

LANDMARK PLAZA AT RAUL LONGORIA

4414 S RAUL LONGORIA RD

Edinburg, TX 78542



LEASE RATE \$24.00 SF/yr

NNN \$3.60 SF/yr

Antonio Garza

956 522 9548

antonio.garza@cbcworldwide.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY SUMMARY

4414 S RAUL LONGORIA RD

Edinburg, TX 78542



PROPERTY DESCRIPTION

This brand-new modern office/retail center has a lot to offer its tenants. Located on a high-traffic road with lots of morning and afternoon traffic between Edinburg/Pharr/San Juan, TX. The site is located within close proximity to Bert Ogden Arena, HEB Park, Edinburg Municipal Park, Los Lagos Golf Course and surrounded by neighboring National Retailers on Hwy 281/69C. The Strip center sits in a very fast growing area with a strong daytime population.

PROPERTY HIGHLIGHTS

- New Modern Construction
- High Traffic Area with Ample Parking
- Custom Finish Outs Available
- TI Allowance Available

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/YR (NNN)
NNN:	\$3.60 SF/YR
Minimum Divisible:	1,299 SF
Max Contiguous:	5,251 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,038	21,267	64,820
Total Population	7,515	71,210	189,592
Average HH Income	\$61,002	\$63,307	\$57,525

