

For Sale

# Land & Buildings

5.64 Acres



## 5.64 AC on I-69C

5504, EXPRESSWAY 281  
EDINBURG, Texas 78539

## Property Description

Welcome to an exceptional opportunity for your business venture in Edinburg, Texas. Situated on 5.62 acres of strategically located land with direct access to Interstate 69C, this property offers unparalleled visibility and accessibility for businesses seeking a prominent presence.

Featuring a versatile 7,000+-square-ft office/warehouse building, this property is equipped to meet a wide range of business needs. Whether you're in logistics, transportation, manufacturing, or any industry requiring office space and facilities for heavy truck parking and maintenance, this property offers the perfect solution.

The Edinburg Planning Department can assist in navigating any requirements for the property's optimal utilization. The property is presently served by the reliable North Alamo Water Supply Corporation, ensuring essential infrastructure support for your operations.

## Property Highlights

- Proximity to I-69C, Owassa Rd, Bert Ogden Arena
- Proximity to Shoppes @ Rio Grande Valley
- Zoned: AO & General Commercial
- Taxes- \$43,304

## For more information

### Mike Blum

O: 956 731 4401  
mikeb@nairgv.com

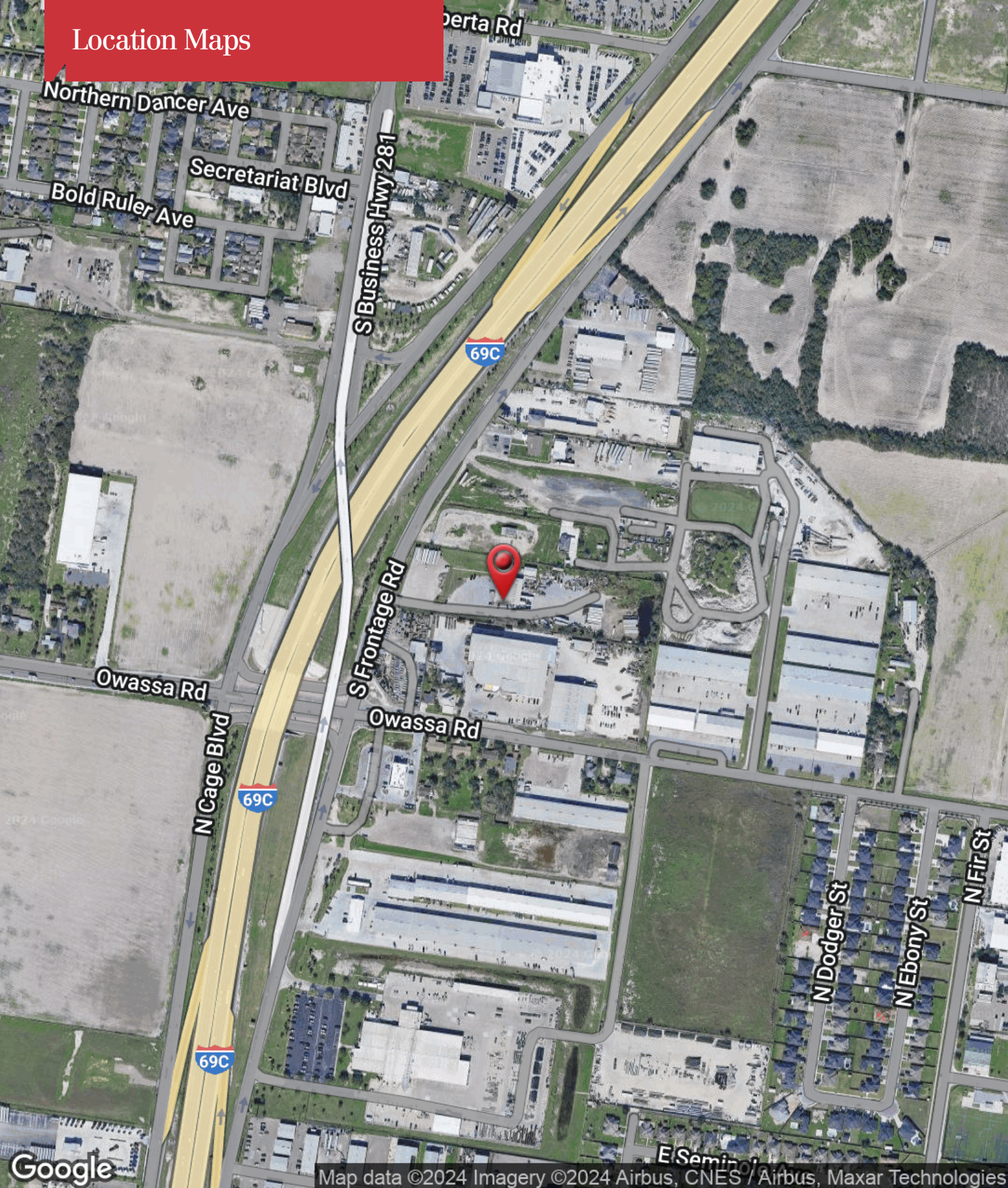
### Eric Cortez

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# Location Maps

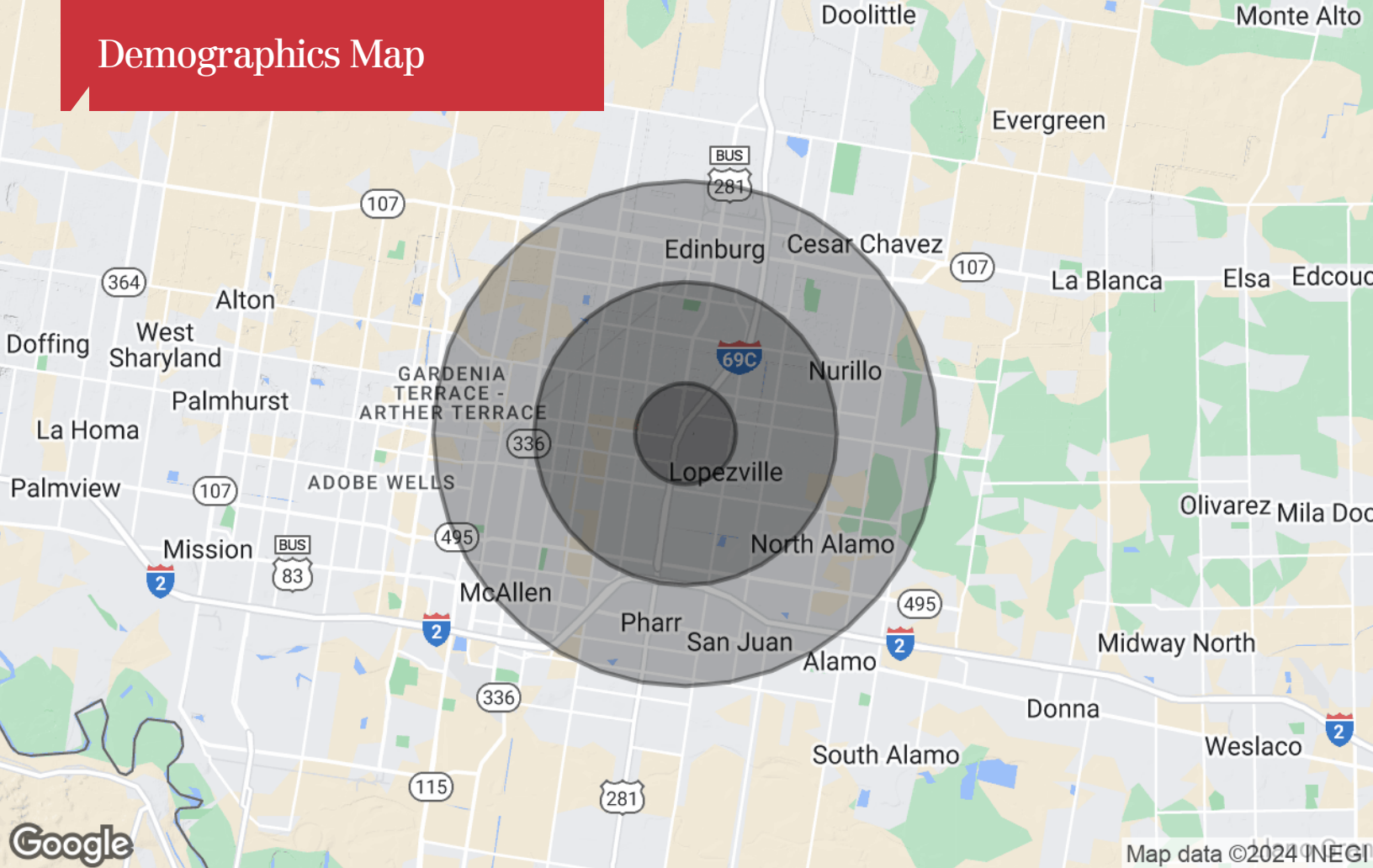


Google

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies



# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	1,112	23,652	74,972
MEDIAN AGE	41.4	26.6	27.6
MEDIAN AGE (MALE)	36.8	26.6	27.6
MEDIAN AGE (FEMALE)	41.0	26.8	28.0

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	418	6,920	24,133
# OF PERSONS PER HH	2.7	3.4	3.1
AVERAGE HH INCOME	\$55,209	\$47,698	\$47,833
AVERAGE HOUSE VALUE	\$127,714	\$93,880	\$86,101

\* Demographic data derived from 2020 ACS - US Census

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## For More Information:



**Mike Blum, Co-Managing  
Broker**

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mikeb@nairgv.com



**Eric Cortez, Real Estate Agent**

C: 956 874 9225  
ericc@nairgv.com



## 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.*

### 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.

**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.

**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.

<u>NAI Rio Grande Valley</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9008410</u> License No.	<u>mikeb@nairgv.com</u> Email	<u>956-994-8900</u> Phone
<u>Michael J. Blum</u> Designated Broker of Firm	<u>426545</u> License No.	<u>mikeb@nairgv.com</u> Email	<u>956-994-8900</u> Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Michael J. Blum</u> Sales Agent/Associate's Name	<u>426545</u> License No.	<u>mikeb@nairgv.com</u> Email	<u>956-994-8900</u> Phone

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

\_\_\_\_\_  
Date