222 W MAHL ST
EDINBURG, TX 78539

6-UNIT APARTMENT COMPLEX FOR SALE
6,541 SF TOTAL AVAILABLE

FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

LAURA LIZA PAZ, SIOR
Senior Partner | Managing Broker
956.227.8000 | laurap@nairgv.com

NAI Rio Grande Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY SUMMARY

222 W MAHL ST | EDINBURG, TX 78539

PROPERTY DESCRIPTION

Introducing a 2023-constructed six-plex ideally located in the heart of Edinburg, just minutes from the Hidalgo County Courthouse, UTRGV, and key civic and commercial hubs. This modern multi-family asset presents a turnkey investment in one of South Texas's fastest-growing markets. This property offers exceptional investment potential with strong income-producing capabilities and long-term appreciation in a dynamic rental market. Don't miss your chance to secure a newly built multi-family property in a thriving region. The attic and all exterior walls are sealed with sprayed-on insulation. All units have their own water and electrical meters. There is a house meter to run the sprinkler and outside lighting. The ranges are anchored to prevent tilting.
Zoning is Downtown & Residential Primary.

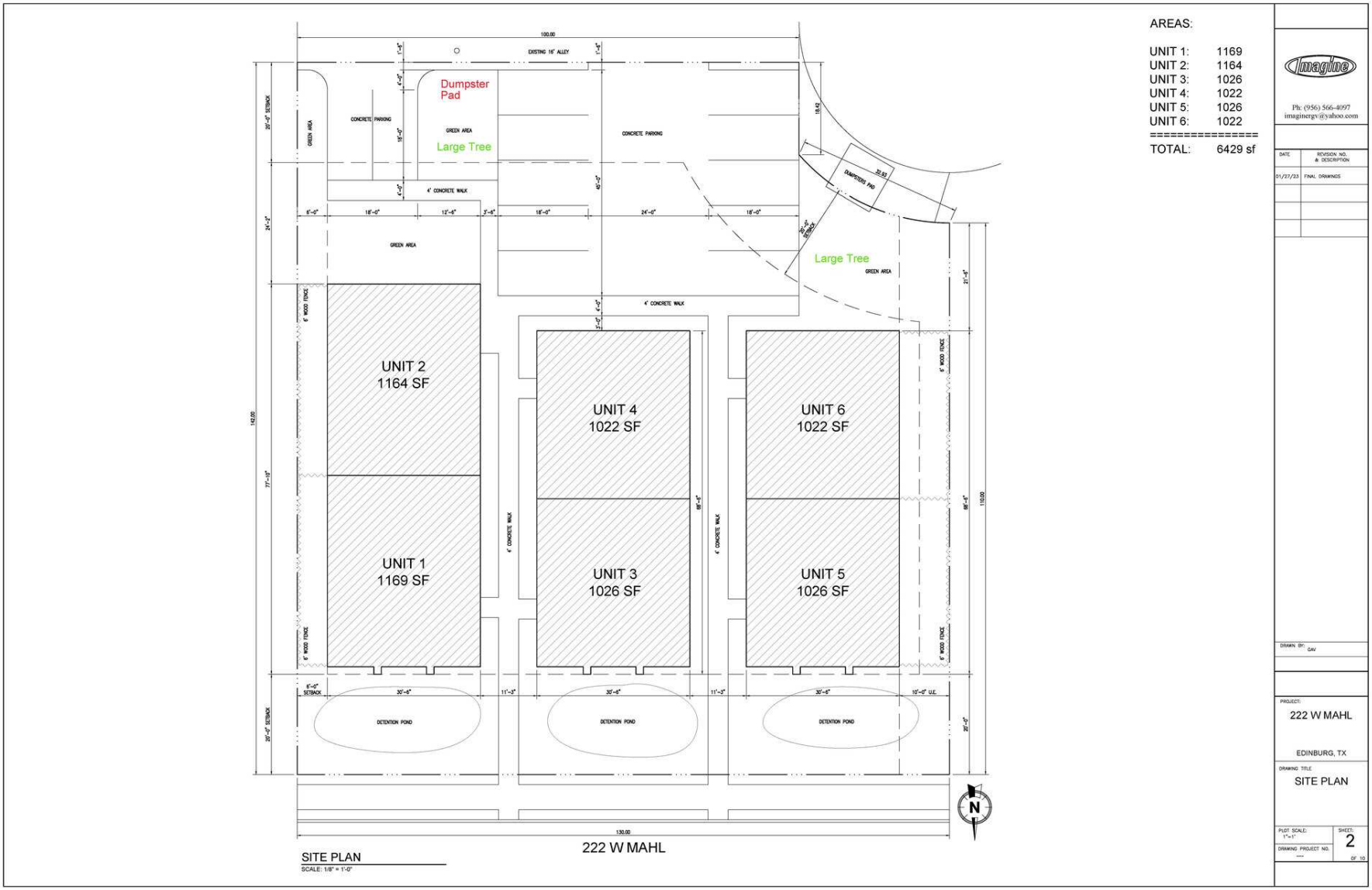
OFFERING SUMMARY

Sale Price:	$835,000
2025 Taxes:	$17,573
Number of Units:	6
Building #1 - (2) Units: 3 BR 2 BA	2,333 SF- Each Unit
Building #2 - (2) Units: 2 BR 2 BA	2,048 SF- Each Unit
Building #3 - (2) Units: 2 BR 2 BA	2,048 SF-Each Unit
Lot Size:	0.40 Acres
Total Available:	6,429 SF