Antonio Garza

956 522 9548

antonio.garza@cbcworldwide.com

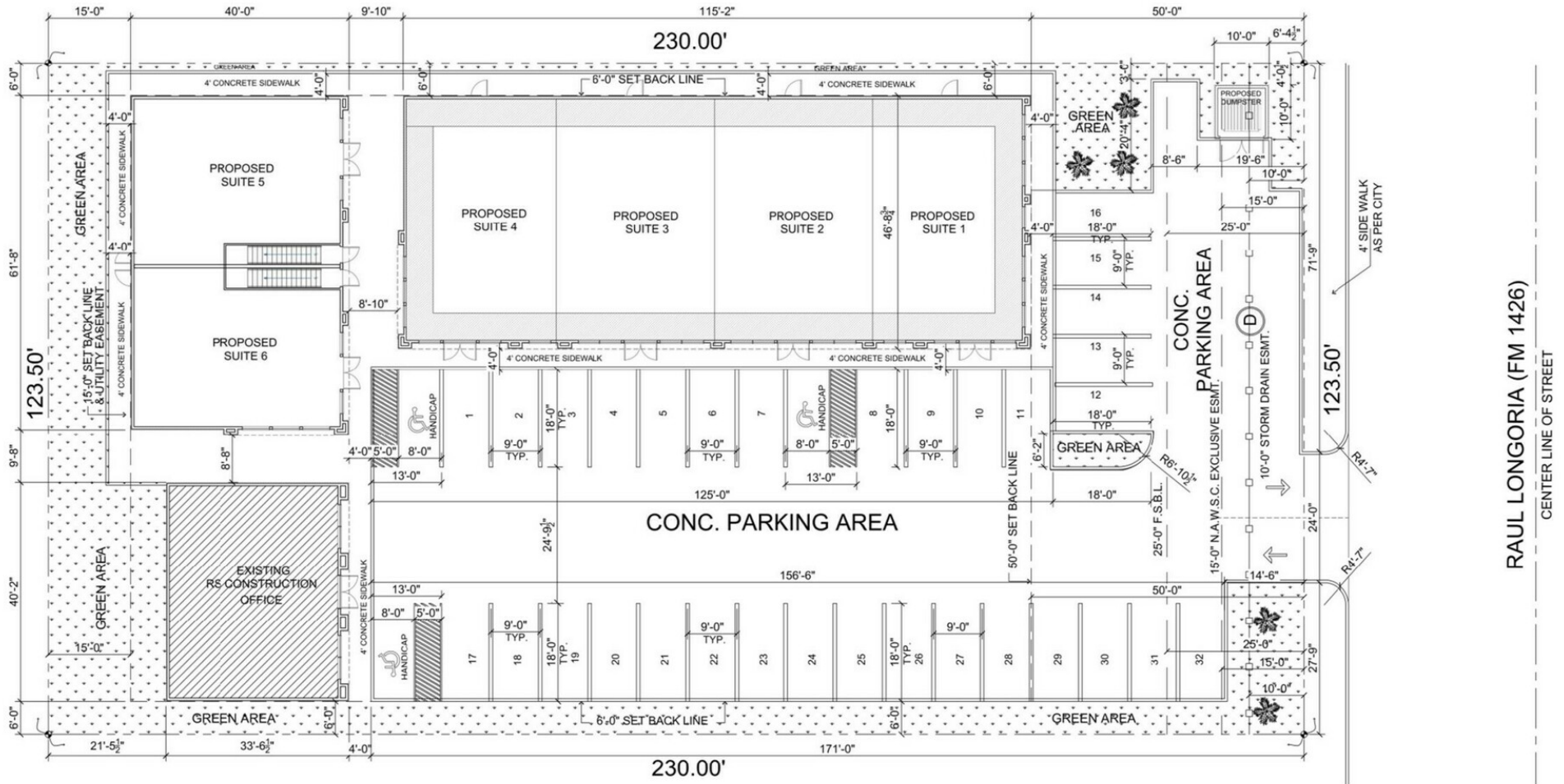


**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

SITE PLAN

4414 S RAUL LONGORIA RD

Edinburg, TX 78542



Antonio Garza
 956 522 9548
 antonio.garza@cbcworldwide.com



**COLDWELL BANKER
 COMMERCIAL**
 RIO GRANDE VALLEY

AVAILABLE SPACES

4414 S RAUL LONGORIA RD

Edinburg, TX 78542

LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,073 - 1,329 SF

Lease Term:	Negotiable
Lease Rate:	\$24.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Available	1,299 SF	NNN	\$24.00 SF/yr	Retail / Medical / Office
Suite 2	Available	1,329 SF	NNN	\$24.00 SF/yr	Retail / Medical / Office
Suite 3	Available	1,329 SF	NNN	\$24.00 SF/yr	Retail / Medical / Office
Suite 4	Available	1,294 SF	NNN	\$24.00 SF/yr	Retail / Medical / Office
Suite 5	Available	1,128 SF	NNN	\$24.00 SF/yr	Professional Services / Office
Suite 6	Available	1,073 SF	NNN	\$24.00 SF/yr	Professional Services / Office
Suite 7 (2nd Level)	Available	1,237 SF	NNN	\$24.00 SF/yr	Professional Services / Office
Suite 8 (2nd Level)	Available	1,184 SF	NNN	\$24.00 SF/yr	Professional Services / Office

