

LANDMARK PLAZA

FOR LEASE

4414 S Raul Longoria Road Edinburg, TX 78542



LEASE RATE

\$24.00 Square Foot Per Year

Antonio Garza
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COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

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PROPERTY SUMMARY

4414 S RAUL LONGORIA RD
Edinburg, TX 78542



PROPERTY DESCRIPTION

This brand-new modern office/retail center has a lot to offer its tenants. Located on a high-traffic road with lots of morning and afternoon traffic between Edinburg/Pharr/San Juan, TX. The site is located within proximity to Bert Ogden Arena, Robert & Janet Vackar Stadium (Home of UTRGV Football), Edinburg Municipal Park, Los Lagos Golf Course, and surrounded by neighboring National Retailers on Hwy 281/69C. The Strip center sits in a very fast-growing area with a substantial daytime population.

PROPERTY HIGHLIGHTS

- New Modern Construction
- High Traffic Area with Ample Parking
- Custom Finish Outs Available
- TI Allowance Available

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OFFERING SUMMARY

Lease Rate:

\$24.00 Square Foot Per Year

NNN:

\$3.60 Square Foot Per Year

Number of Units:

9

Minimum Divisible:

1,237 SF

Max Contiguous:

1,299 SF

Building Size:

9,873 SF

Market:

Rio Grande Valley

Submarket:

Edinburg



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INTERIOR PHOTOS

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SPACES AVAILABLE

4414 S RAUL LONGORIA RD
Edinburg, TX 78542

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,237 - 1,299 SF	Lease Rate:	\$24.00 Square Foot Per Year

AVAILABLE SPACES

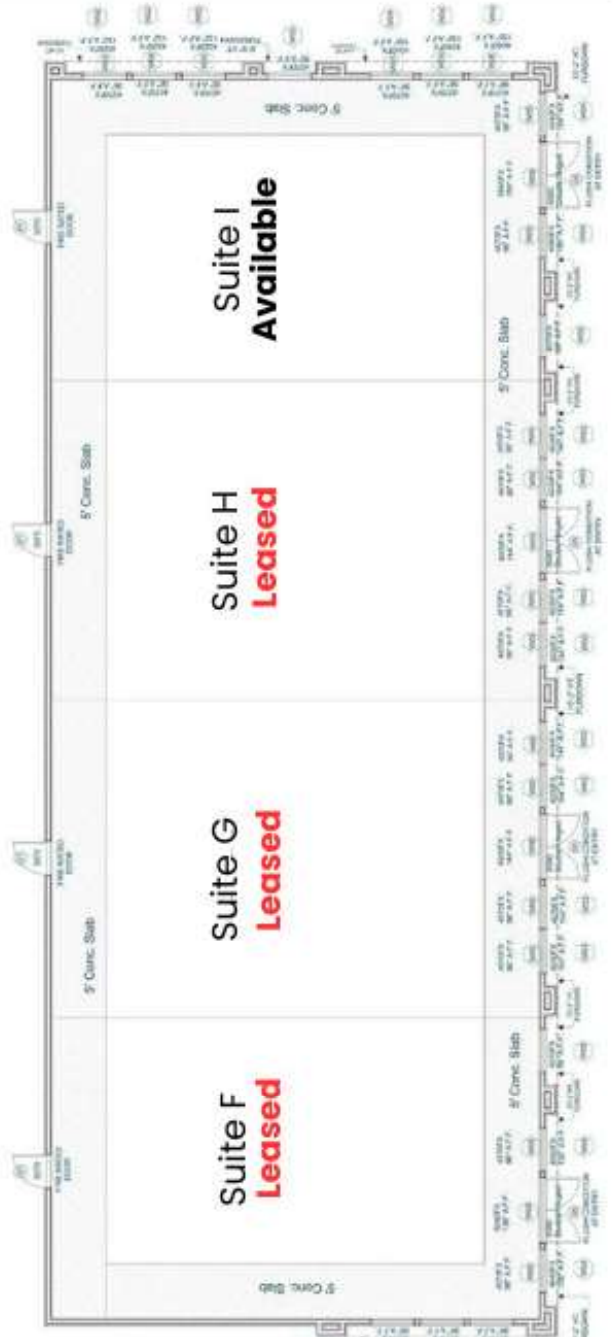
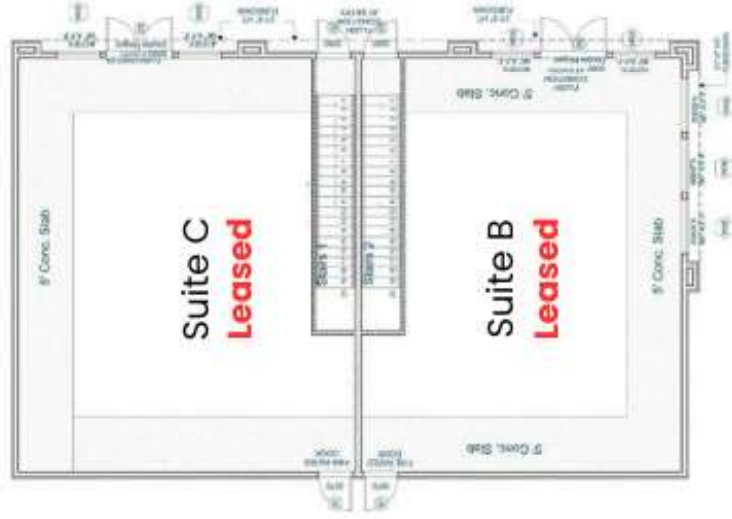
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite E (2nd Level)	Available	1,237 SF	NNN	\$24.00 SF/yr	Professional Services / Office
Suite I	Available	1,299 SF	NNN	\$24.00 SF/yr	Retail / Medical / Office

