

EDINBURG, TX RESTAURANT/RETAIL LOCATION

2111 W. University Drive
Edinburg, TX 78539

AVAILABLE SPACE
3,344 SF



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RETAIL

Daniel Galvan, CCIM

Principal
956 451 2983
dgalvan@cbcworldwide.com

Michael Pacheco

956 739 5172
michael.pacheco@cbcworldwide.com

COLDWELL BANKER COMMERCIAL
RIO GRANDE VALLEY
508 E Dove Ave, McAllen, TX 78504
956.631.1322

SALE / LEASE

CBCWORLDWIDE.COM



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2111 W. University Drive , Edinburg, TX 78539

SALE /
LEASE



OFFERING SUMMARY

Sale Price: Negotiable

Available SF: 3,344 SF

Lease Rate: Negotiable

Lot Size: .96 Acres

Building Size: 3,344 SF

PROPERTY OVERVIEW

This Former Slim Chickens location is conveniently located on University Drive in Edinburg, TX. The building has great visibility from University Drive and Jackson Road, and has access to the signaled intersection. University Drive serves as one of the major thoroughfares for The City of Edinburg. The site is set up with a drive-thru and has excellent proximity to The University of Texas Rio Grande Valley and The Hidalgo County Courthouse.

PROPERTY HIGHLIGHTS

- Full Kitchen Set Up
- Free Standing
- Proximity to University of Texas Rio Grande Valley & Hidalgo County Courthouse
- Heavy Traffic

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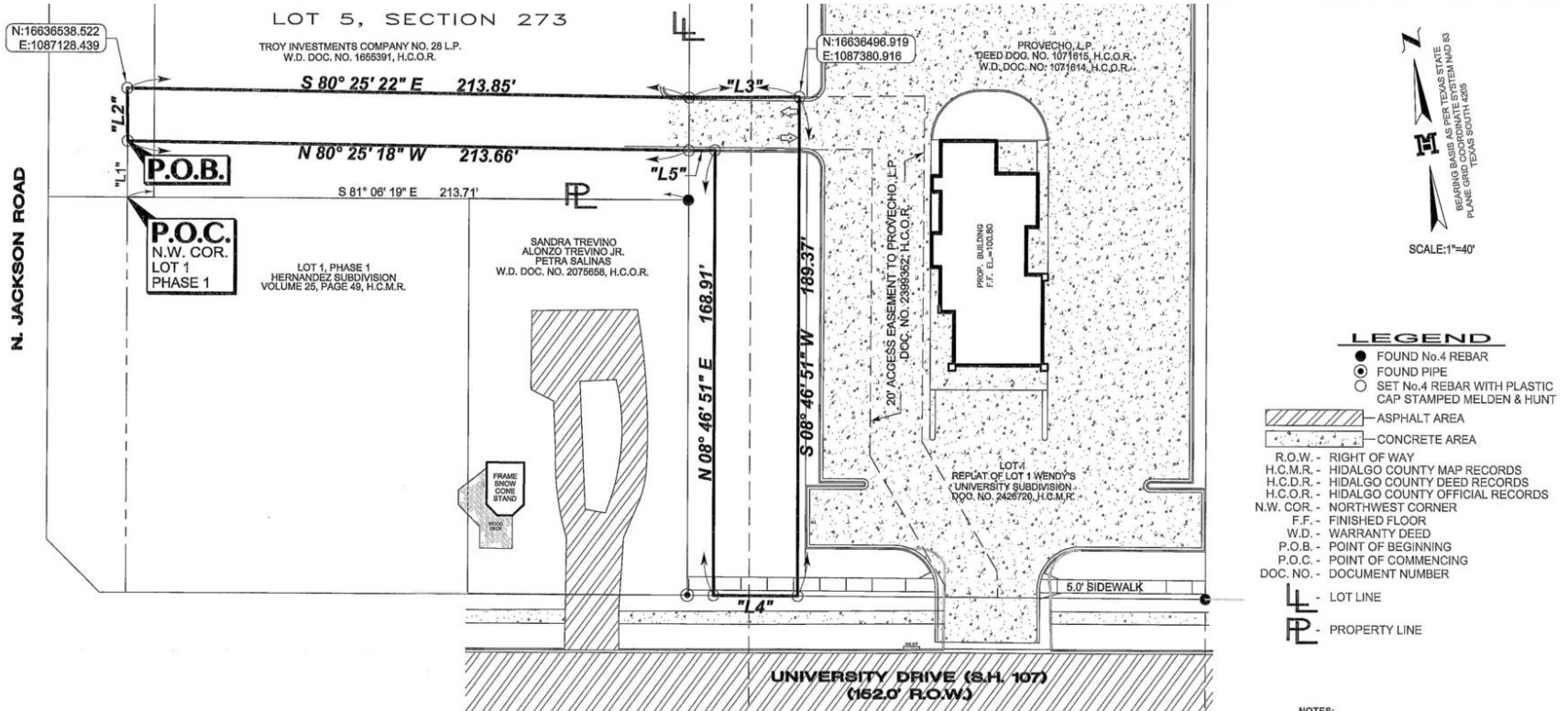
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LINE TABLE	
"L1"	N 09° 01' 12" E 21.31'
"L2"	N 08° 14' 14" E 20.00'
"L3"	S 81° 45' 46" E 42.04'
"L4"	N 80° 55' 59" W 32.04'
"L5"	N 81° 45' 46" W 10.00'

