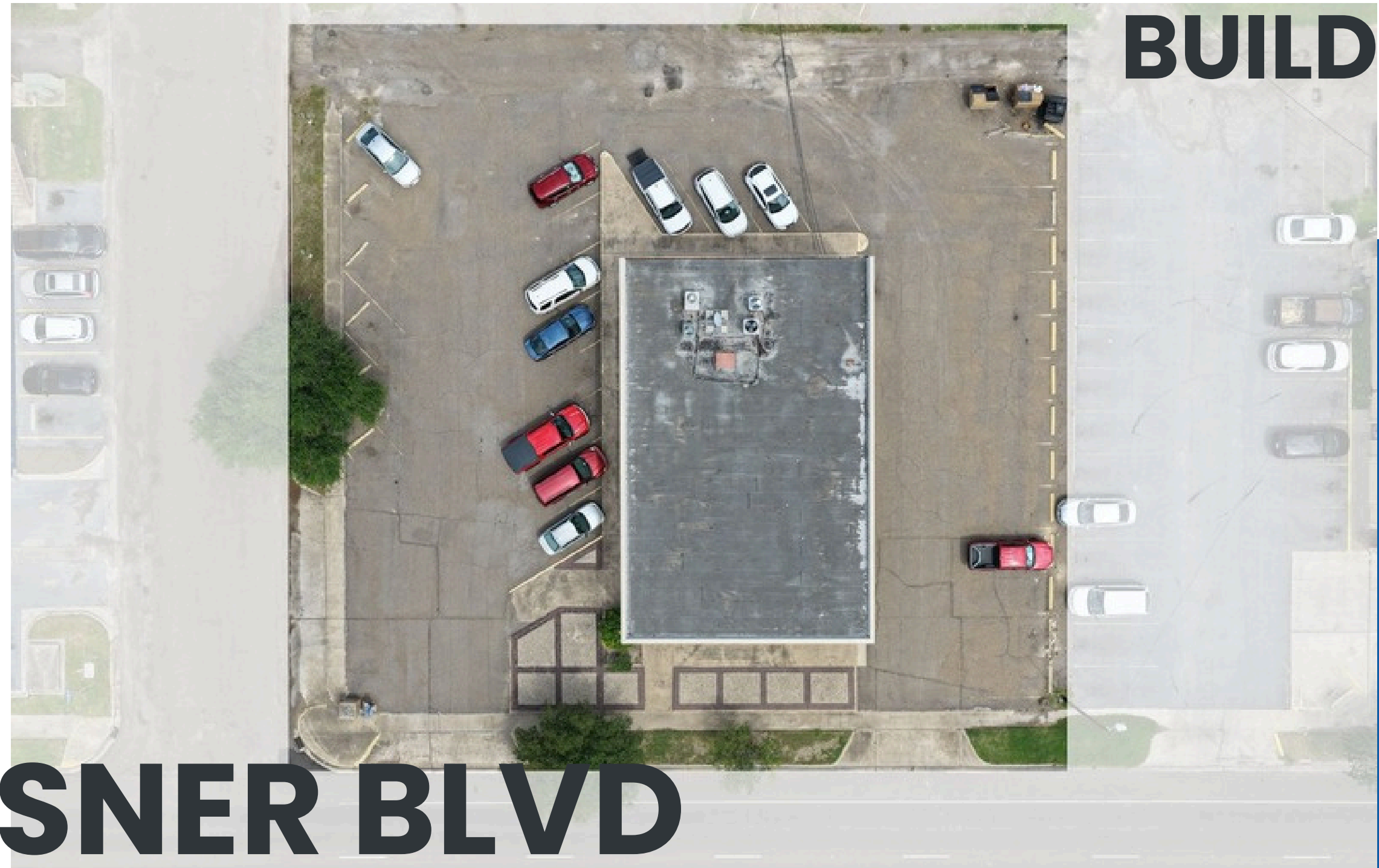


Star.
Properties
★ ★ ★ ★ ★
Real Estate



**TWO STORY OFFICE
BUILDING**

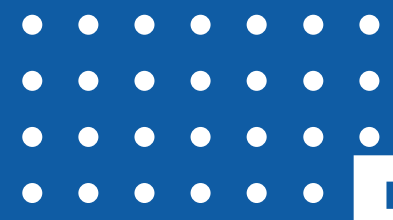


600 S CLOSNER BLVD

EDINBURG, TX 78539

2026

STAR PROPERTIES REAL ESTATE



EXCLUSIVELY MARKETED BY:



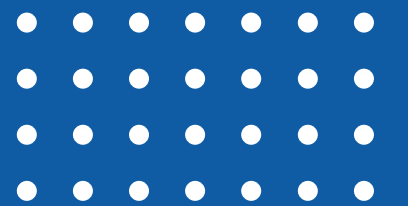
CHRISTOPH MORRIS

Associate Broker/Relocation Director

Lic. #461287

(956)867-7827 | DIRECT

netmorris@aol.com



<https://starproperty.com/>

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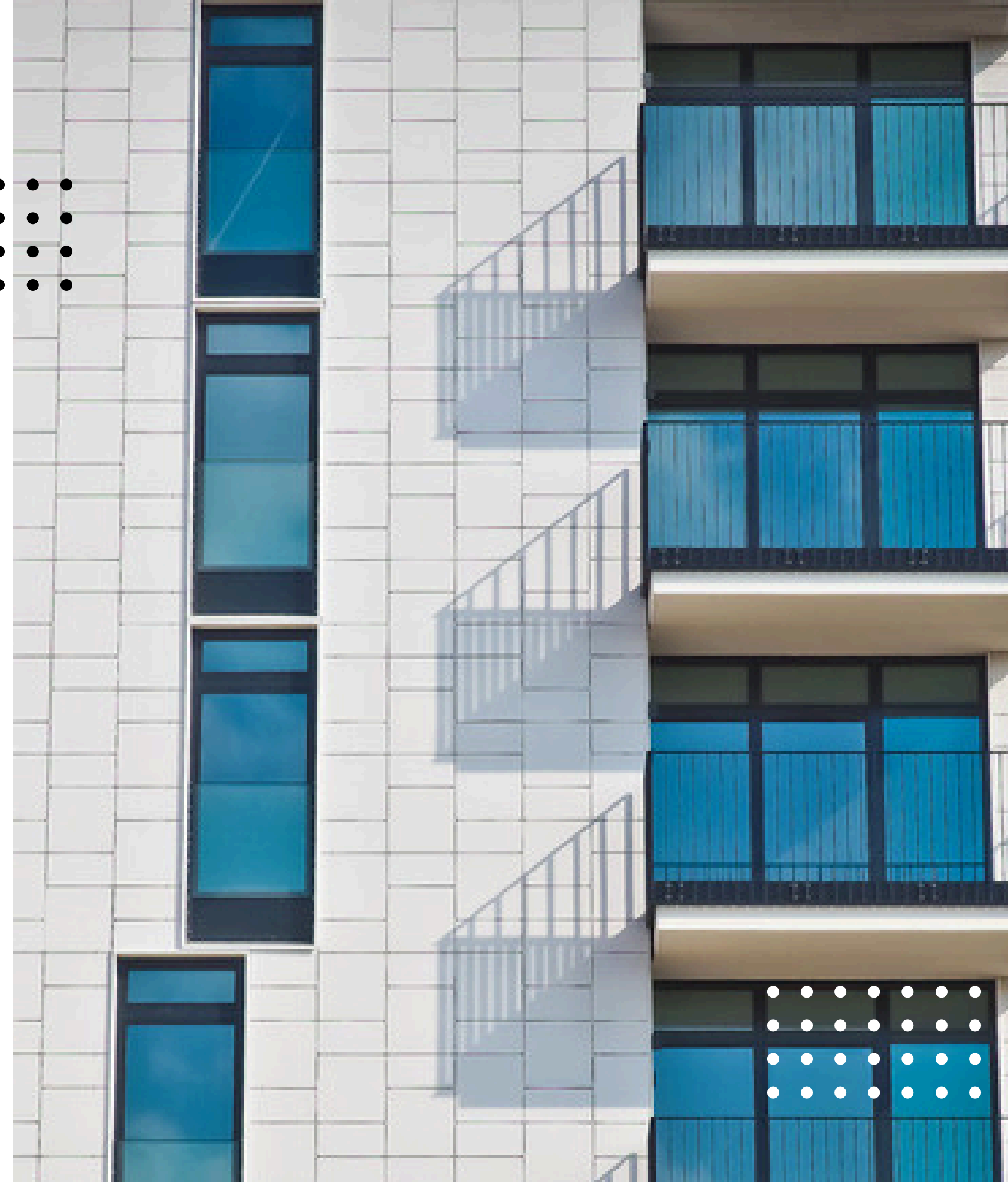
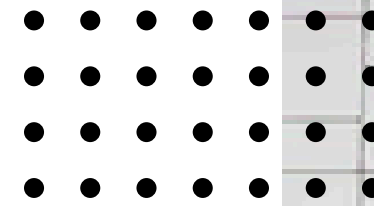
— AREA OVERVIEW

City Overview
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STAR PROPERTIES REAL ESTATE

INVESTMENT SUMMARY

Don't Miss This Rare Opportunity to Own An Iconic Building Mere Blocks From The Hidalgo County Court House. Built to Stand The Test Of Time This Two Story Metal Stud & Double Brick Structure Features Two Floors Of Uniquely Designed Floor Space, Each Floor With A Large Reception & Waiting Area Connected By Elevator. Floor Plans Are Available Upon Request. The Building Is Designed By J.B. Hancock, A Prominent Architect, Associated With Bringing Mid-Century Modern Design Principles To The Rio Grande Valley. His Local Work Includes Significant Projects Like This 1974 600 S Closner Building, 1982 Additions To Quinta Mazatlán, The Bridgepoint (SPI, 1984), And Designing The Original McAllen Fire Station #2.

