

# FOR LEASE

2315 E Monte Cristo Rd, Edinburg, TX 78542

**± 1.17 ACRES**

- Hard Corner between two traffic lights.
- Great visibility
- Owner would consider Ground Lease or BTS



**NAIExcel**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

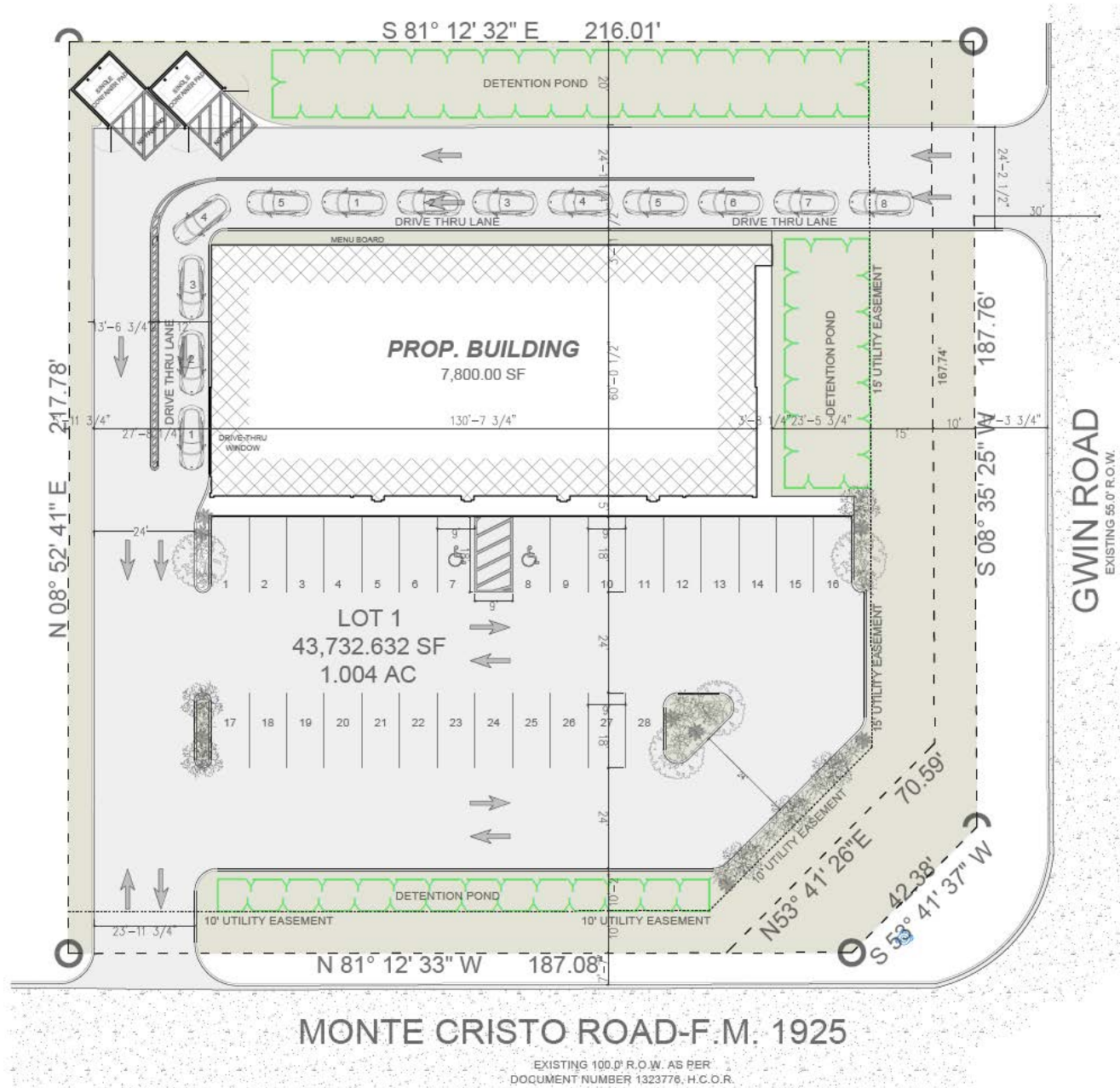
**Wayo Canales**

Cooperating Broker  
210.254.2696  
Wayo@me.com

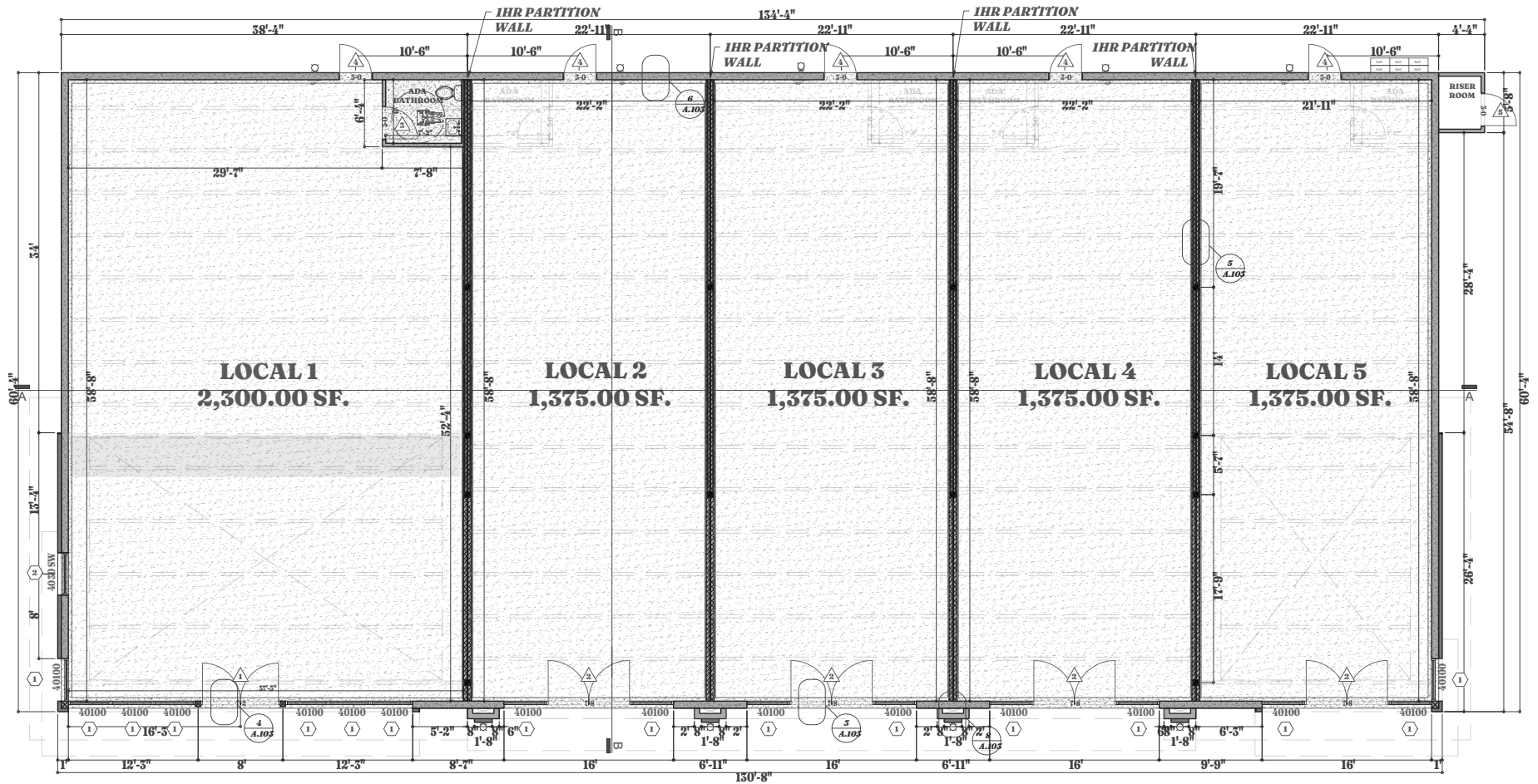
**Scott Cummings**

LIC.405383  
210.838.6545  
Scummings@naiexcel.com

# CONCEPTUAL SITE PLAN



# CONCEPTUAL FLOOR PLAN





# AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	5,019	37,877	119,724
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	1,496	11,063	36,671
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$65,966	\$68,925	\$69,455

## Traffic Counts

STREET	AADT
E Monte Cristo Rd	11,697
E Rogers Rd	3,096

## Cities Nearby

San Antonio, Texas	226 miles
Austin, Texas	300 miles
Houston, Texas	334 miles
Waco, Texas	401 miles
Fort Worth, Texas	488 miles
Dallas, Texas	494 miles

# TERMS & CONDITIONS

## Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

## Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

## Non-Warranty

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## No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

## Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Vegas. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.



**SITE**

MONTE CRISTO RD

WHY NAI

Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

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OFFICES

**1.1 BIL**  
SF MANAGED

**5,800+**  
PROFESSIONALS

**TOP 6**  
2024 LIPSEY RANKING

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**NAI Excel**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

11503 NW Military Hwy, Ste 330  
San Antonio, TX 78231  
210.366.1400 | [naiaexcel.com](https://naiaexcel.com)

**Wayo Canales**

Cooperating Broker  
210.254.2696  
[Wayo@me.com](mailto:Wayo@me.com)

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