Disclaimer: *The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.*

SITE PLAN

222 W MAHL ST | EDINBURG, TX 78539



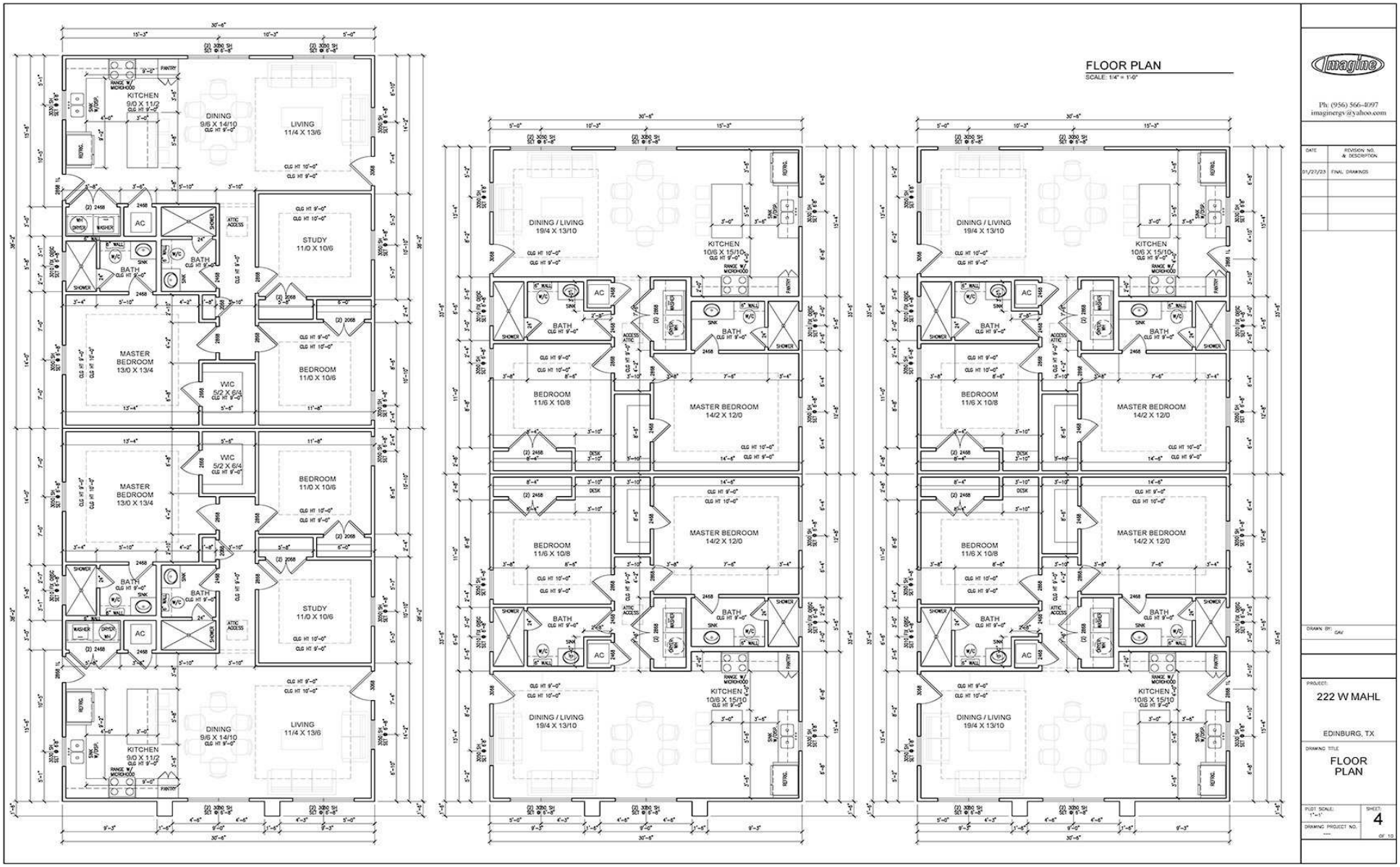
FOR SALE | MULTIFAMILY PROPERTY

Disclaimer: *The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.*

FLOOR PLAN

222 W MAHL ST | EDINBURG, TX 78539

NAI Rio Grande Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



