

# ELSA, TX - FREESTANDING BUILDING

**FOR SALE OR LEASE**

412 E. Edinburg Ave Elsa, TX 78543



**SALE PRICE**            \$975,000  
**LEASE RATE:**        Negotiable  
**LEASE RATE**        \$1.00 SF/yr

**Michael Pacheco**  
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**COMMERCIAL**  
**RIO GRANDE VALLEY**

# PROPERTY OVERVIEW

412 E. EDINBURG AVE

Elsa, TX 78543



## PROPERTY DESCRIPTION

This 6,776 SF retail building is ideally positioned in the heart of Elsa, TX, offering excellent visibility and easy access. Located near schools and major retailers such as HEB, Pizza Hut, KFC, and Jack in the Box, this property presents a prime opportunity for retail or office use. Available for lease or purchase, it's an ideal choice for businesses looking to establish or expand their presence in a thriving community.

## PROPERTY HIGHLIGHTS

- Freestanding Building
- High Traffic Area
- Easily Accessible
- Excellent Visibility

## OFFERING SUMMARY

Sale Price:	\$975,000
Lease Rate:	\$1.00 SF/yr (NNN)
Available SF:	6,776 SF
Lease Rate:	Negotiable
Available SF:	6,776 SF
Lot Size:	1.08 Acres
Year Built:	2006
Market:	Rio Grande Valley
Submarket:	Elsa

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# WEST AERIAL

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# EAST AERIAL

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
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# DEMOGRAPHICS

412 E. EDINBURG AVE

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	1 Mile	3 Mile	5 Mile
<b>Overview</b>			
Population	7,634	17,105	50,152
Pop density (per sq mile)	1,527	618	407
Area (sq mi) - based on Census Block Groups	5	27.66	123.24
<b>Households</b>			
Households	2,508	5,309	12,464
Family Households	1,910 (76.2%) 	4,208 (79.3%) 	10,376 (83.2%) 
Non-Family Households	598 (23.8%) 	1,101 (20.7%) 	2,088 (16.8%) 
Persons per Household	3.04 	3.22 	4.02 
<b>Household Income</b>			
Household Average Income	\$67,227.95 	\$61,364.27 	\$57,638.93 
Average Income per Person	\$22,445.77 	\$19,557.42 	\$15,269.67 
Household Median Income	\$46,576.09 	\$45,585.11 	\$43,622.76 
Calculated using Weighted Centroid from Block Groups   DataSet: Census 2022 (ACS)			

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