OFFERING SUMMARY

PRICE	\$895,000
OFFICE SQFT	6768
PRICE PER SQFT	\$132.24

PROPERTY SUMMARY

ADDRESS	600 S CLOSNER BLVD EDINBURG, TX 78539
COUNTY	HIDALGO
LAND AREA	.46 ACRES
ZONED	COMMERCIAL

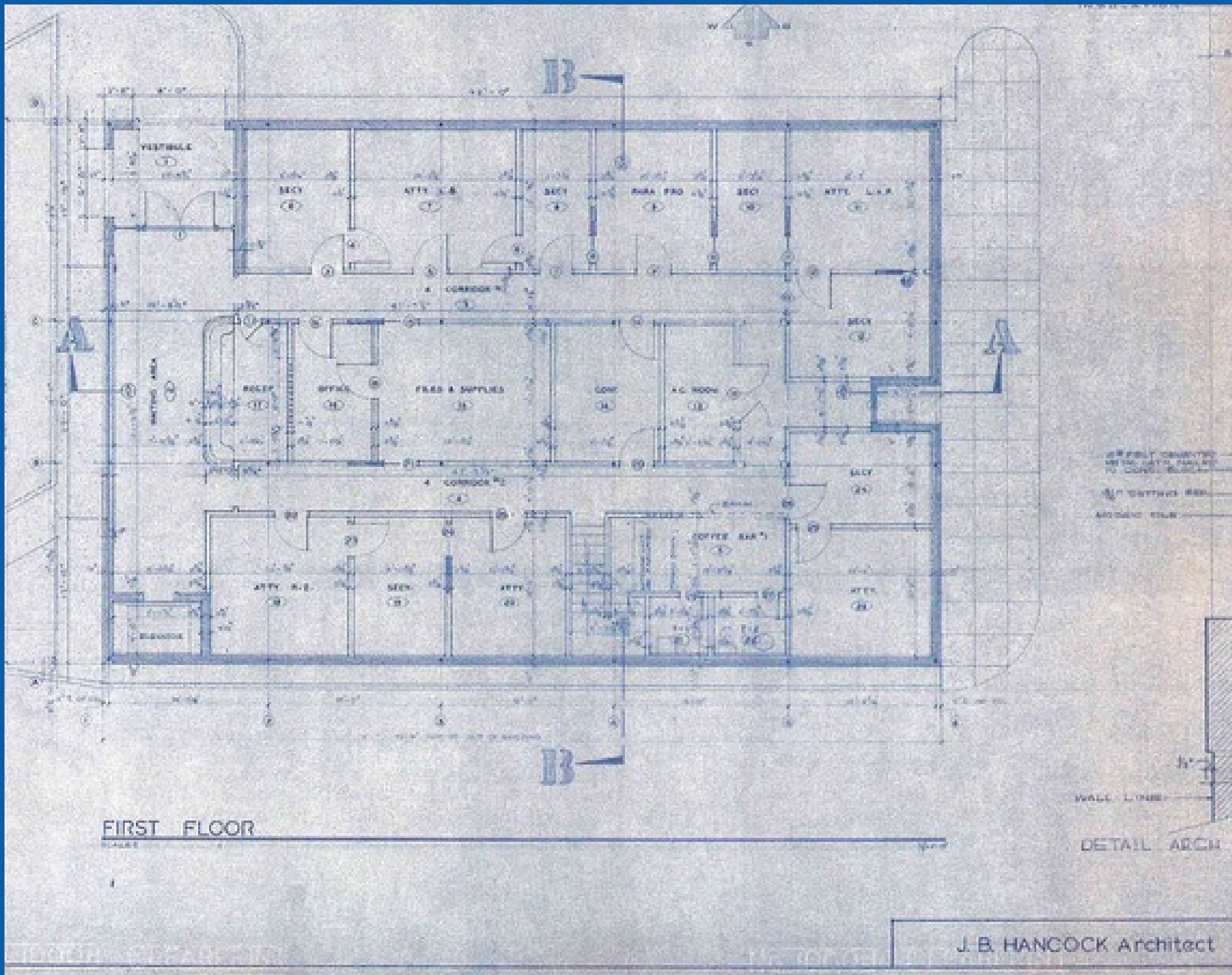


CLOSNER BLVD INVESTMENT OPPORTUNITY

HIGHLIGHTS

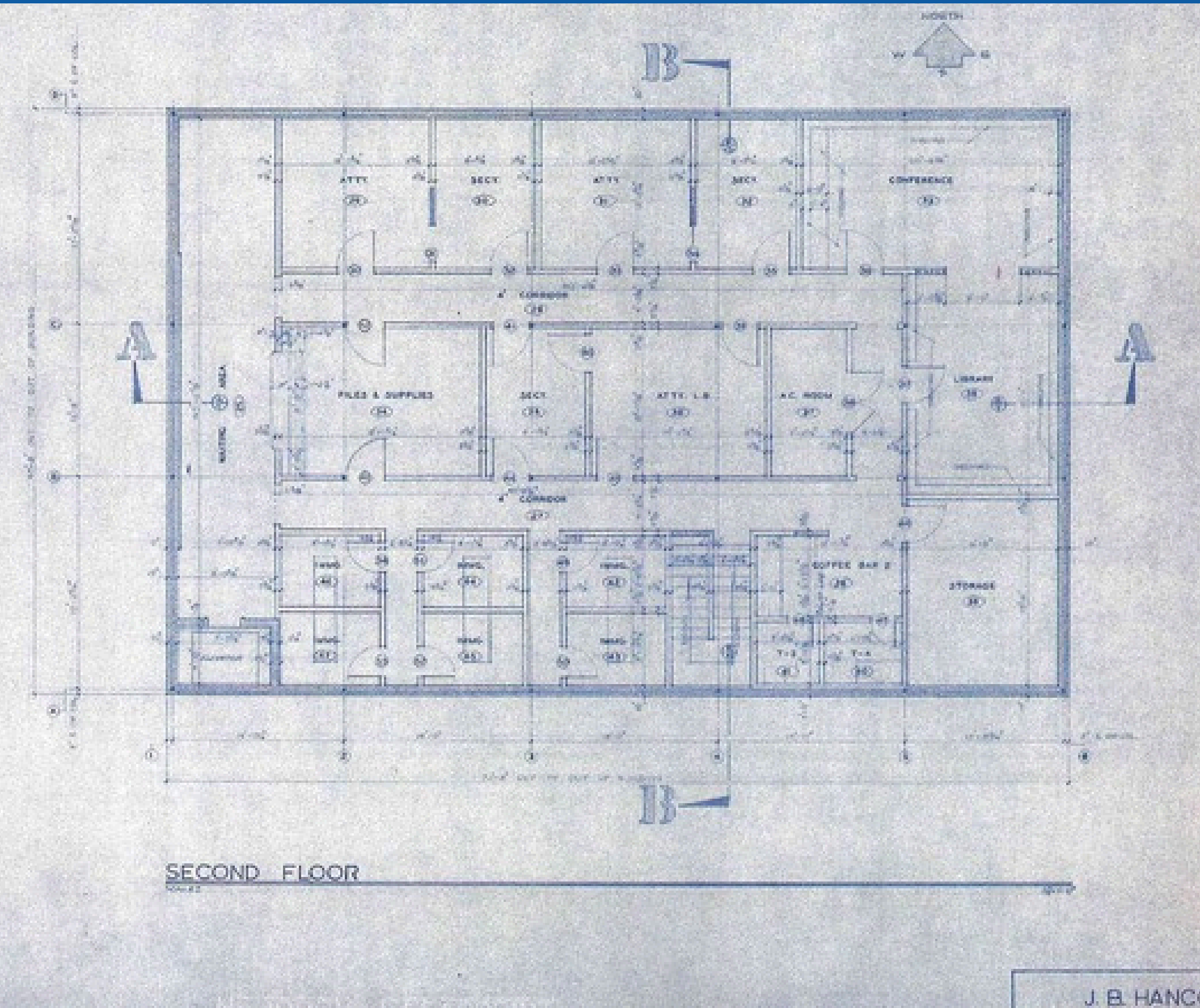
- **Prime Central Location:** Positioned along South Closner Blvd, one of Edinburg's main commercial corridors, this property offers exceptional visibility and consistent traffic flow—ideal for businesses seeking strong exposure and accessibility.
- **High Traffic & Visibility:** Located on a well-traveled thoroughfare with daily commuter traffic, providing excellent signage opportunities and brand presence for retail, office, or service-oriented tenants.
- **Strong Surrounding Growth:** Situated in a rapidly expanding area near key institutions such as The University of Texas Rio Grande Valley, the new Hidalgo County Courthouse, government offices, and medical facilities—driving steady daytime population and economic activity.
- **Diverse Commercial Potential:** Flexible usage options make this property suitable for a variety of investment strategies, including retail, professional office, medical, or mixed-use redevelopment.
- **Proximity to Key Amenities:** Convenient access to dining, banking, and retail centers enhances tenant and customer convenience while supporting long-term occupancy demand.
- **Income & Value-Add Potential:** Opportunity for investors to reposition, renovate, or lease-up the property to maximize returns in a high-demand commercial market.

FIRST FLOOR PLAN



- Professional Entry Experience: Reception area and dedicated waiting space designed to create a strong first impression for clients and visitors.
- Efficient Office Layout: Featuring 11 private office spaces, ideal for professional, medical, or administrative use with flexibility for single or multi-tenant occupancy.
- Conference Room: Designated meeting/conference room supports team collaboration, client presentations, and business operations.
- Vertical Accessibility: Equipped with both an elevator and staircase access, ensuring convenience, accessibility, and code compliance.
- Operational Infrastructure: Includes a dedicated A/C room for efficient climate control and building operations.
- Storage & Organization: Spacious files and supplies room to support record-keeping, inventory, or administrative needs.

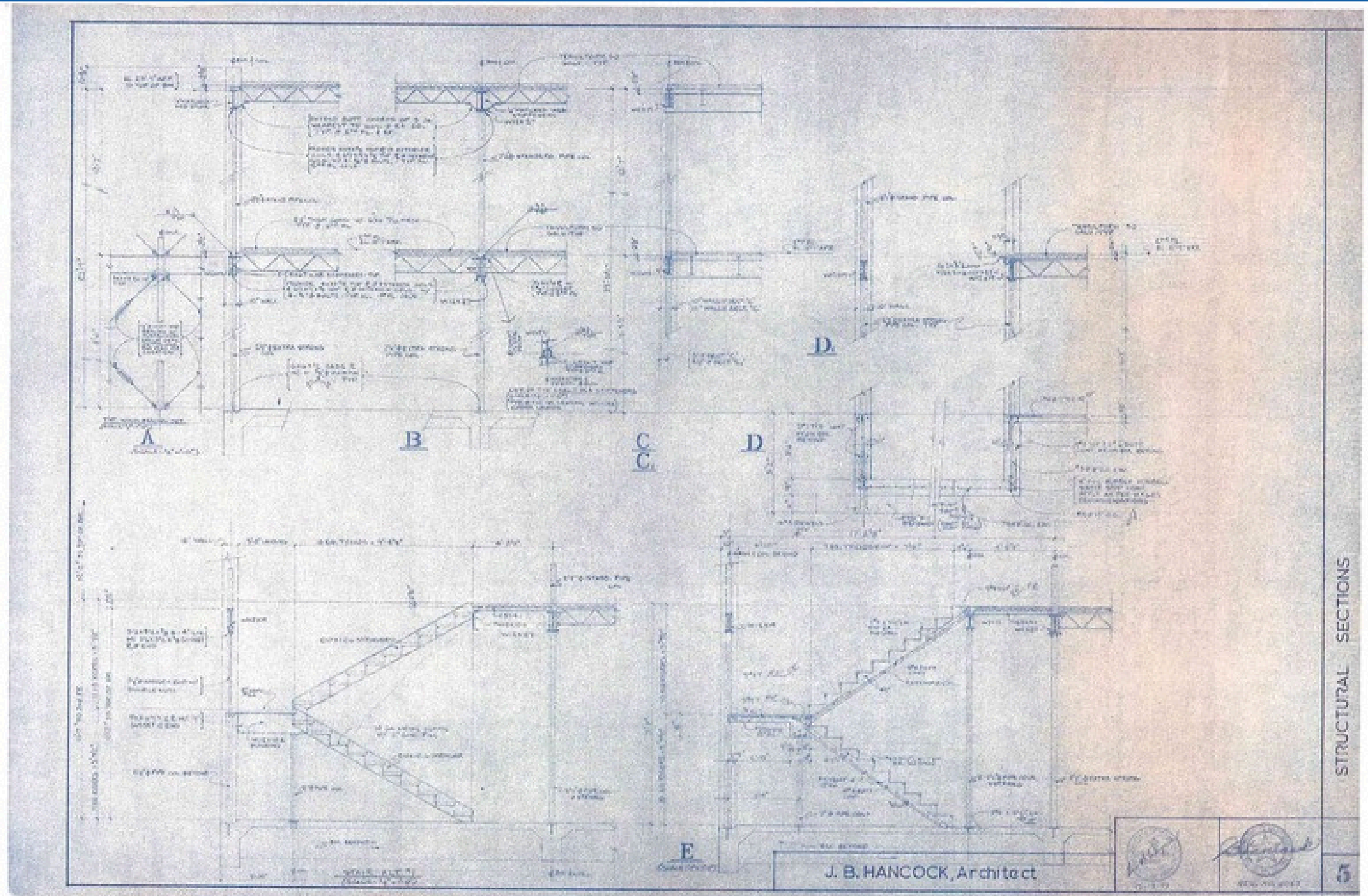
SECOND FLOOR PLAN



- Accessible Multi-Level Design: Equipped with both an elevator and staircase access, providing ease of movement and accessibility for staff and visitors.
- Flexible Office Configuration: Includes 3 larger office suites subdivided into 6 smaller offices, plus additional multiple offices—ideal for multi-tenant use or scalable business operations.
- Conference / Library Space: Dedicated conference or library room perfect for meetings, collaboration, or quiet workspace.
- Dedicated Storage Areas: Includes storage space to support inventory, records, or operational needs.
- Operational Infrastructure: Includes a dedicated A/C room for efficient climate control and building operations.

A highly adaptable layout with built-in flexibility for suite division, tenant variety, and operational efficiency—positioned for strong occupancy potential in the growing Rio Grande Valley market.

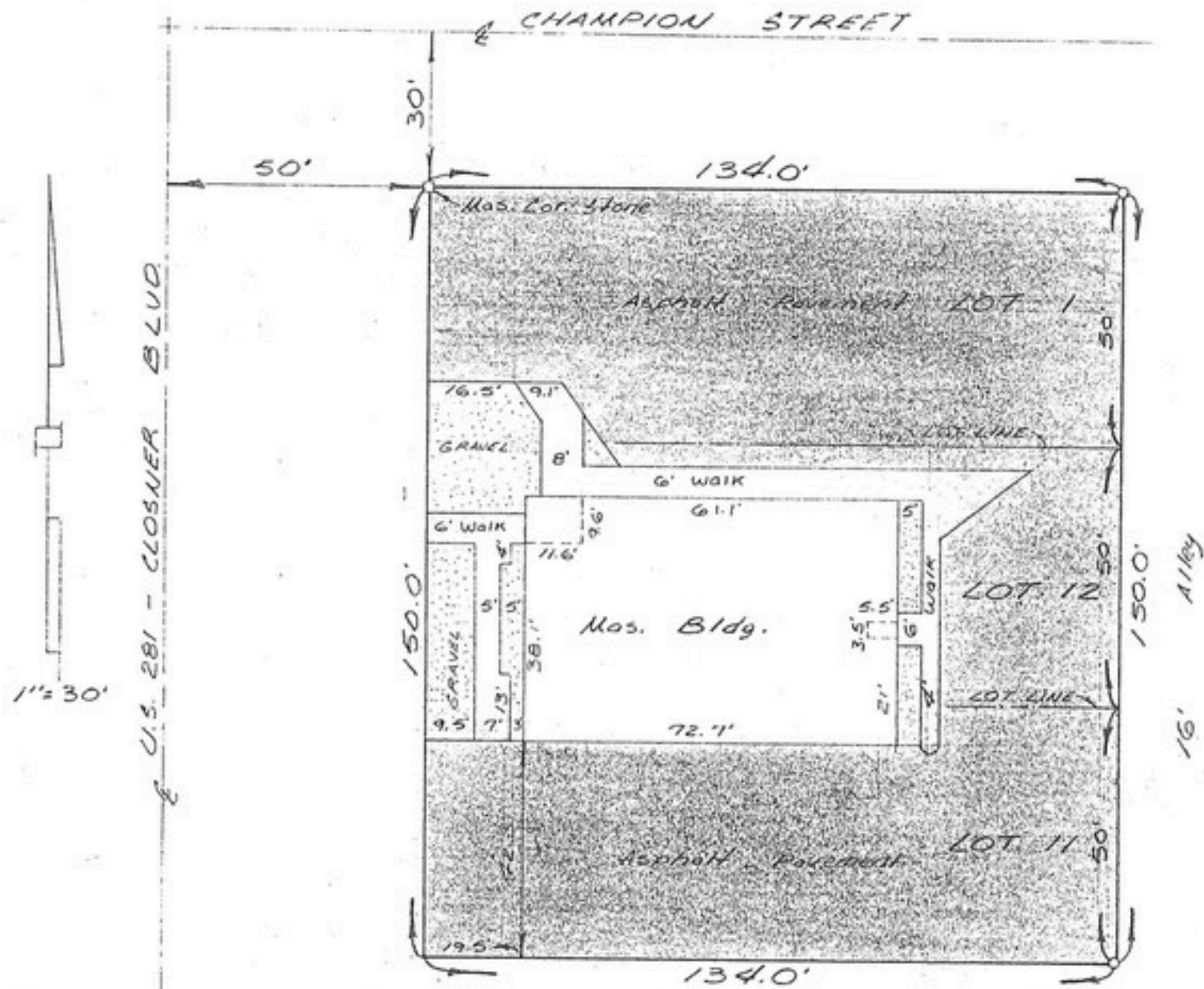
STRUCTURAL SECTIONS



ORIGINAL PLAT



AERIAL VIEW



PLAT
Showing
SURVEY OF LOTS 1, 11 AND 12, BLOCK 364
ORIGINAL TOWNSITE CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

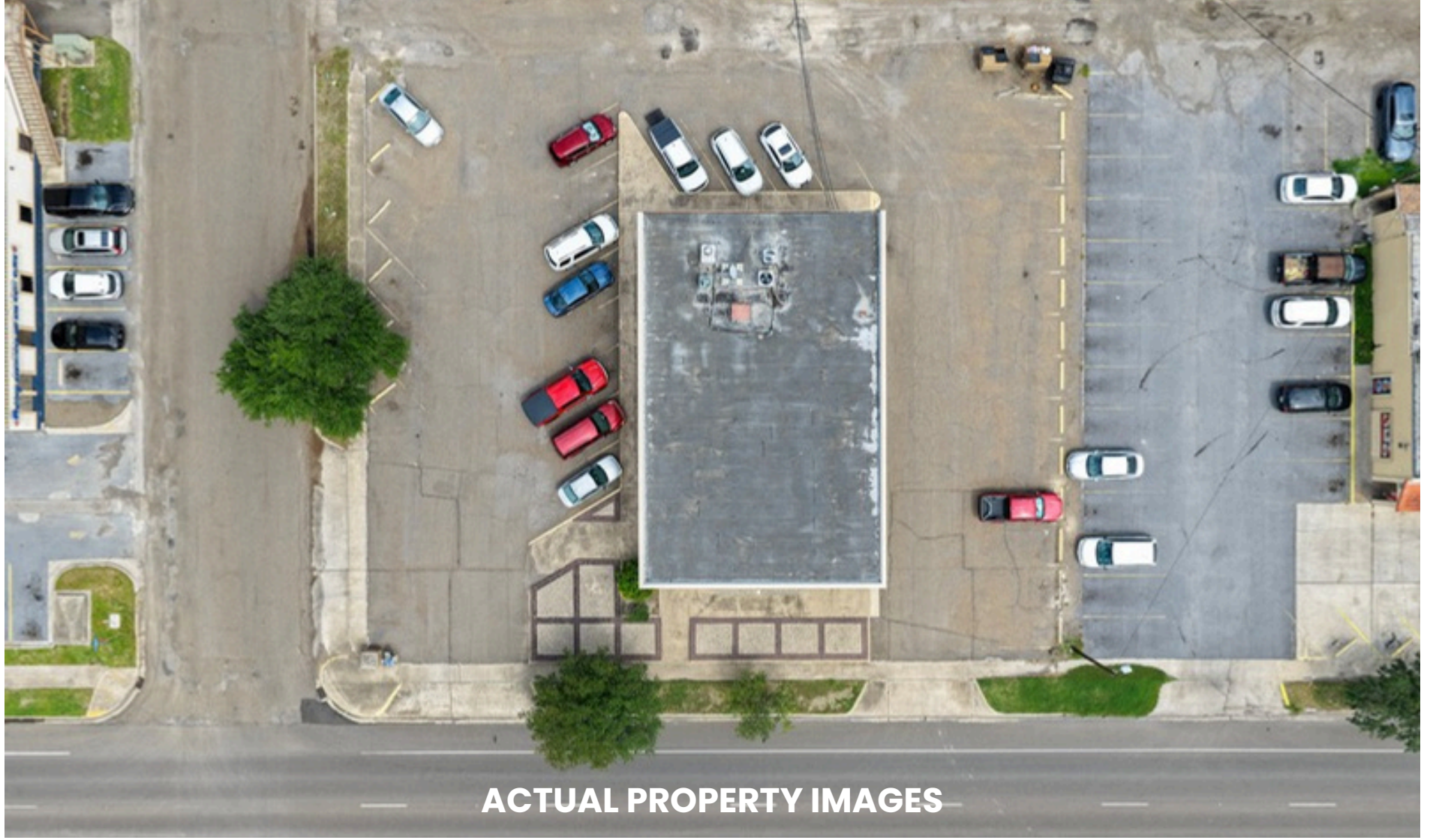
I, Charles L. Melden, Civil Engineer and Surveyor, certify that the above is a true and accurate plat of the lands as surveyed under my direction.



Charles L. Melden
CHARLES L. MELDEN
Civil Engineer and Surveyor
Edinburg, Texas
Surveyed: December 2, 1974
LP56-P1

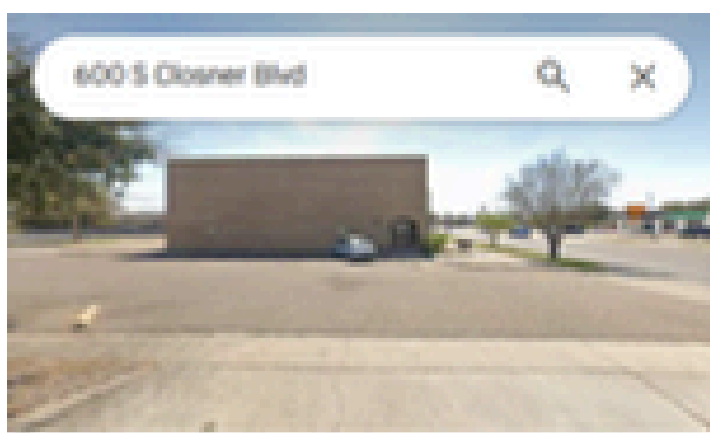


RECEPTION AREA



ACTUAL PROPERTY IMAGES

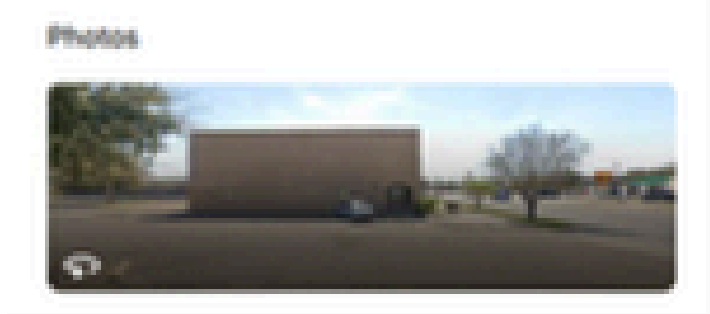




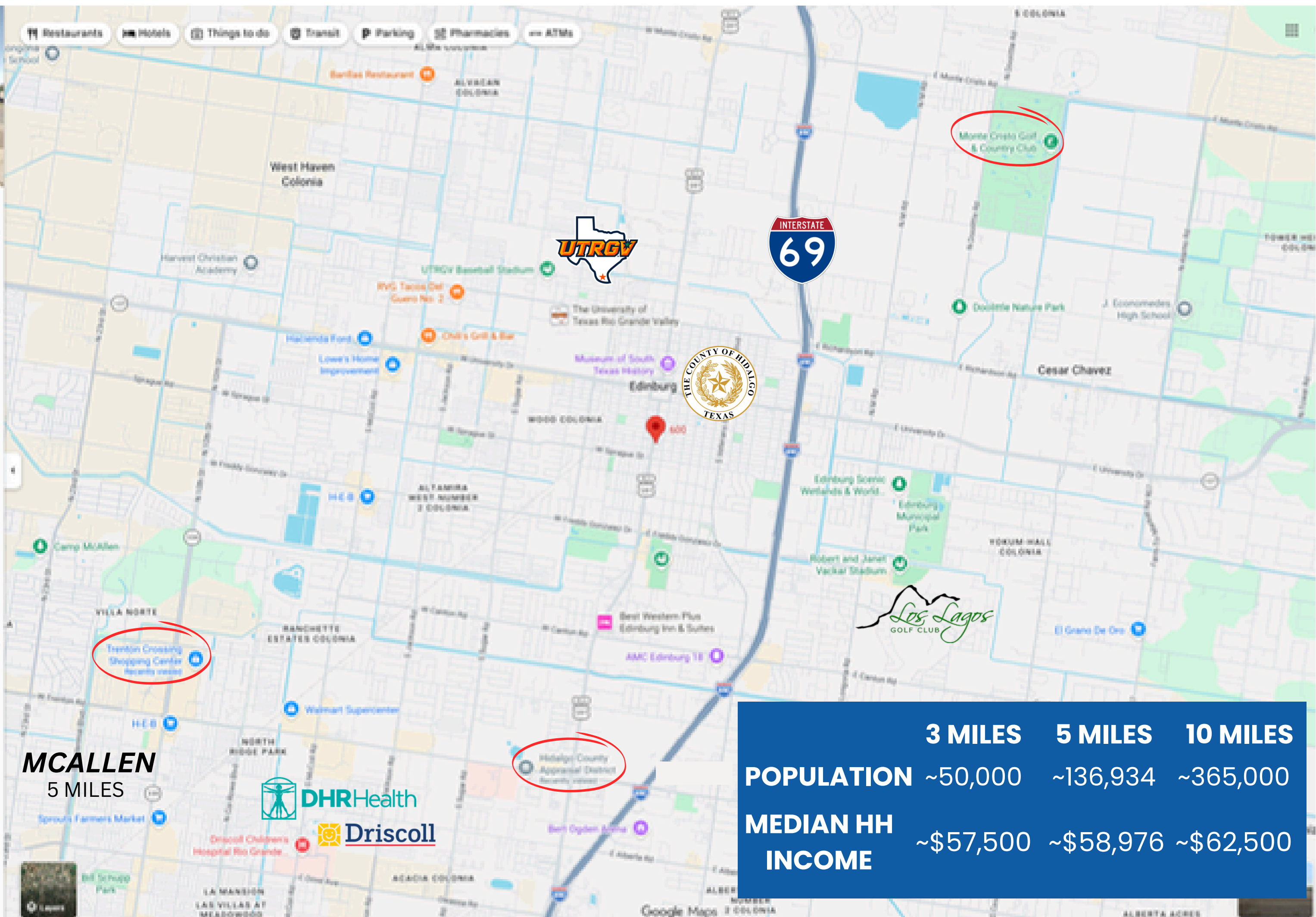
600 S Closer Blvd

Directions Save Nearby Send to phone Share

- 600 S Closer Blvd, Edinburg, TX 78509
- Suggest an edit on 600 S Closer Blvd
- Add a missing place
- Add your business
- Add a label
- Your Maps history



- At this place
- Ornelas Xavier
4.2 (40)
Attorney - Floor 1
Open - Closes 5PM
 - Prestia & Ornelas
5.0 (7)
Attorney - Floor 1
Open - Closes 5PM



MCALLEN
5 MILES


DHR Health
 Driscoll

	3 MILES	5 MILES	10 MILES
POPULATION	~50,000	~136,934	~365,000
MEDIAN HH INCOME	~\$57,500	~\$58,976	~\$62,500

ACTUAL PROPERTY IMAGES

UTRGV

*Hildago County
Courthouse*



The area surrounding S Closer Blvd, bounded generally by University Drive, Freddy Gonzalez Drive, McColl Road, and Canton Road, encompasses a well-established civic and residential zone in central Edinburg. This area is estimated to include ~18,000–22,000 housing units. Within this mature urban trade area, an estimated ~60–65% of units are single-family residences, reflecting a mix of long-standing neighborhoods and infill development supported by nearby government, education, and healthcare employment centers. Housing tenure is estimated at ~55–60% owner-occupied (approximately 10,000–13,000 units), with ~40–45% renter-occupied or other housing types (approximately 7,000–9,000 units), influenced in part by proximity to the University of Texas Rio Grande Valley and downtown institutional uses.