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF AN EASEMENT SURVEY MADE ON THE GROUND ON 08/03/2016 UNDER MY DIRECTION AND SUPERVISION.

**PLAT SHOWING
ACCESS EASEMENT
BEING 0.242 OF ONE ACRE
OUT OF LOT 5, SECTION 273,
TEXAS-MEXICAN RAILWAY
COMPANY'S SURVEY OF LANDS
VOLUME 24, PAGE 168, H.C.D.R.
AND OUT OF LOT 1,
REPLAT OF LOT 1 WENDY'S
UNIVERSITY SUBDIVISION
DOC. NO. 2426720, H.C.M.R.
CITY OF EDINBURG**



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

227 N. F.M. 3167
RIO GRANDE CITY, TX 78862
PH: (956) 487-8256
FAX: (956) 488-8591

REVISED: 01/16/2017
REVISED: 11/30/2016
DATE: 11/11/2016
JOB No. 16877-08

115 W. McIntyre
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839

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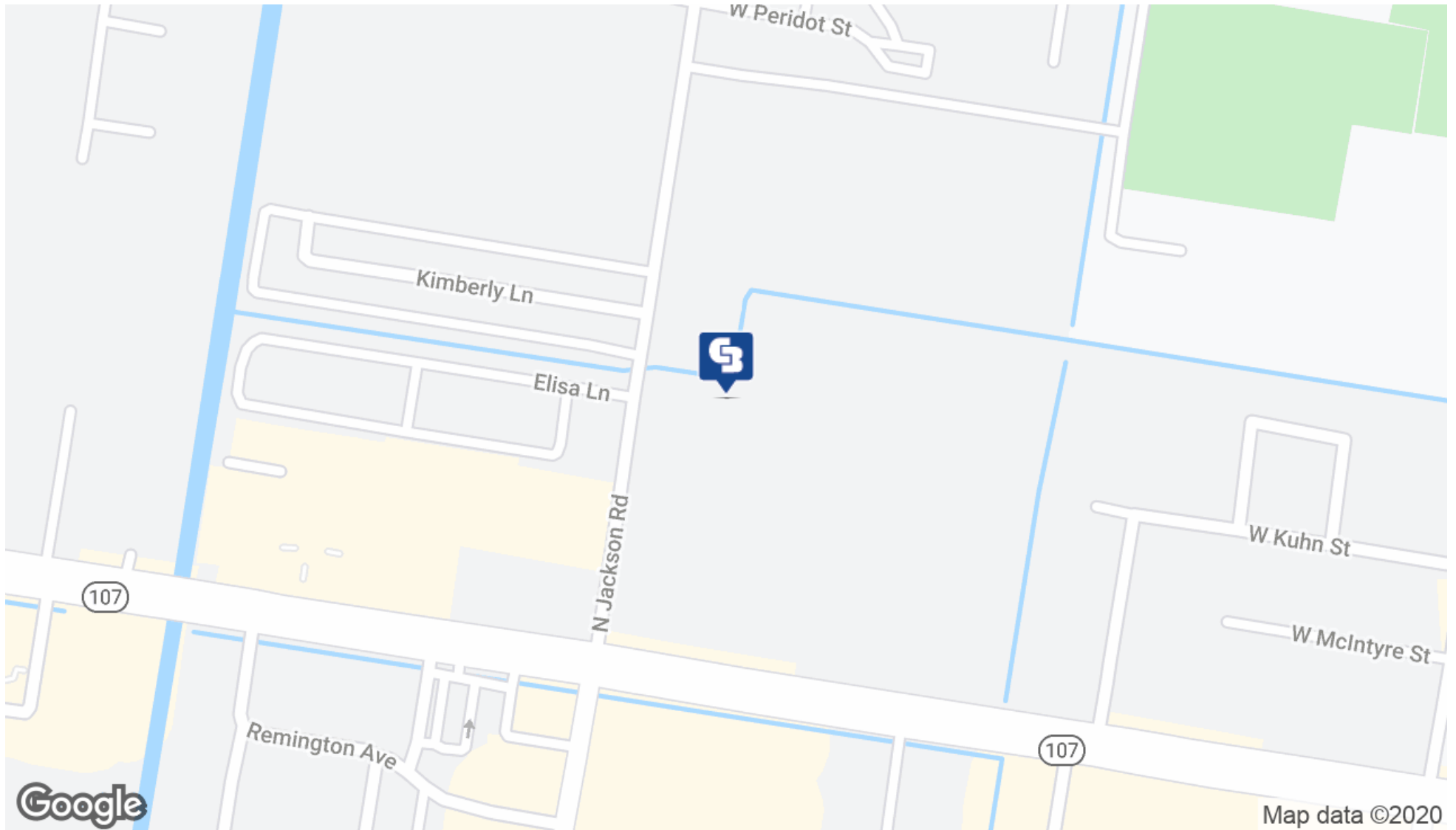
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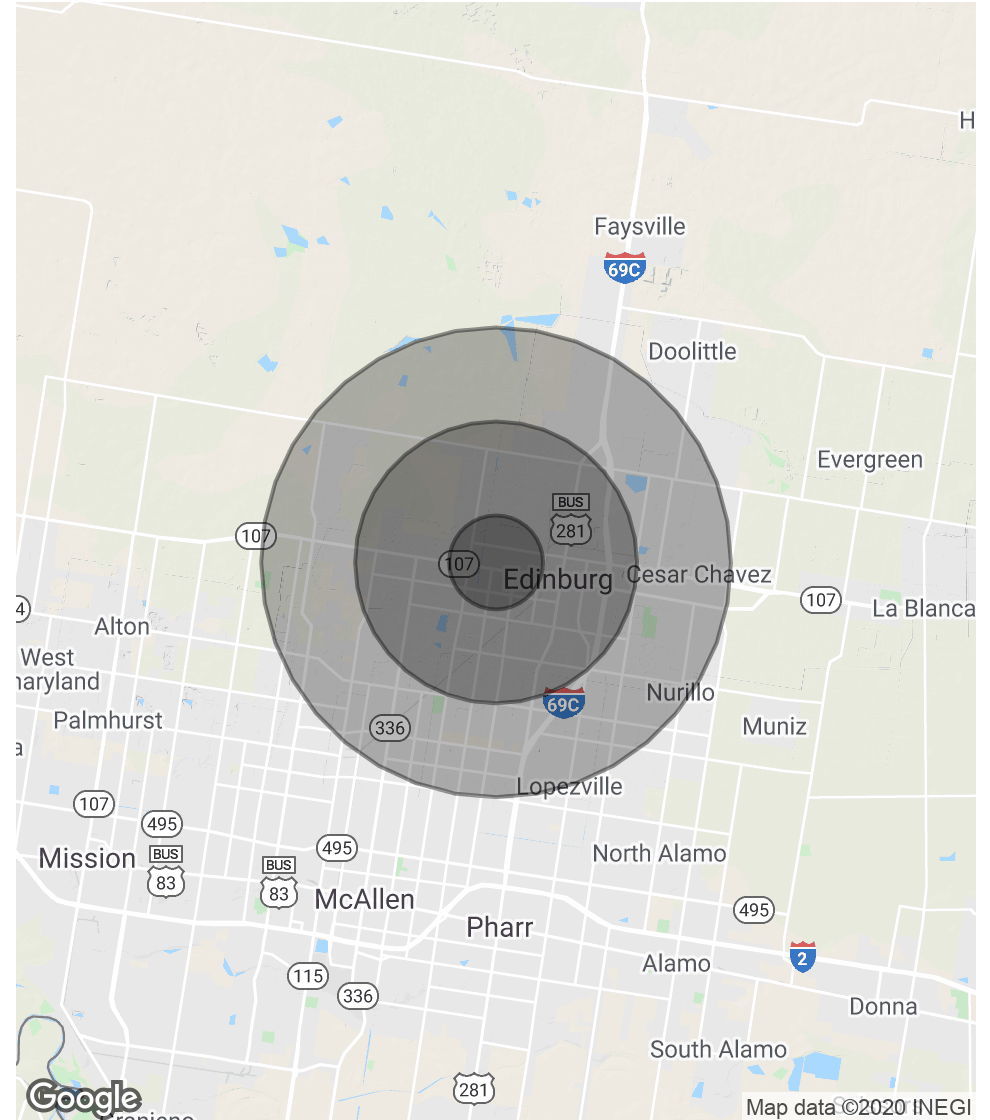
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,414	56,771	125,587
Average age	26.4	28.3	29.2
Average age (Male)	25.6	26.8	27.3
Average age (Female)	27.3	29.9	31.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,126	18,031	38,695
# of persons per HH	3.0	3.1	3.2
Average HH income	\$47,577	\$55,560	\$60,316
Average house value		\$154,424	\$133,564

* Demographic data derived from 2010 US Census



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