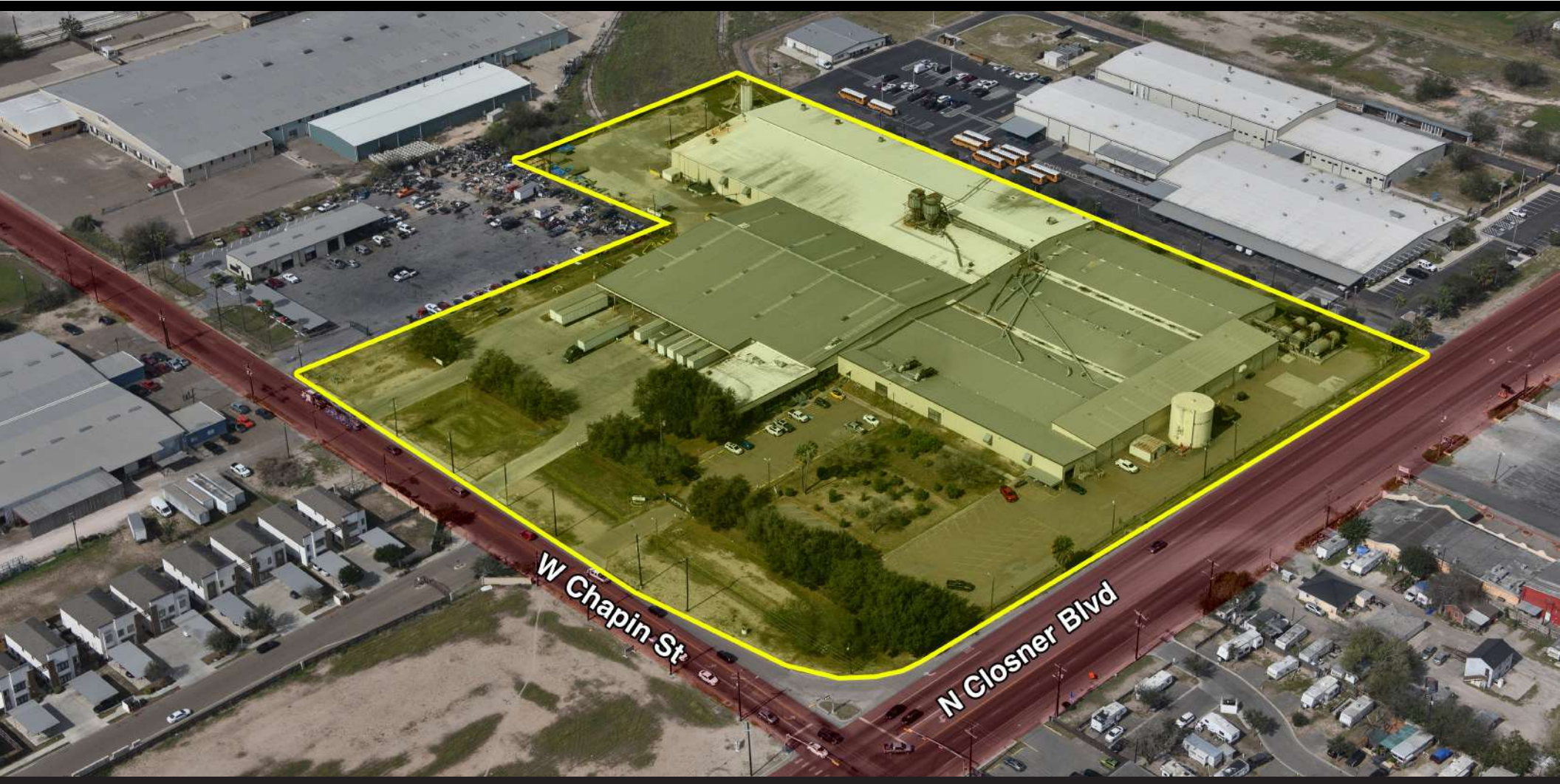


1501 N Closner Blvd | Edinburg, Texas

11.06 Acres | Rail-Served | Gated Facility

FOR SALE || ±211,245 SF INDUSTRIAL MANUFACTURING FACILITY



FOR MORE INFORMATION & SITE TOURS, PLEASE CONTACT:

NAISTX

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

EDWARD VILLAREAL, SIOR
Managing Partner | Real Estate Broker
edwardv@stx-cre.com

RICK FLORES
Real Estate Agent
rickf@stx-cre.com

NAI STX
800 W Dallas Ave McAllen, TX 78501
www.stx-cre.com
956.994.8900

PROPERTY DESCRIPTION

The former International Paper Company facility at 1501 N Closner Blvd in Edinburg, Texas consists of a ±211,245 SF industrial manufacturing building on ±11.06 acres at the corner of N Closner Blvd and W Chapin Street. Built in phases in 1975 and 1982, the property was designed for manufacturing operations and features a metal-sided industrial building with metal roof and fire protection system. The facility includes ±8,500 SF of office space, an active interior rail spur with service provided by RVSC connecting to UP and BNSF lines, and a fully gated site with controlled entrance. Positioned along US Hwy 281 (Closner Blvd) with direct access to Interstate 69C and Interstate 2, the property offers excellent connectivity for regional manufacturing, distribution, and logistics operations across the Rio Grande Valley.



1501 N CLOSNER BLVD | EDINBURG, TEXAS

BUILDING FEATURES

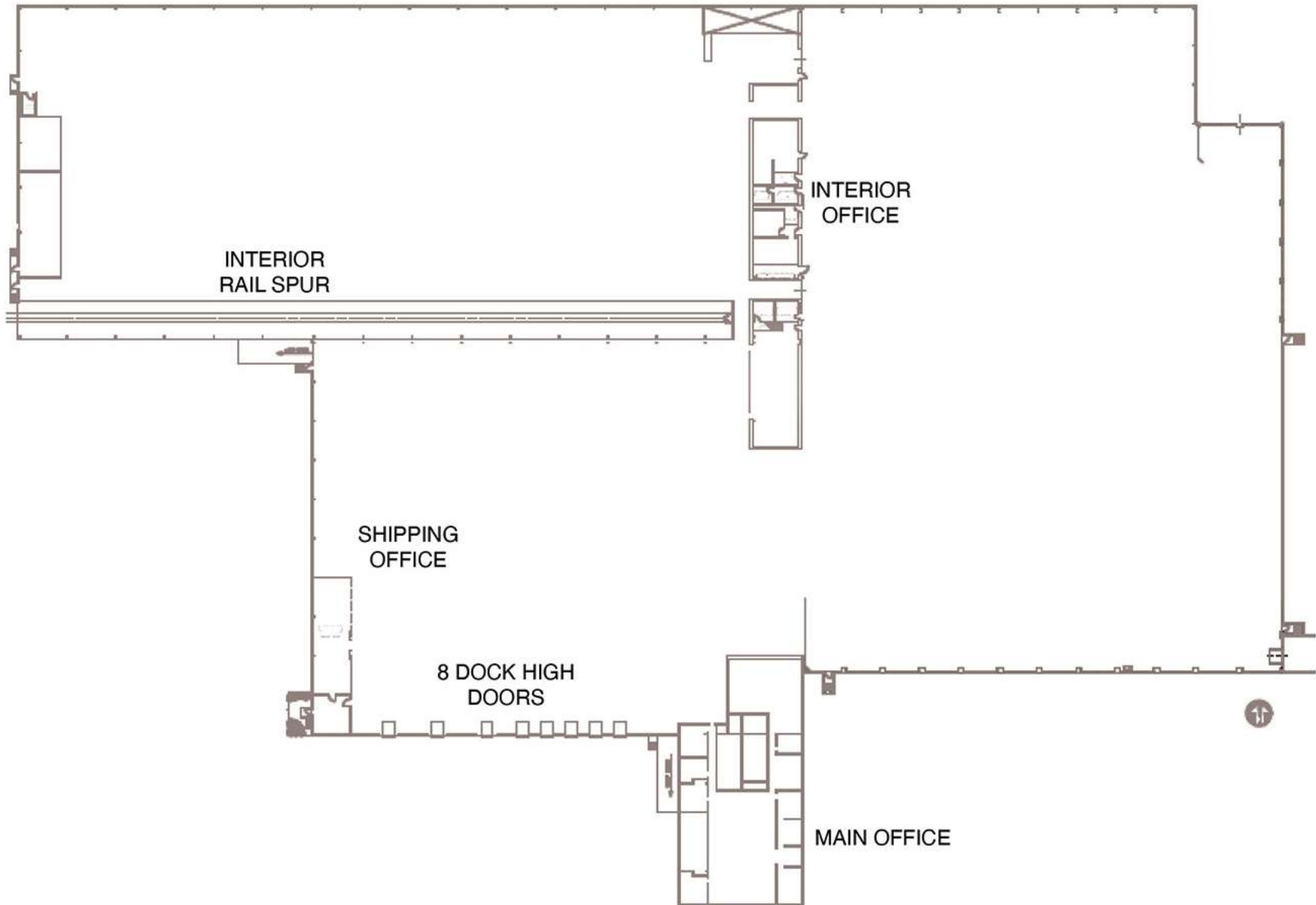
Use:	Manufacturing facility
Building Size:	±211,245 SF
Property Size:	±11.06 Acres
Rail:	Interior rail spur with service provided by Rio Valley Switching Company (“RVSC”) to UP and BNSF lines
Power:	3,000 AMP main switchgear; 1500 KVA transformer
Water:	4” main
Sewer:	4” main
Gas:	2” main
Fire Protection:	Sprinklered (.20 gpm/sf over 1,500 sf)
Year Built:	1975 / 1982 (Phased Construction)
Construction:	Metal sided industrial building
Roof System:	Metal Roof
Site:	Fully gated with controlled entrance
Office:	±8,500 SF