KEEP IN MIND:

Running directly through the heart of Edinburg, S Closer Blvd serves as a primary north-south corridor linking McAllen to downtown Edinburg, with a significant share of daily traffic relying on this route for direct access to the Hidalgo County Courthouse and the University of Texas Rio Grande Valley.





McAllen-Edinburg-Mission Metropolitan Statistical Area (MSA) Hidalgo County TEXAS

The McAllen-Edinburg-Mission Metropolitan Statistical Area (MSA) is located in the Rio Grande Valley of southern Texas, spanning Hidalgo County. This region is known for its rapid growth, diverse communities, and strategic position along the U.S.-Mexico border. The MSA covers a large area, with McAllen being the principal city and a key economic hub for the entire region. With a population exceeding 880,000 residents, the area is the 23rd largest metropolitan area in Texas and has seen consistent population growth, driven by its strong economy and vibrant cultural scene.

The McAllen-Edinburg-Mission MSA is a thriving center for commerce, healthcare, and trade, with an economy that has diversified significantly in recent decades. Healthcare is one of the largest sectors, with hospitals like McAllen Medical Center and Rio Grande Regional Hospital providing a wide range of services to the region. Additionally, the area has a well-established retail sector, bolstered by the Rio Grande Valley Premium Outlets and the McAllen Miller International Airport, which serves as a major gateway for both travel and commerce. The region's proximity to Mexico enhances its role in international trade, especially with the growing cross-border logistics and manufacturing industries.

The area is also renowned for its natural beauty and rich cultural heritage. The McAllen-Edinburg-Mission MSA is home to some of the most spectacular birdwatching locations in the U.S., with national wildlife refuges like Santa Ana National Wildlife Refuge and Bentsen-Rio Grande Valley State Park drawing thousands of bird enthusiasts each year. The region hosts events like the Rio Grande Valley Birding Festival, which attracts visitors from all over the world, further highlighting the area's reputation as a birding paradise.

With a booming economy, a diverse population, and a deep appreciation for its natural resources, the McAllen-Edinburg-Mission MSA is poised for continued growth and development. The area continues to invest in infrastructure and community projects, ensuring it remains a key player in both Texas and the broader U.S.-Mexico trade corridor.

- **Downtown Edinburg** Civic Infrastructure & Redevelopment Activity: Hidalgo County, in coordination with the City of Edinburg, is actively advancing redevelopment efforts surrounding the Hidalgo County Courthouse, including demolition of outdated structures and long-term plans for a modernized judicial complex, with phased construction anticipated through 2027–2028. These initiatives are designed to enhance public access, improve operational efficiency, and support continued growth within the downtown core. As one of the region’s primary government centers, ongoing investment in courthouse infrastructure is expected to drive sustained daytime population, increased foot traffic, and long-term economic activity along the S Closer Blvd corridor.
- **UTRGV Real Estate Acquisition & Medical Expansion Initiative:** The University of Texas Rio Grande Valley is actively expanding its regional footprint through a strategic real estate acquisition initiative, including the recent \$12.1 million purchase of a nearly 89,000-square-foot facility in nearby McAllen, slated to become the university’s new School of Optometry. This investment is part of a broader effort to scale medical education and healthcare services across the Rio Grande Valley, complementing existing programs such as the School of Medicine and podiatry school.



Investor Takeaway

- **Downtown Growth Catalyst:** Ongoing redevelopment of the Hidalgo County Courthouse, combined with new parking infrastructure along S Closner Blvd, is accelerating downtown Edinburg's revitalization—driving increased traffic, improved accessibility, and stronger long-term demand for surrounding commercial properties.



- **Strategic Corridor Positioning:** S Closner Blvd functions as a primary north–south artery linking McAllen to downtown Edinburg, capturing consistent commuter traffic and providing strong visibility for retail, office, and service-oriented tenants.
- **Institutional Demand Drivers:** Proximity to the University of Texas Rio Grande Valley and surrounding government offices supports a stable daytime population of students, faculty, and professionals—creating reliable demand for food service, medical, and convenience-based businesses.

STAR PROPERTIES REAL ESTATE

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Star Properties Real Estate and should not be made available to any other person or entity without the written consent of Star Properties Real Estate.

This Offering Memorandum 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, and makes 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, PCBs or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Star Properties Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Star Properties Real Estate and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a sub-agent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a sub-agent by accepting an offer of subagency from the listing broker. A sub-agent may work in a different real estate office. A listing broker or sub-agent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with the Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

Shall treat all parties honestly;

May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer;

May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by the Texas Real Estate License Act or a court order, or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under the Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

TWO STORY OFFICE BUILDING
600 S CLOSNER BLVD
EDINBURG, TX 78536

EXCLUSIVELY MARKETED BY:

CHRISTOPH MORRIS

Associate Broker/Relocation Director

Lic. #461287

(956)867-7827 | DIRECT

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AKA



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 +1 (956)664-2121

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