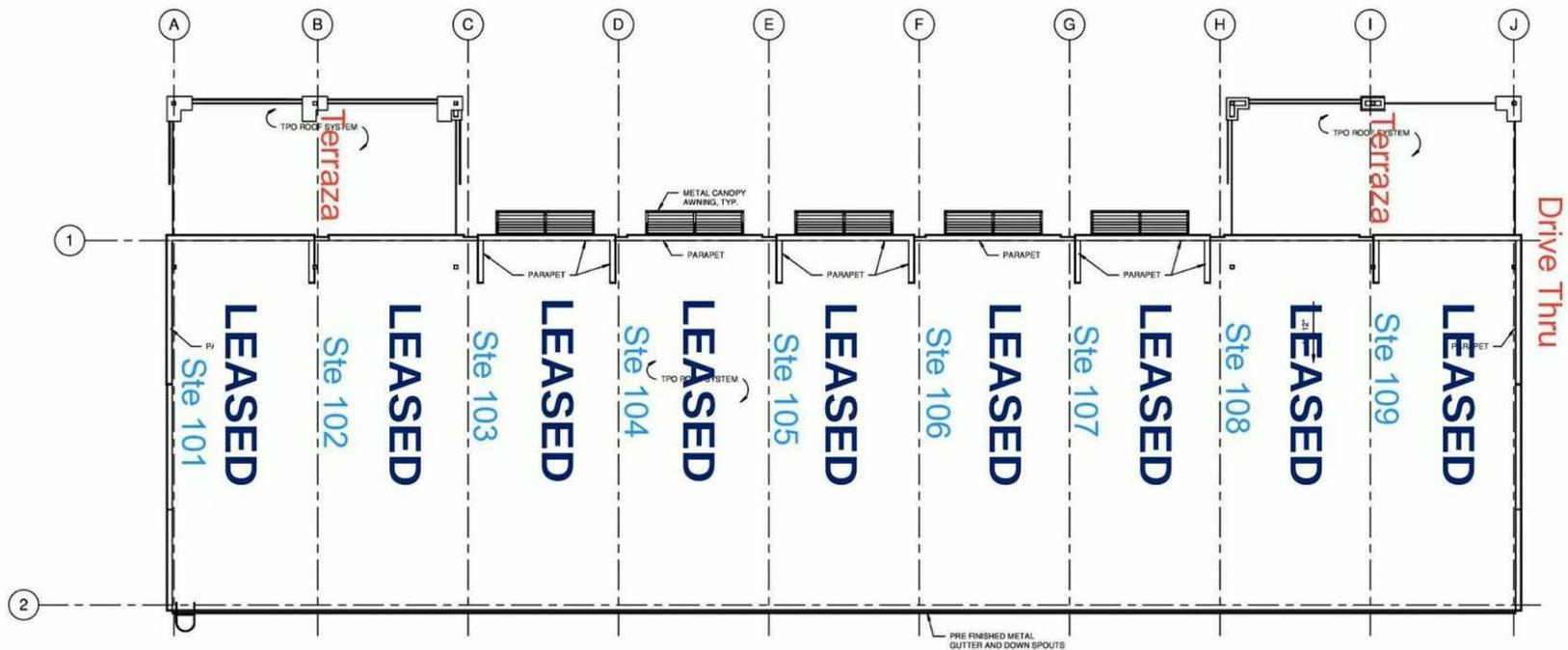


**COLDWELL BANKER
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WEST BUILDING FLOOR PLAN

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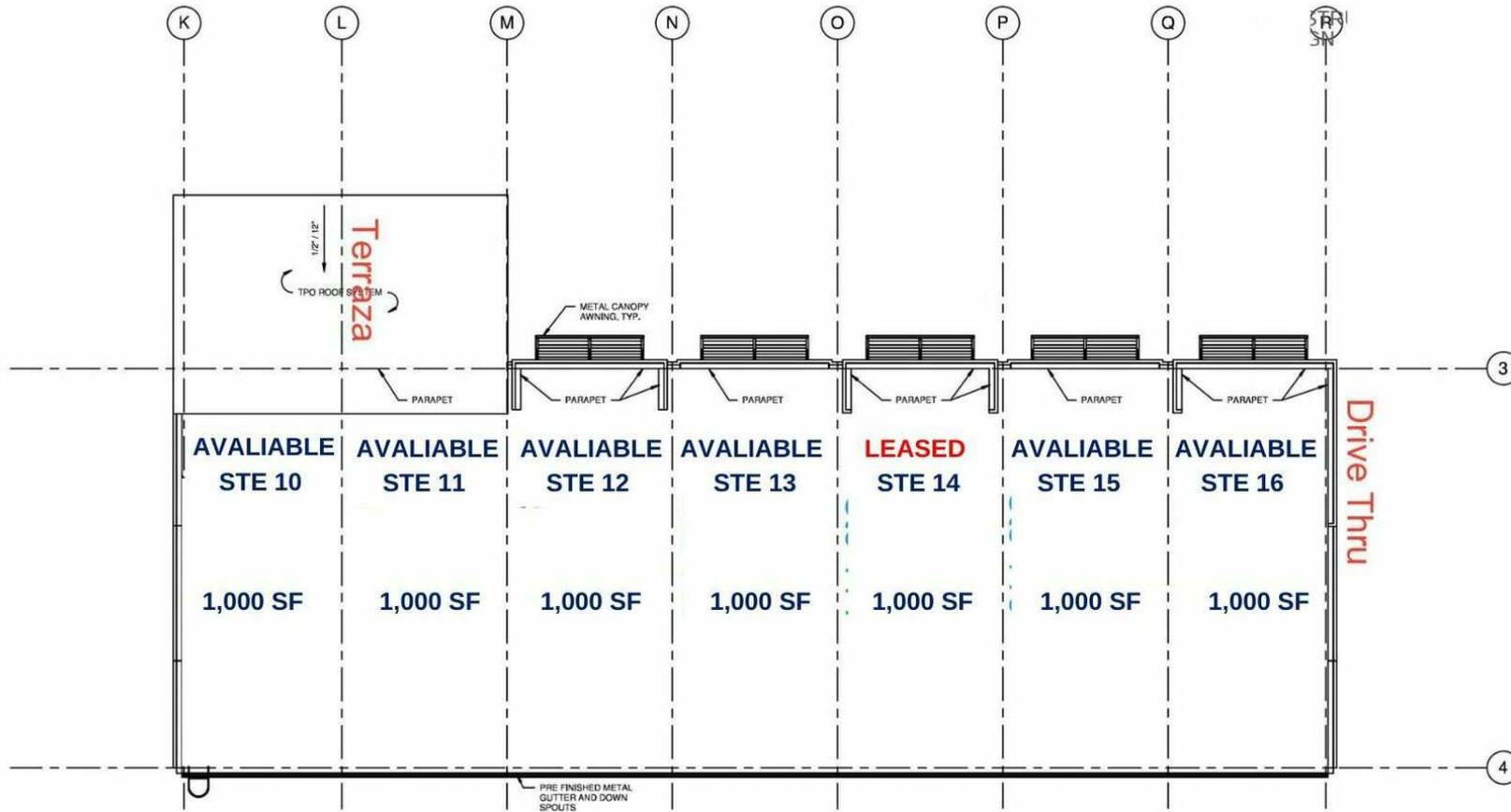


**COLDWELL BANKER
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EAST BUILDING FLOOR PLAN

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PHOTOS

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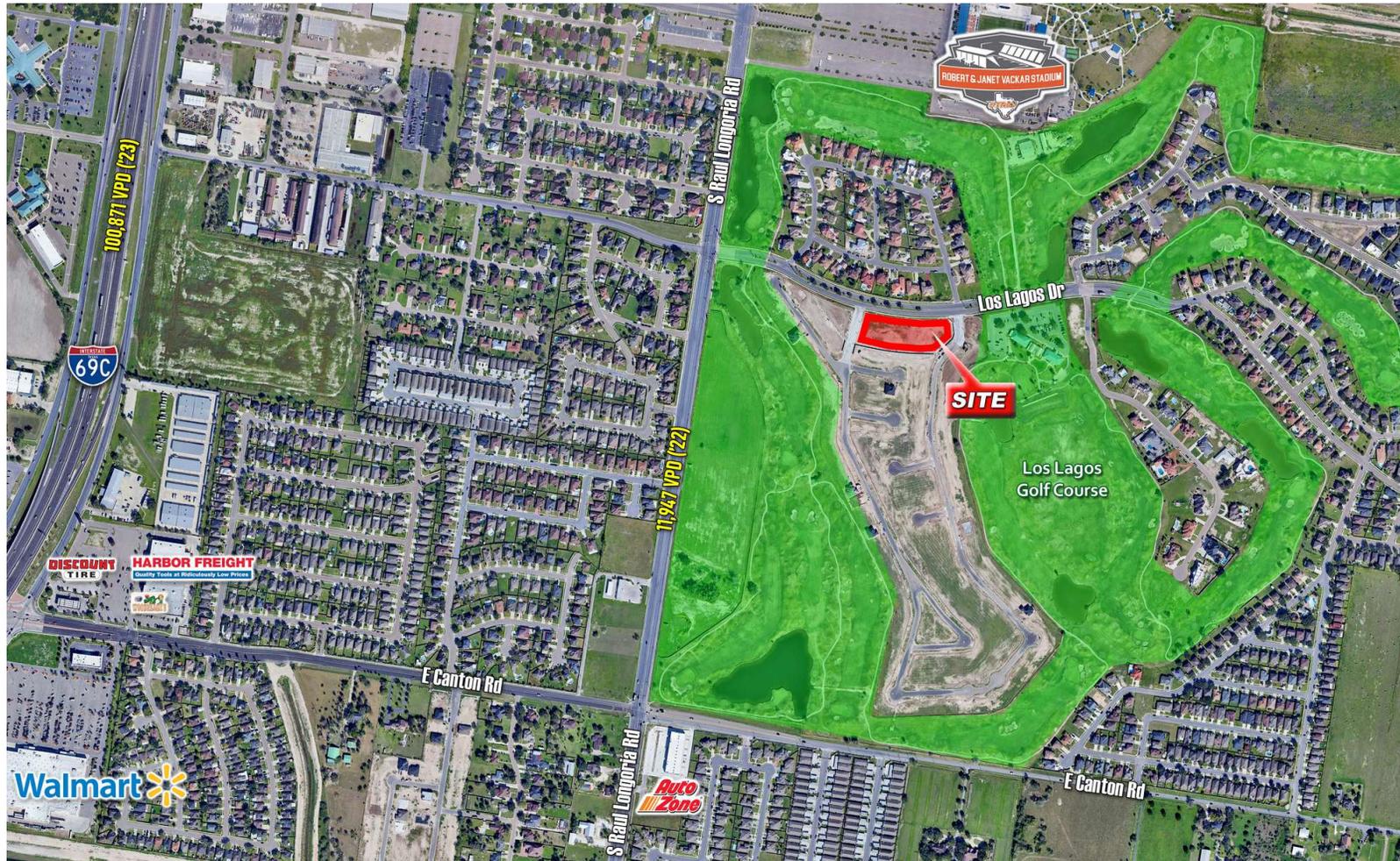


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AERIAL

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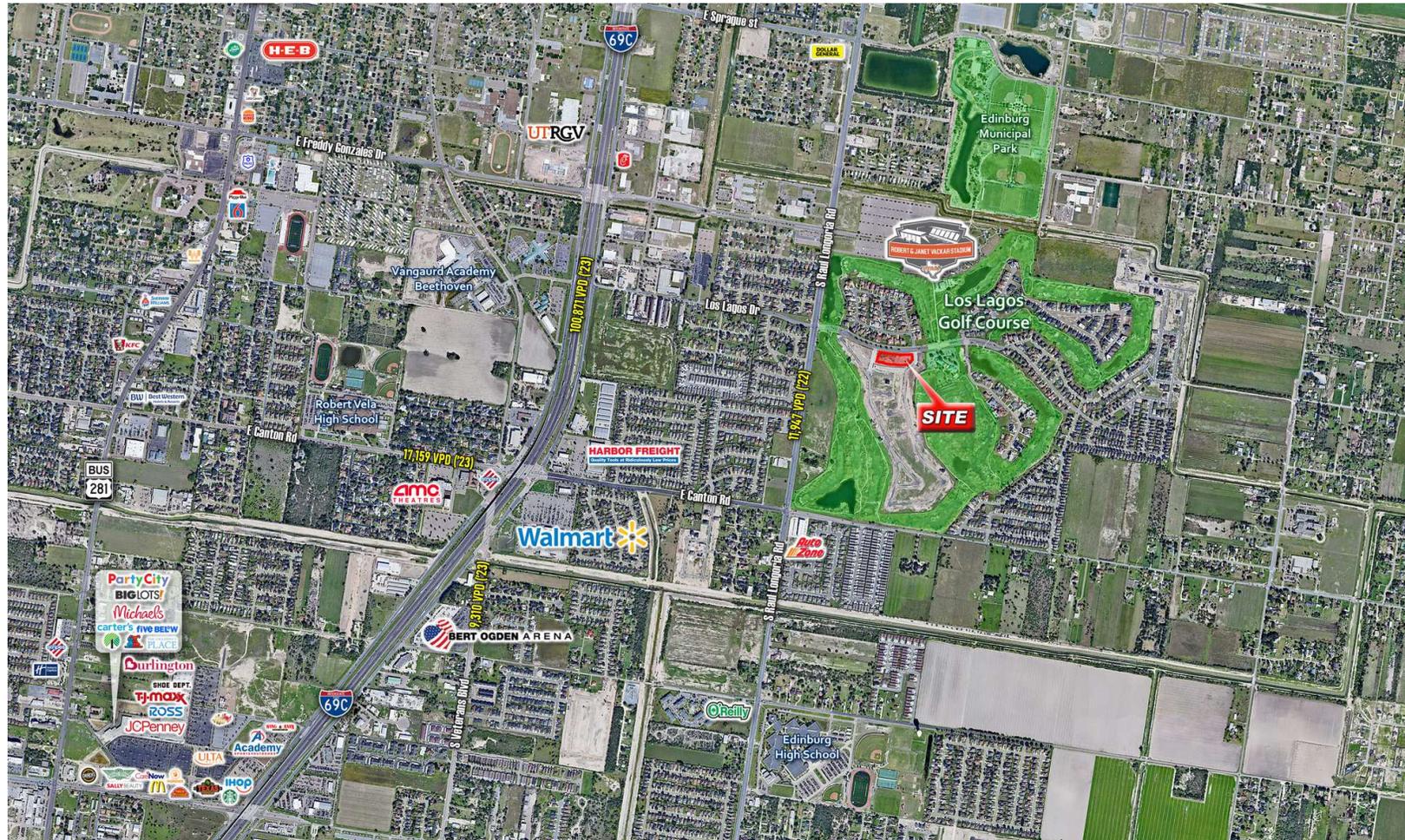


