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 (956) 739-5172 mpacheco@cbcriograndevalley.com



412 E. EDINBURG AVE

PROPERTY OVERVIEW

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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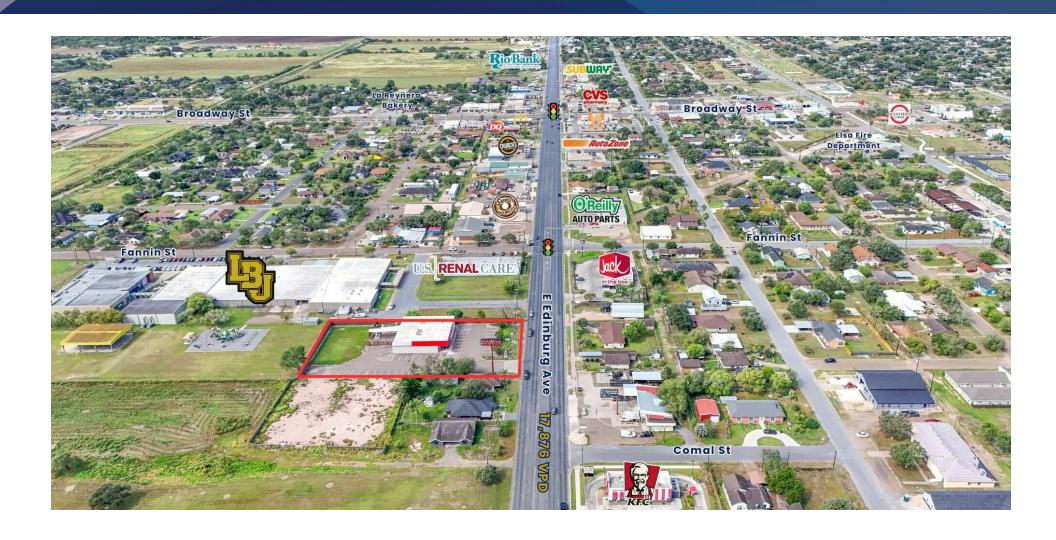
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WEST AERIAL



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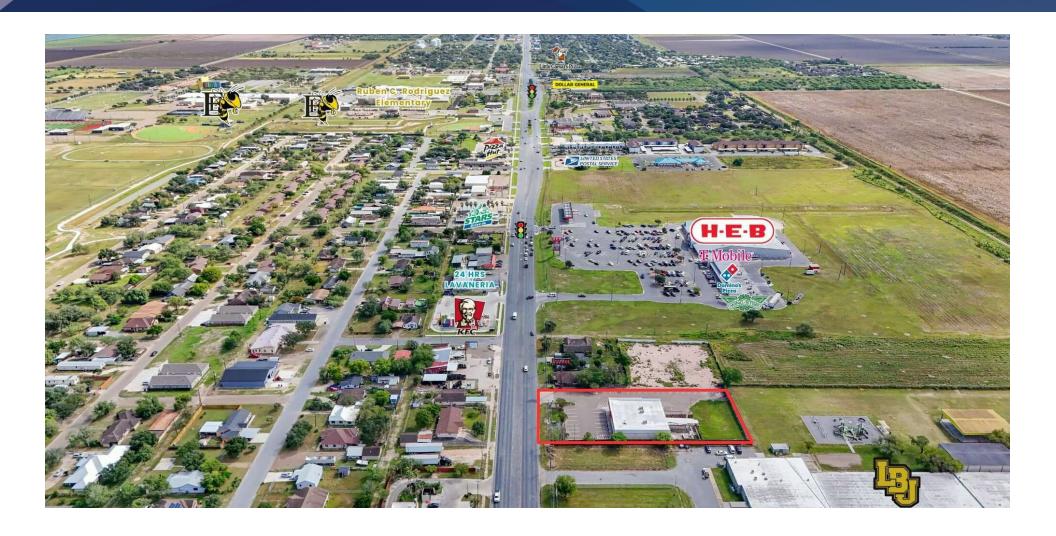
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EAST AERIAL



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	● 1 Mile			3 Mile	● 3 Mile			5 Mile		
Overview										
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			
Households										
Households	2,508			5,309			12,464			
Family Households	1,910	(76.2%)	118	4,208	(79.3%)	122	10,376	(83.2%)	29	
Non-Family Households	598	(23.8%)	68	1,101	(20.7%)	59	2,088	(16.8%)	48	
Persons per Household	3.04		116	3.22		122	4.02		153	
Household Income										
Household Average Income	\$67,227.95		64	\$61,364.27		51	\$57,638.93		54	
Average Income per Person	\$22,445.77		54	\$19,557.42		47	\$15,269.67		37	
Household Median Income	\$46,576.09		52	\$45,585.11		61	\$43,622.76		58	

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