FOR SALE | MULTIFAMILY PROPERTY

Disclaimer: *The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.*

Disclaimer: *The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.*

EXTERIOR PHOTOS

222 W MAHL ST | EDINBURG, TX 78539

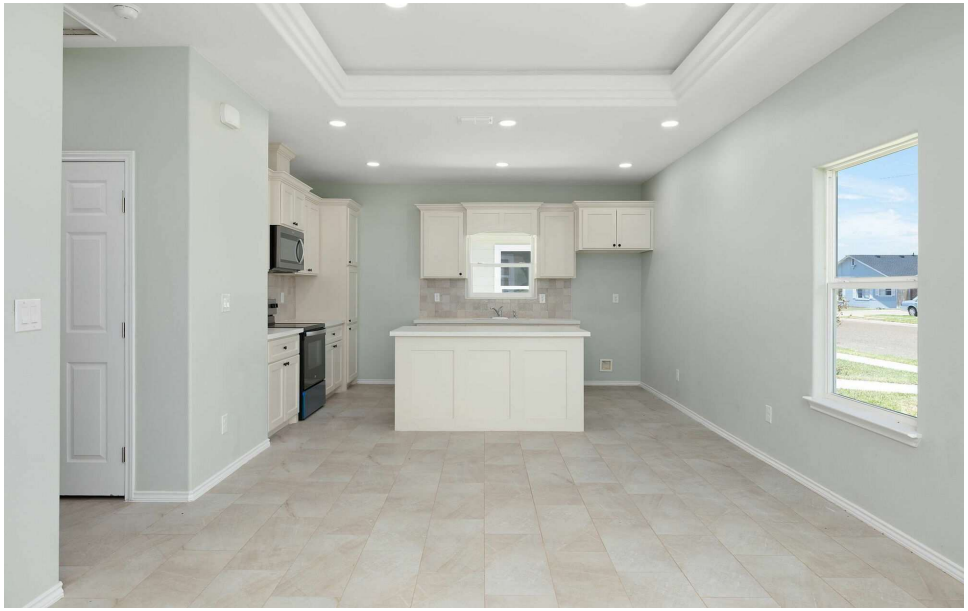
NAI Rio Grande Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Disclaimer: *The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.*