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SITE PLAN

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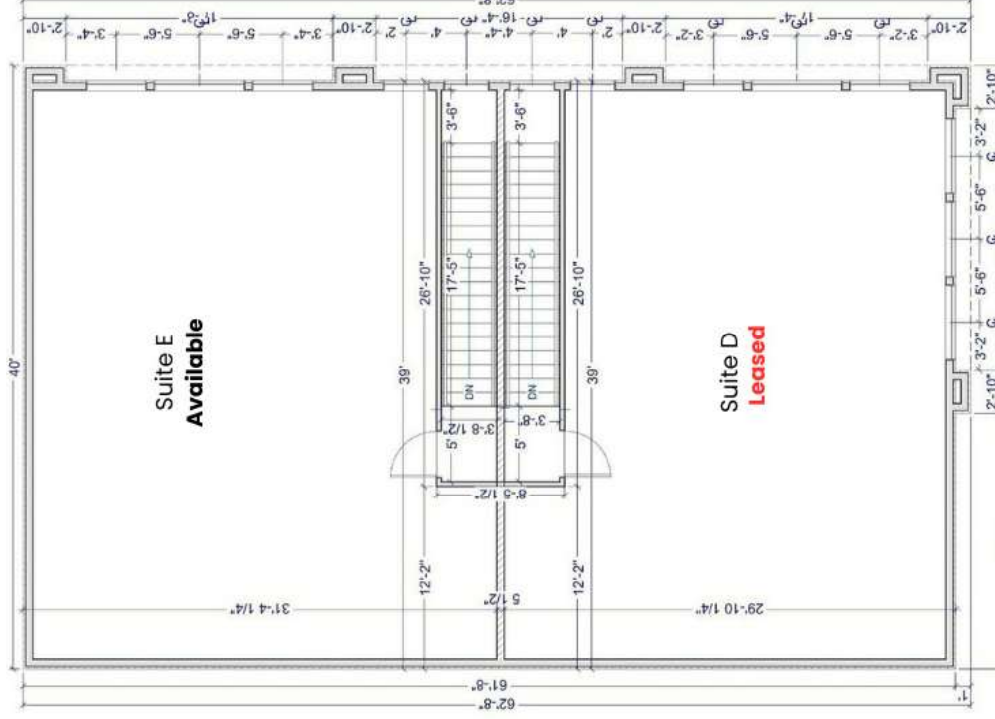


