

CROSSPOINT BUSINESS CENTER II | 4138-4149 CROSSPOINT BLVD

Edinburg, TX 78539



Proximity to Medical Corridor
Excellent Accessibility

FOR SALE OR LEASE

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**COLDWELL BANKER
COMMERCIAL**
RIO
GRANDE VALLEY

PROPERTY SUMMARY

4138-4149 CROSSPOINT BLVD

Edinburg, TX 78539



PROPERTY DESCRIPTION

Situated on a bustling and high-traffic major arterial road, the Crosspoint Business Center in Edinburg, TX offers prime office space opportunity. This strategic location provides excellent visibility and accessibility, making it an ideal choice for businesses seeking a prominent presence in the area. One of the key advantages of this office space is its proximity to the medical corridor and major hospitals. With healthcare facilities nearby, such as hospitals, clinics, and medical offices, businesses in the healthcare industry or those that serve the medical sector can benefit greatly from this convenient location.

PROPERTY HIGHLIGHTS

- Proximity to Medical Facilities and Major Hospitals
- Conveniently located minutes from I-69C
- Accessible by all Major Arterial Roads

OFFERING SUMMARY

| | |
|------------------------------|-------------|
| Unit 4149 (Dark Cold Shell): | 2,763 SF |
| Lease Rate: | \$18/SF |
| NNN: | \$3.21/YR |
| TI: | Negotiable |
| Sale Price: | \$276,300 |
| Unit 4138 (2nd Gen): | 5,755 SF |
| Lease Rate: | \$18/SF |
| NNN: | \$8.41/YR |
| Sale Price: | \$1,007,125 |

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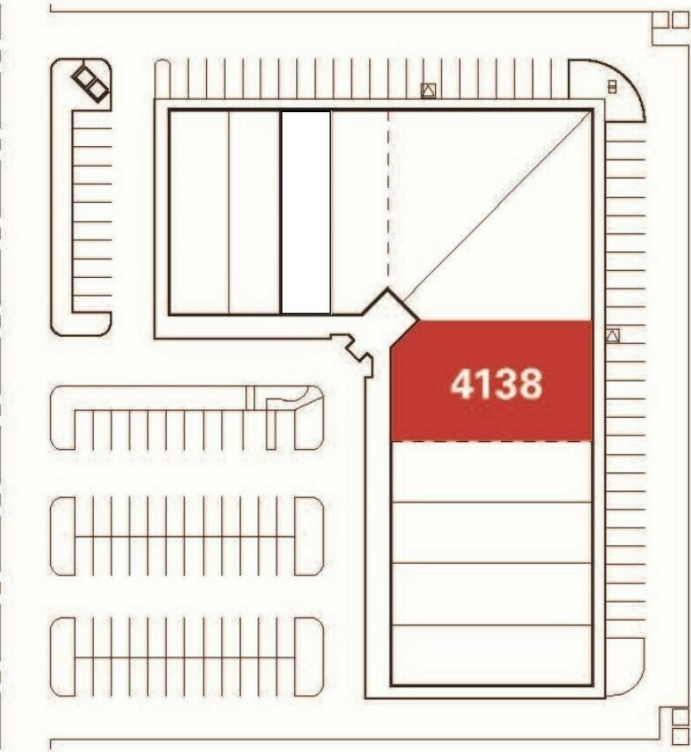
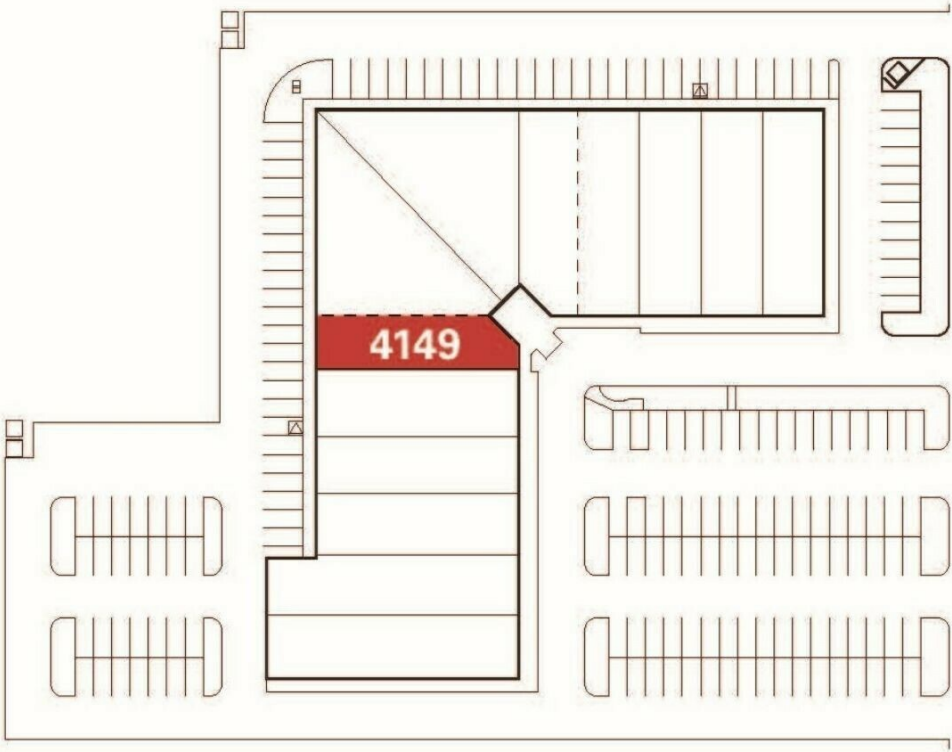
SITE PLAN