Antonio Garza

956 522 9548

antonio.garza@cbcworldwide.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

AERIAL

4414 S RAUL LONGORIA RD

Edinburg, TX 78542



Antonio Garza
956 522 9548
antonio.garza@cbcworldwide.com

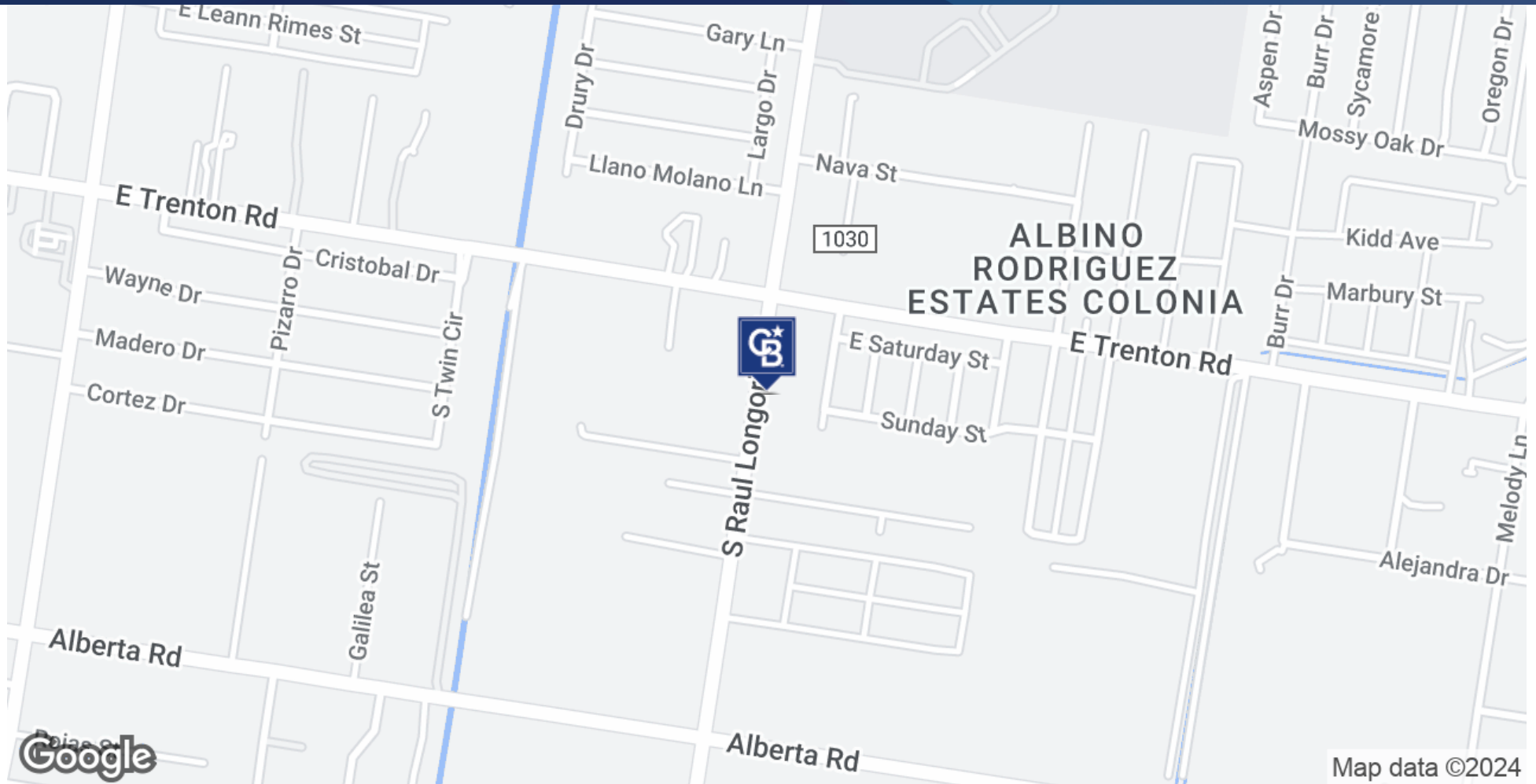


COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

LOCATION MAP

4414 S RAUL LONGORIA RD

Edinburg, TX 78542



Antonio Garza
956 522 9548
antonio.garza@cbcworldwide.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

DEMOGRAPHICS

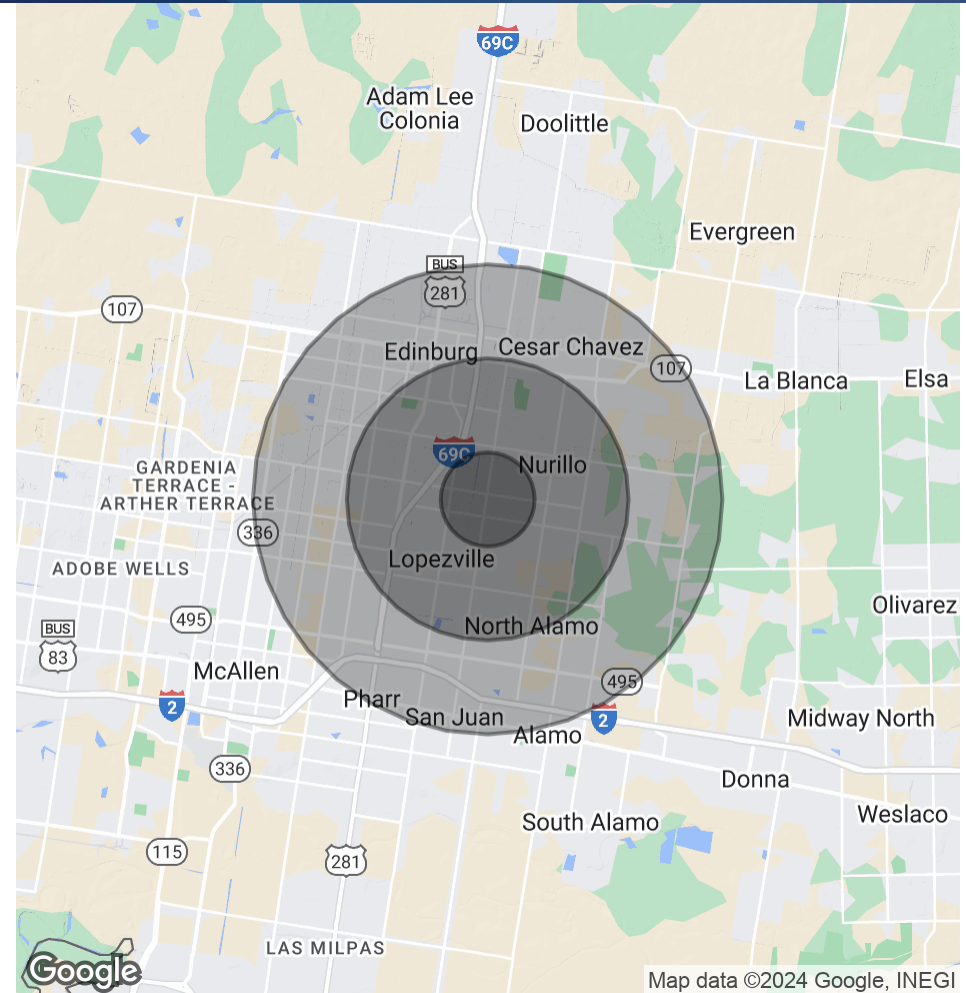
4414 S RAUL LONGORIA RD

Edinburg, TX 78542

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,515	71,210	189,592
Average Age	23	28.5	30.7
Average Age (Male)	22.5	28.1	29.4
Average Age (Female)	24.6	29.3	32.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,038	21,267	64,820
# of Persons per HH	3.7	3.3	2.9
Average HH Income	\$61,002	\$63,307	\$57,525
Average House Value	\$124,982	\$124,891	\$113,728

2020 American Community Survey (ACS)



Map data ©2024 Google, INEGI

Antonio Garza

956 522 9548

antonio.garza@cbcworldwide.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY