

OWASSA LAKE BUSINESS PARK

FREE STANDING BUILDING

505 W. Owassa Road Edinburg, TX 78539



LEASE RATE

Negotiable

Daniel Galvan, SIOR, CCIM

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Alejandro Adame

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY SUMMARY

OWASSA LAKE BUSINESS PARK

505 W. Owassa Road, Edinburg, TX 78539



PROPERTY DESCRIPTION

This versatile building is conceived with a multi-functional approach, catering to a wide range of users. The flexible layout allows for easy customization, ensuring the space can adapt to the evolving requirements of its occupants. A 6-acre pond creates an atmosphere of tranquility and provides a calm, quiet refuge while its proximity to Owassa Road and Highway 281 in Edinburg, TX provides for convenient and easy access.

PROPERTY HIGHLIGHTS

- Turnkey Multi-Purpose Facility
- Excellent Access from Interstate 69C
- Full Kitchen & Laundry Facilities
- Furniture, Fixtures & Equipment Available

OFFERING SUMMARY

Lease Rate:	Negotiable (NNN)
NNN:	\$5.15/yr
Lot Size:	1.49 Acres
Building Size:	14,386 SF
Space Available:	7,193 SF (Left Side)
Year Built:	2013

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INTERIOR PHOTOS

OWASSA LAKE BUSINESS PARK

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AERIAL

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LAYOUT

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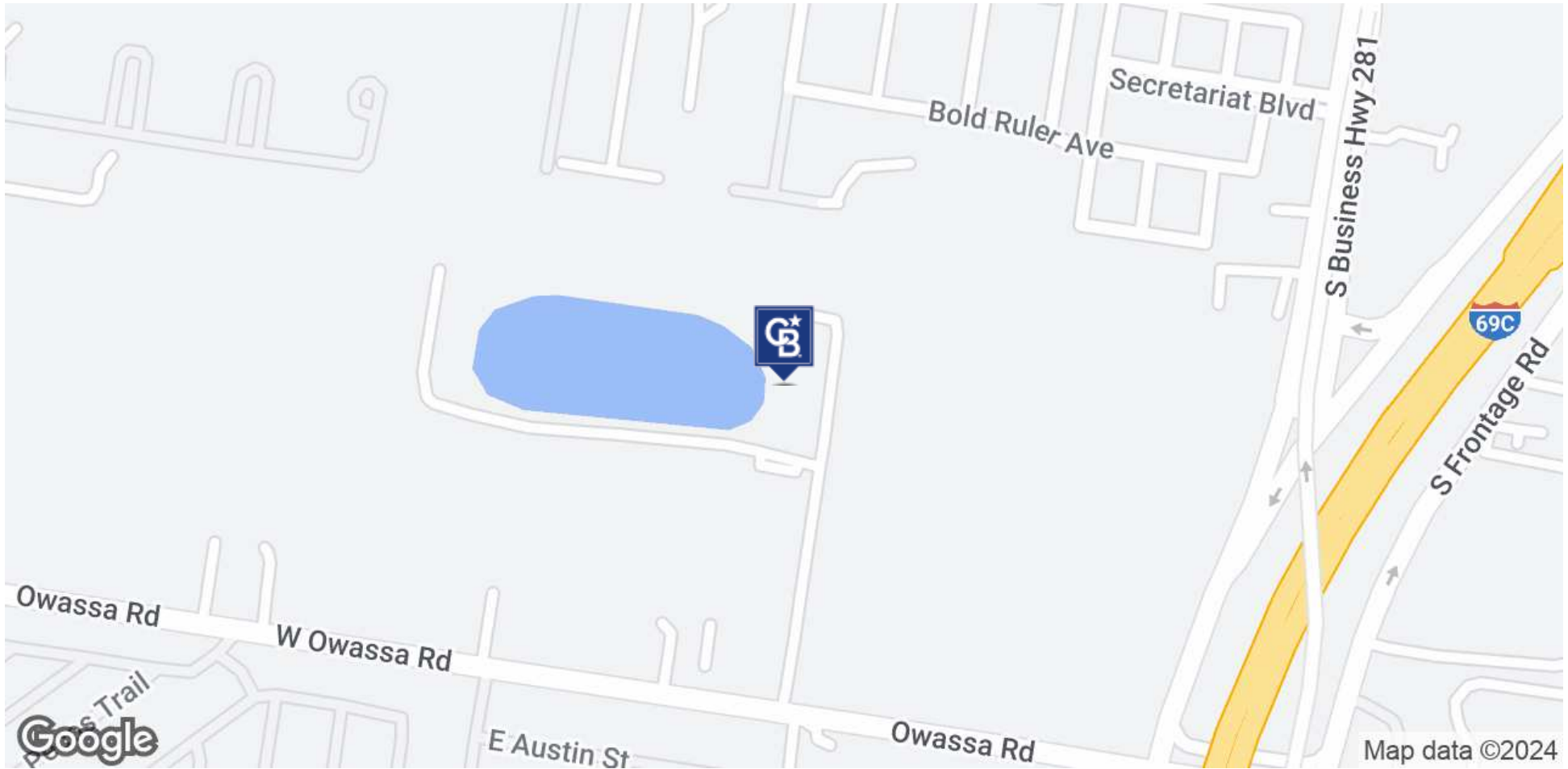