**COLDWELL BANKER
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AERIAL MAP

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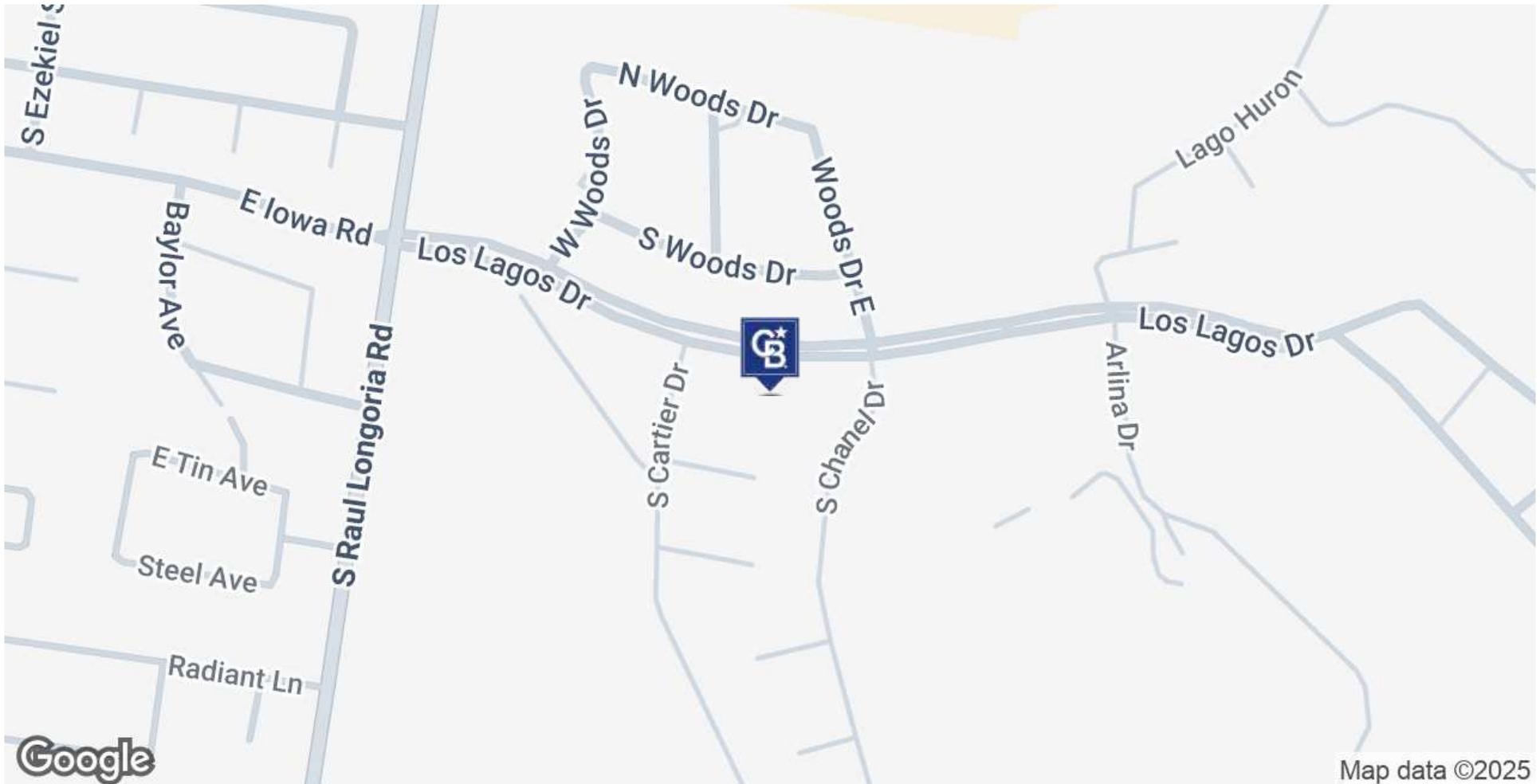