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2ND LEVEL SITE PLAN

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AERIAL MAP

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Edinburg, TX 78542



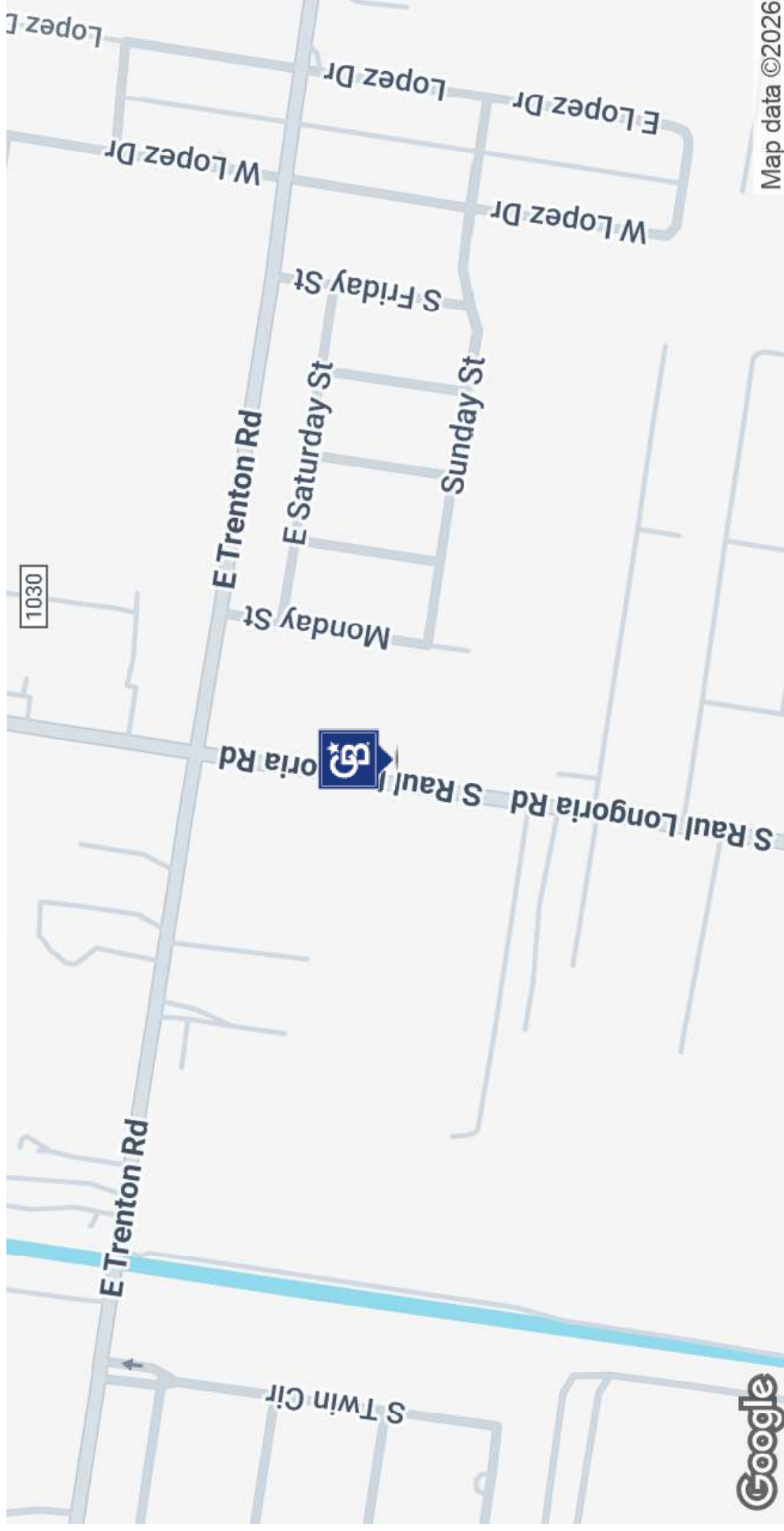
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LOCATION MAP