4138-4149 CROSSPOINT BLVD

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Building A

Building B



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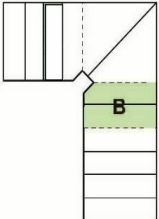
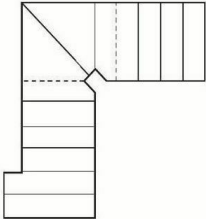


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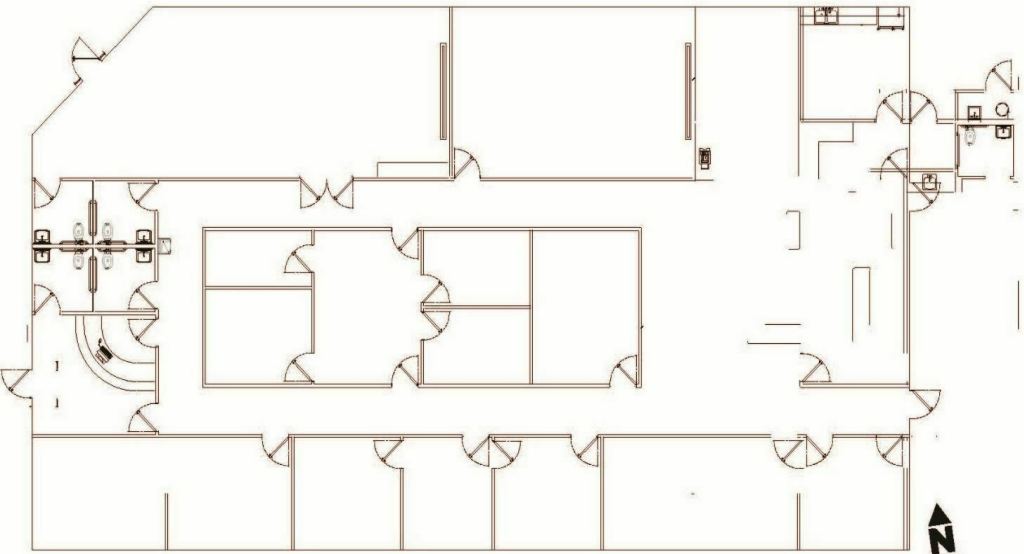
FLOOR PLAN

4138-4149 CROSSPOINT BLVD

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B. 4138 | 5,755 SF



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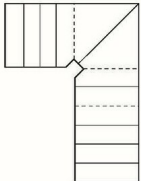
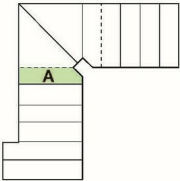
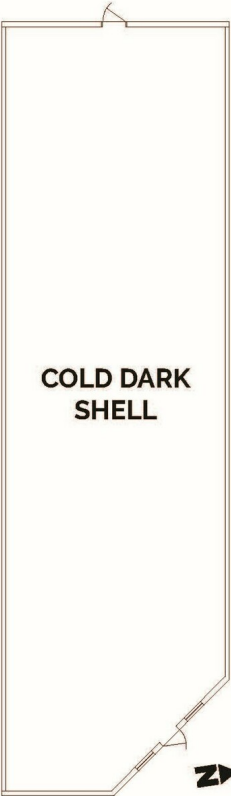
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FLOOR PLAN

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A. 4149 | 2,763 SF



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LEASE SPACES

4138 - 4149 CROSSPOINT BLVD

Edinburg, TX 78539



LEASE INFORMATION

| | | | |
|--------------|------------------|-------------|---------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 2,763 - 5,755 SF | Lease Rate: | \$18.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|----------------------|-----------|-----------|------------|---------------|----------------|
| 4138 Crosspoint Blvd | Available | 5,755 SF | NNN | \$18.00 SF/yr | 2nd Generation |
| 4149 Crosspoint Blvd | Available | 2,763 SF | NNN | \$18.00 SF/yr | Shell Space |

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AERIAL MAP

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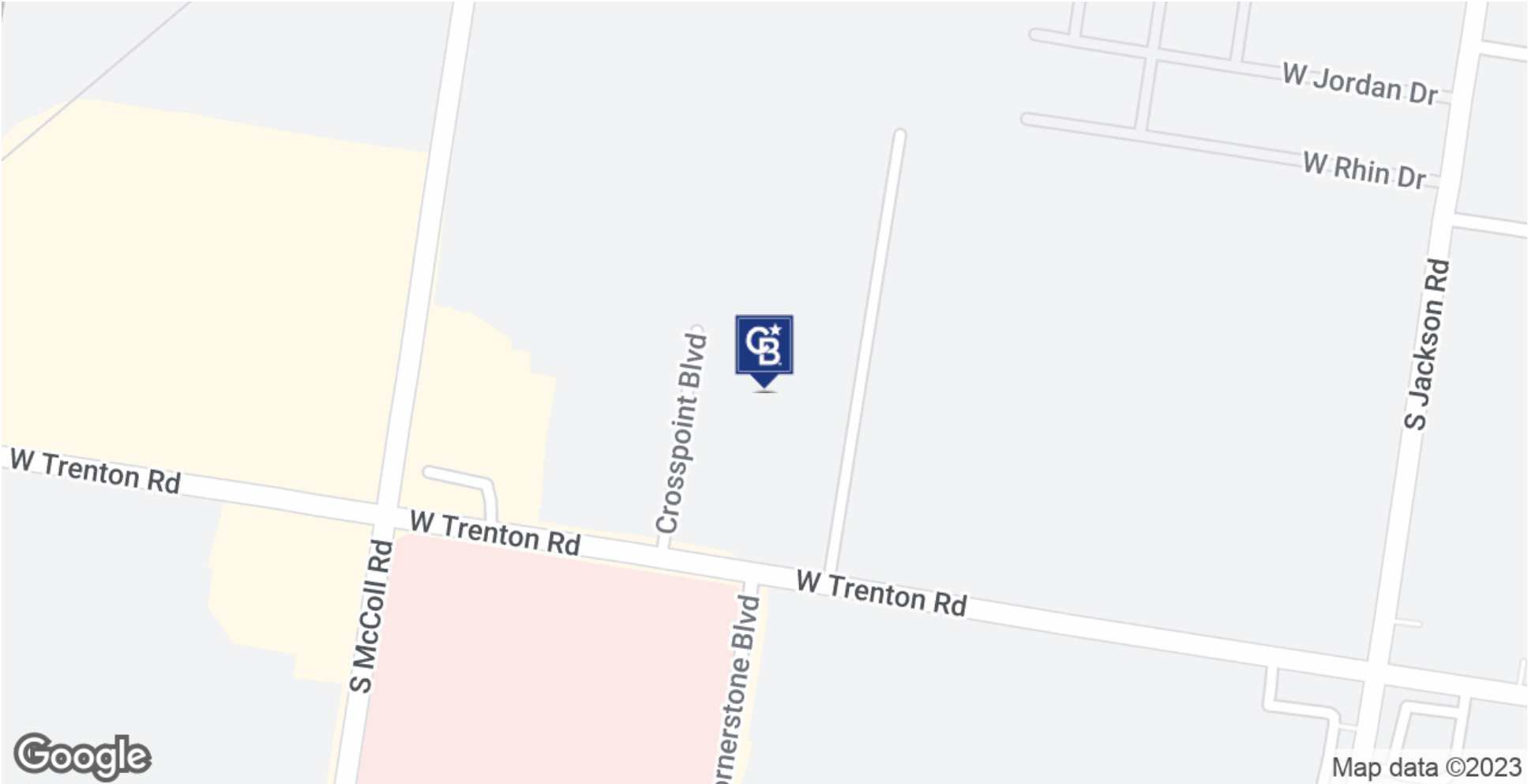


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MAP

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DEMOGRAPHICS

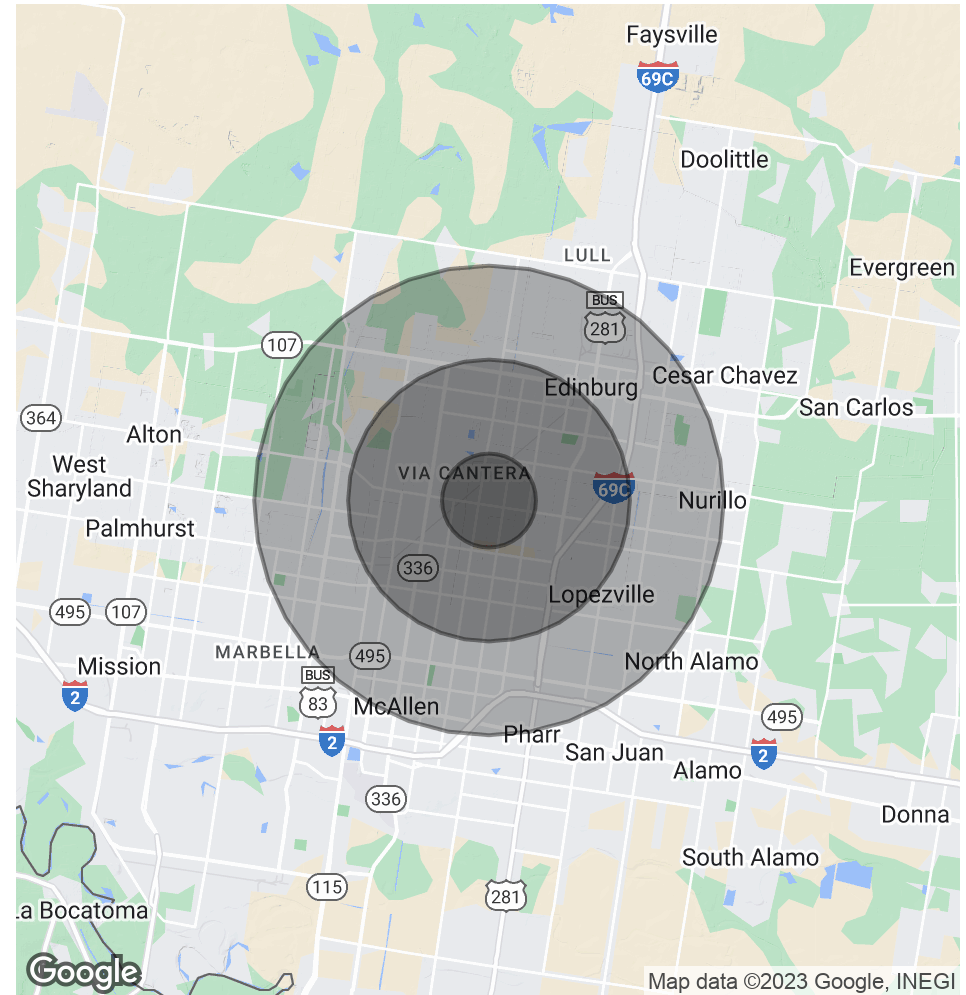
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 6,135 | 88,032 | 236,472 |
| Average Age | 37.2 | 33.1 | 31.3 |
| Average Age (Male) | 30.6 | 30.6 | 29.4 |
| Average Age (Female) | 41.1 | 36.2 | 33.6 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,137 | 32,863 | 82,551 |
| # of Persons per HH | 2.9 | 2.7 | 2.9 |
| Average HH Income | \$111,274 | \$75,628 | \$62,043 |
| Average House Value | \$224,272 | \$157,159 | \$126,268 |

* Demographic data derived from 2020 ACS - US Census



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