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LOCATION MAP

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DEMOGRAPHICS

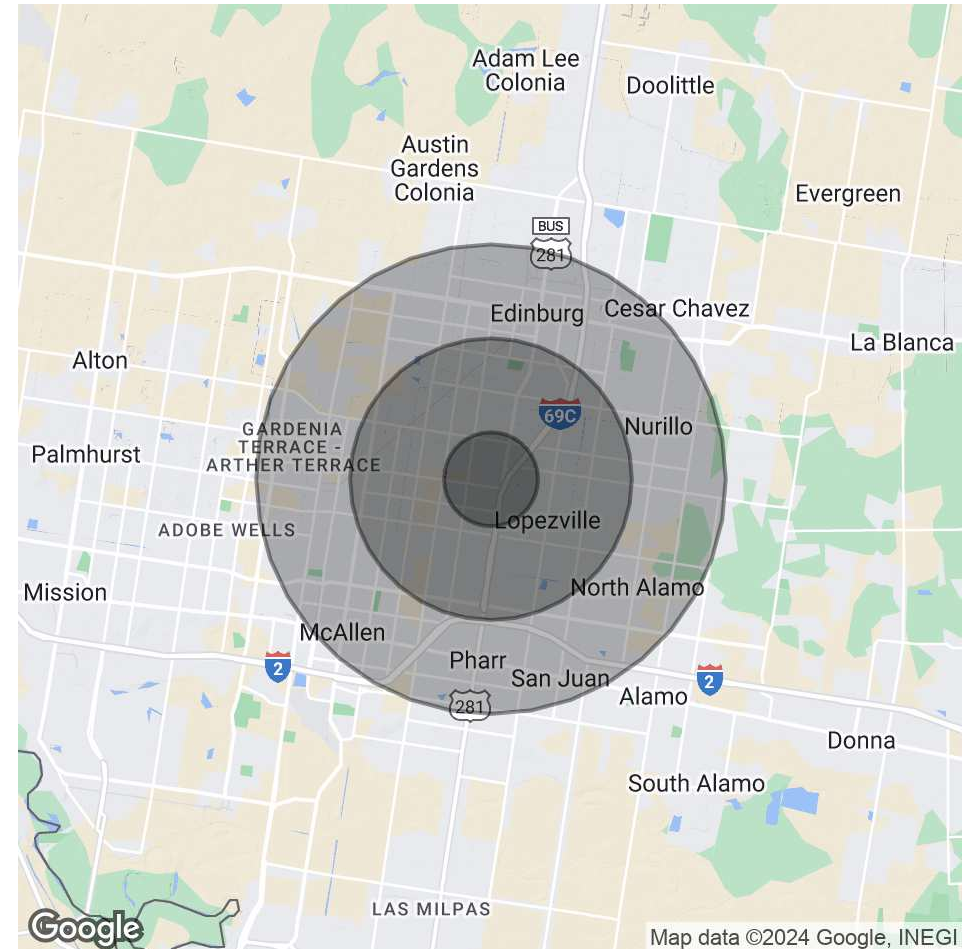
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,971	86,623	249,802
Average Age	34.1	31.4	31.9
Average Age (Male)	34.8	29.6	29.9
Average Age (Female)	34.9	33.5	34.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,228	30,672	88,096
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$87,338	\$69,787	\$59,128
Average House Value	\$158,833	\$143,461	\$120,186

* Demographic data derived from 2020 ACS - US Census



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