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DEMOGRAPHICS

4414 S RAUL LONGORIA RD
Edinburg, TX 78542

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,515	71,210	189,592
Average Age	23	28.5	30.7
Average Age (Male)	22.5	28.1	29.4
Average Age (Female)	24.6	29.3	32.2

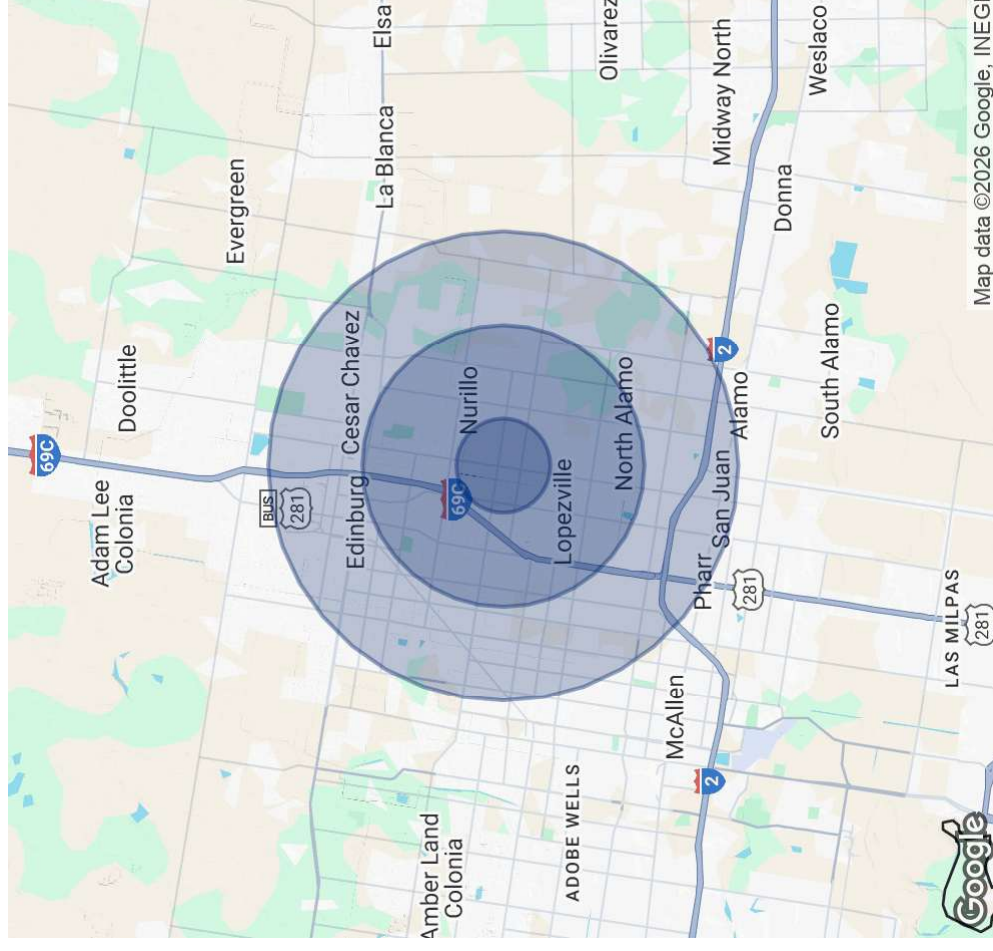
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,038	21,267	64,820
# of Persons per HH	3.7	3.3	2.9
Average HH Income	\$61,002	\$63,307	\$57,525
Average House Value	\$124,982	\$124,891	\$113,728

2020 American Community Survey (ACS)

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