INTERIOR PHOTOS

222 W MAHL ST | EDINBURG, TX 78539

NAI Rio Grande Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

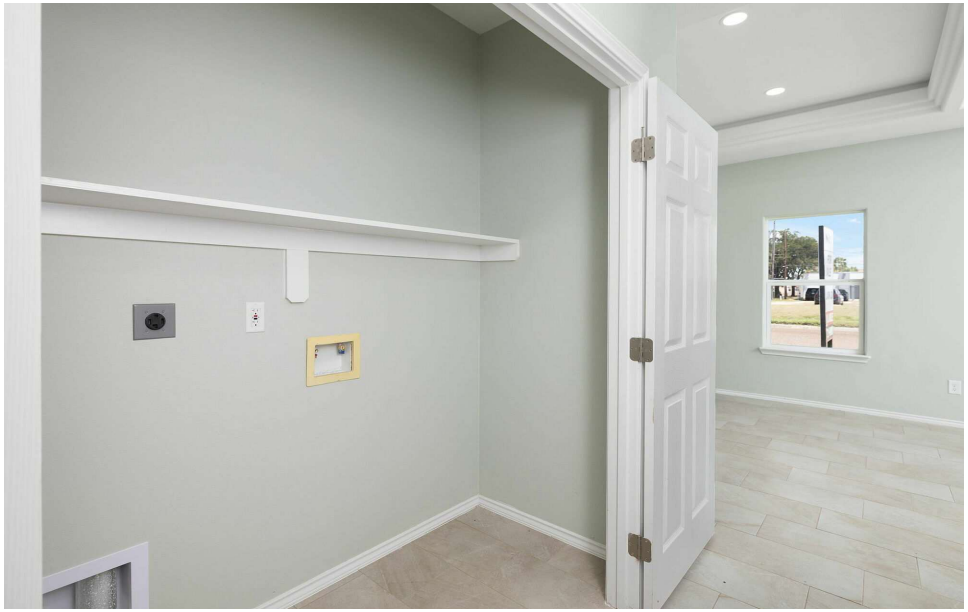


Disclaimer: *The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.*

INTERIOR PHOTOS

222 W MAHL ST | EDINBURG, TX 78539

NAI Rio Grande Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

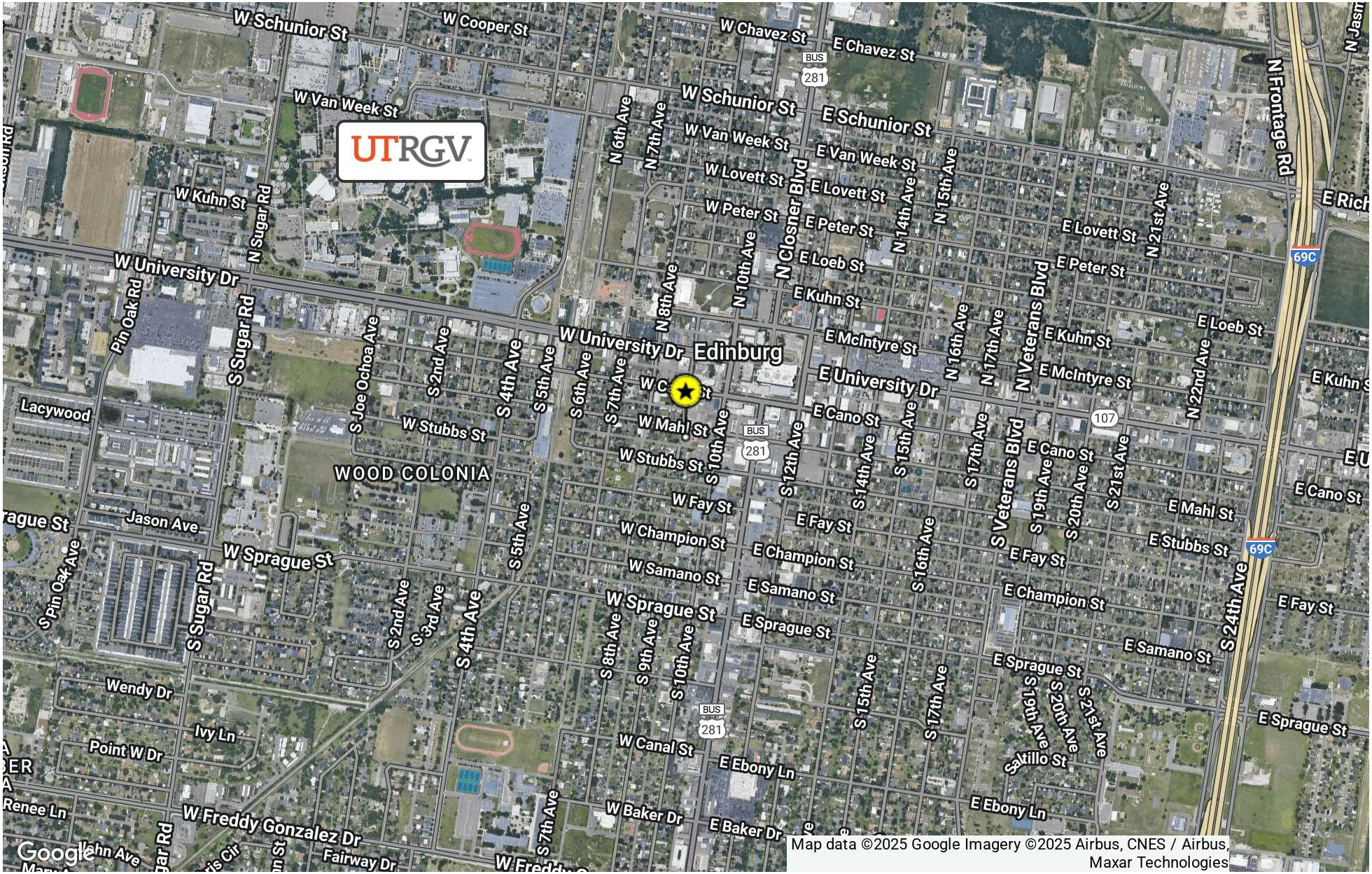


Disclaimer: *The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.*

AERIAL MAP

222 W MAHL ST | EDINBURG, TX 78539

NAI Rio Grande Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Disclaimer: *The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.*

FOR INFORMATION & SITE TOURS CONTACT:

LAURA LIZA PAZ, SIOR

NAI RIO GRANDE VALLEY

Senior Partner | Managing Broker

laurap@nairgv.com

956.227.8000

NAI Rio Grande Valley

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI Rio Grande Valley, and should not be made available to any other person or entity without the written consent of the Broker. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. NAI Rio Grande Valley has not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property.

The information contained herein has been obtained from sources we believe to be reliable; however, NAI Rio Grande Valley have not verified, and will not verify, any of the information contained herein, nor have the aforementioned Broker conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

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.

EQUAL HOUSING OPPORTUNITY

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

NAI Rio Grande Valley	**9008410**	**laurap@nairgv.com**	**956.994.8900**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Laura Liza Paz	**437175**	**laurap@nairgv.com**	**956.994.8900**
Designated Broker of Firm	License No.	Email	Phone
-	**-**	**-**	**-**
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Laura Liza Paz, SIOR	**TX #437175**	**laurap@nairgv.com**	**956.227.8000**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____