PROPERTY HIGHLIGHTS

- Rail Service provided by RVSC connecting to UP and BNSF lines
- Corner location: N Closner Blvd & W Chapin Street
- Direct access to US Hwy 281 (Closner Blvd)
- Proximity to Interstate 69C and Interstate 2

Disclaimer. The information contained herein was obtained from sources believed reliable. NAI STX 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.

1501 N CLOSNER BLVD | EDINBURG, TEXAS

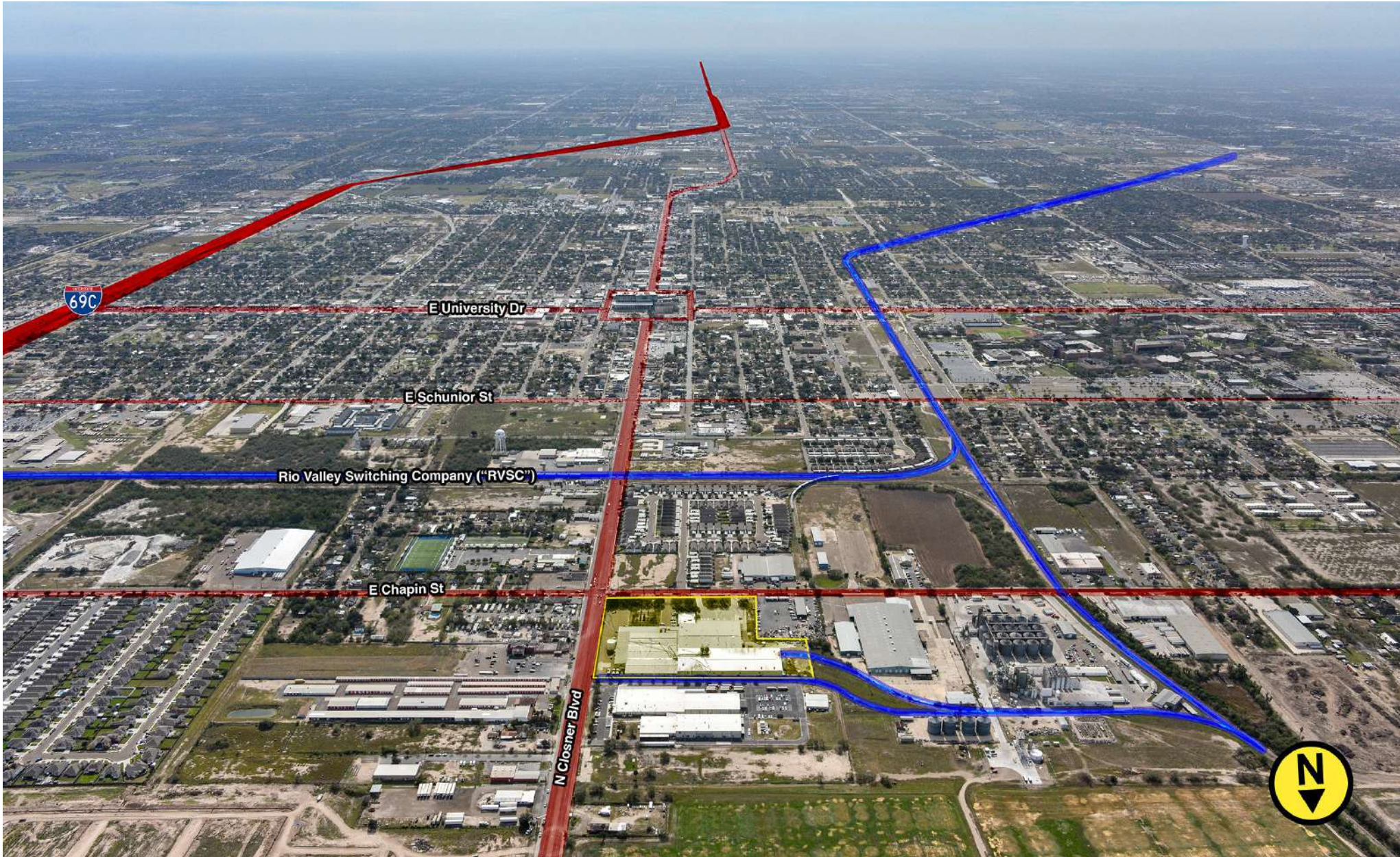


1501 N CLOSER BLVD | EDINBURG, TEXAS



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ABOUT THE LOCATION

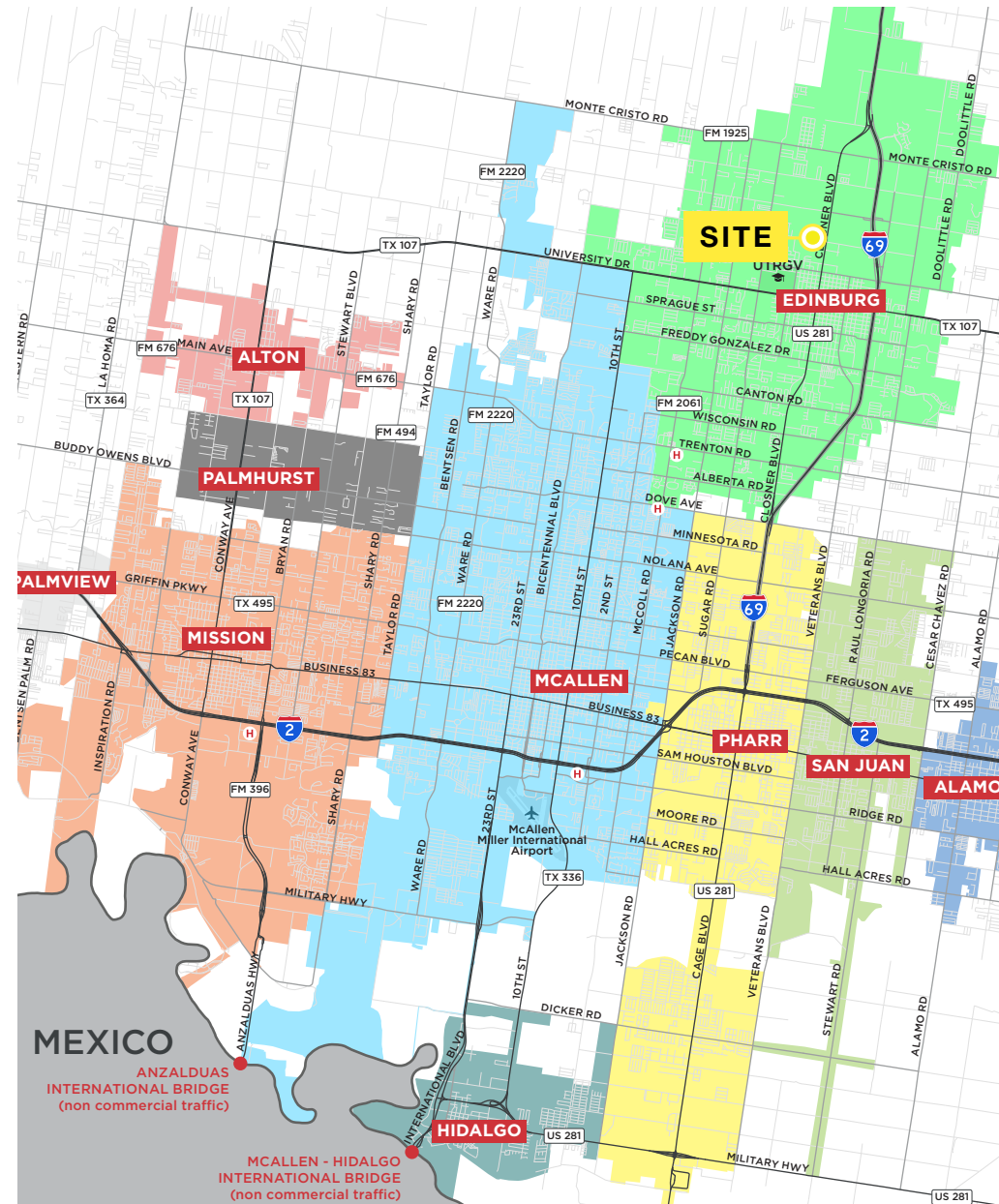
Located at 1501 N. Closner Boulevard in Edinburg, Texas, the property offers strong regional connectivity for manufacturing, distribution, and logistics operations throughout the Rio Grande Valley. Positioned along U.S. Route 281 (Business 281), the site provides immediate access to Interstate 69C, a key north-south freight corridor connecting the RGV to San Antonio and the national interstate network. The location is also within convenient reach of the Pharr-Reynosa International Bridge, the region's primary commercial truck crossing linking South Texas with the major manufacturing hub of Reynosa. In addition, quick access to Interstate 2 allows efficient