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LOCATION MAP

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DEMOGRAPHICS

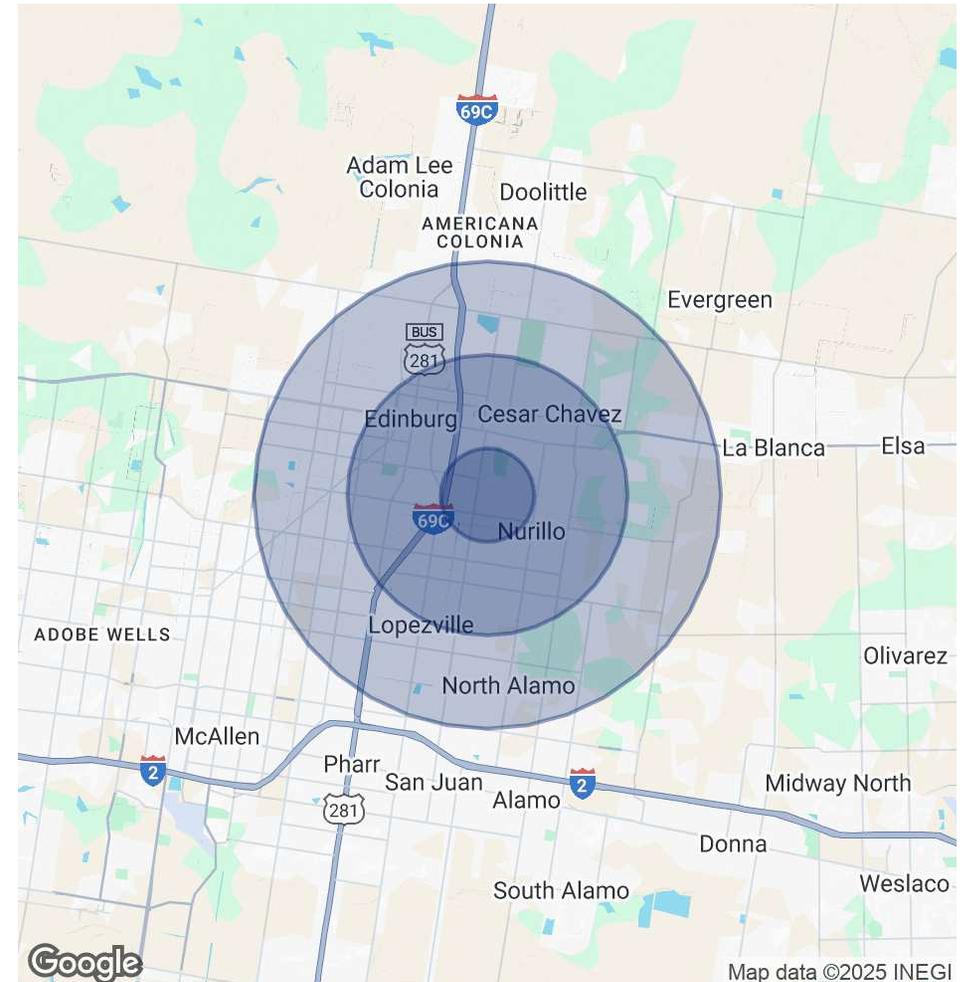
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,356	67,884	182,414
Average Age	32	34	34
Average Age (Male)	31	33	33
Average Age (Female)	32	35	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,471	20,968	56,163
# of Persons per HH	3.4	3.2	3.2
Average HH Income	\$80,665	\$77,370	\$74,412
Average House Value	\$197,212	\$191,949	\$191,694

Demographics data derived from AlphaMap



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