east-west movement of goods across the Valley. This strategic positioning provides businesses with streamlined regional distribution, reliable cross-border trade access, and strong connectivity to industrial markets throughout South Texas and northern Mexico.

ABOUT EDINBURG

Edinburg, Texas is a key component of the Rio Grande Valley's growing industrial and logistics market, supported by a regional population exceeding 1.3 million. The area offers a strong and expanding labor pool driven by continued population growth and the presence of the University of Texas Rio Grande Valley (UTRGV), providing workforce development and technical training.

The region has evolved into a major manufacturing and distribution hub, with industries supported by proximity to international trade routes. The property benefits from access to US Hwy 281 (I-69C), Interstate 2, and regional transportation corridors, allowing efficient connectivity throughout South Texas and Northern Mexico.

Edinburg's strategic location near the Pharr-Reynosa International Bridge, one of the busiest commercial crossings in the United States, provides a significant advantage for cross-border manufacturing, logistics, and supply chain operations. The combination of workforce availability, infrastructure, and international connectivity continues to drive industrial growth across the region.



1501 N CLOSNER | EDINBURG, TX

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edwardv@stx-cre.com

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Real Estate Agent

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McAllen, TX 78501

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The information contained herein has been obtained from sources we believe to be reliable; however, NAI STX has not verified, and will not verify, any of the information contained herein, nor has the aforementioned Brokerage conducted any investigation regarding these matters and makes 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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker’s duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant’s agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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 STX	9008410	lauralizap@stx-cre.com	956.994.8900
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Laura Liza Paz, SIOR	437175	lauralizap@stx-cre.com	956.994.8900
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Luis Ricardo Flores	801114	rickf@stx-cre.com	956.994.8900
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date