

For Sale

Office Building

11,000 SF | \$1,150,000



STONERIDGE BUSINESS PARK

5407 S McColl Rd
Edinburg, Texas 78539

Property Highlights

- Prime Office Space on McColl Rd.
- In the Heart of the Medical Center
- Close proximity to DHR and Edinburg Regional Hospital

Property Description

Stoneridge Business Park in Edinburg TX offers 11,000 SF building for sale. This class A building is divided into three suites with the following Suites available. Suite A-1,800 SF, Suite B-7,000, Suite C -1,700 and Main Entrance 600 SF. Every suite has their unique layout and rear parking to accommodate to your business. Located in a high demand location adjacent to Doctors Hospital at Renaissance. In the heart of the Medical Center. Walking distance from DHR, medical clinics, and pharmacies.

OFFERING SUMMARY

Sale Price	\$1,150,000
Building Size	11,000 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	7,327	\$91,795
3 Miles	77,110	\$68,551
5 Miles	219,143	\$55,439

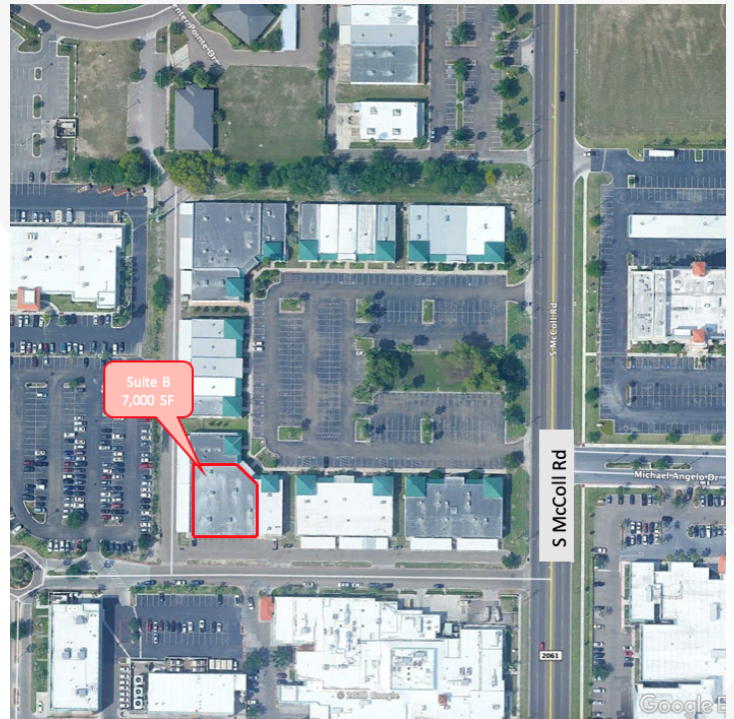
For more information

Laura Liza Paz

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Property Details

PROPERTY NAME:	STONERIDGE BUSINESS PARK
PROPERTY ADDRESS:	5407 S McColl Rd Edinburg, TX 78539
PROPERTY TYPE:	Office
APN:	S6455-00-003-0002-05
BASE TAXES:	\$21,810 (2018)
LOT SIZE:	0.25 Acres
BUILDING CLASS:	A
ZONING:	COMMERCIAL
PARKING:	Rear Parking
CROSS STREETS:	McColl Rd and Dove Ave
YEAR BUILT:	1998
NUMBER OF STORIES:	1
NUMBER OF UNITS:	3



Additional Photos



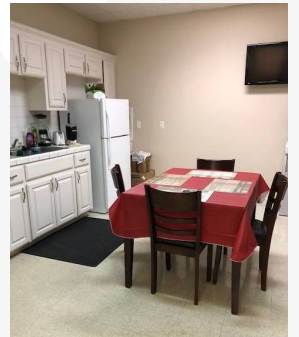
Front view



Suite A



Suite A



Suite A



Suite A



Suite B



Suite B



Suite C

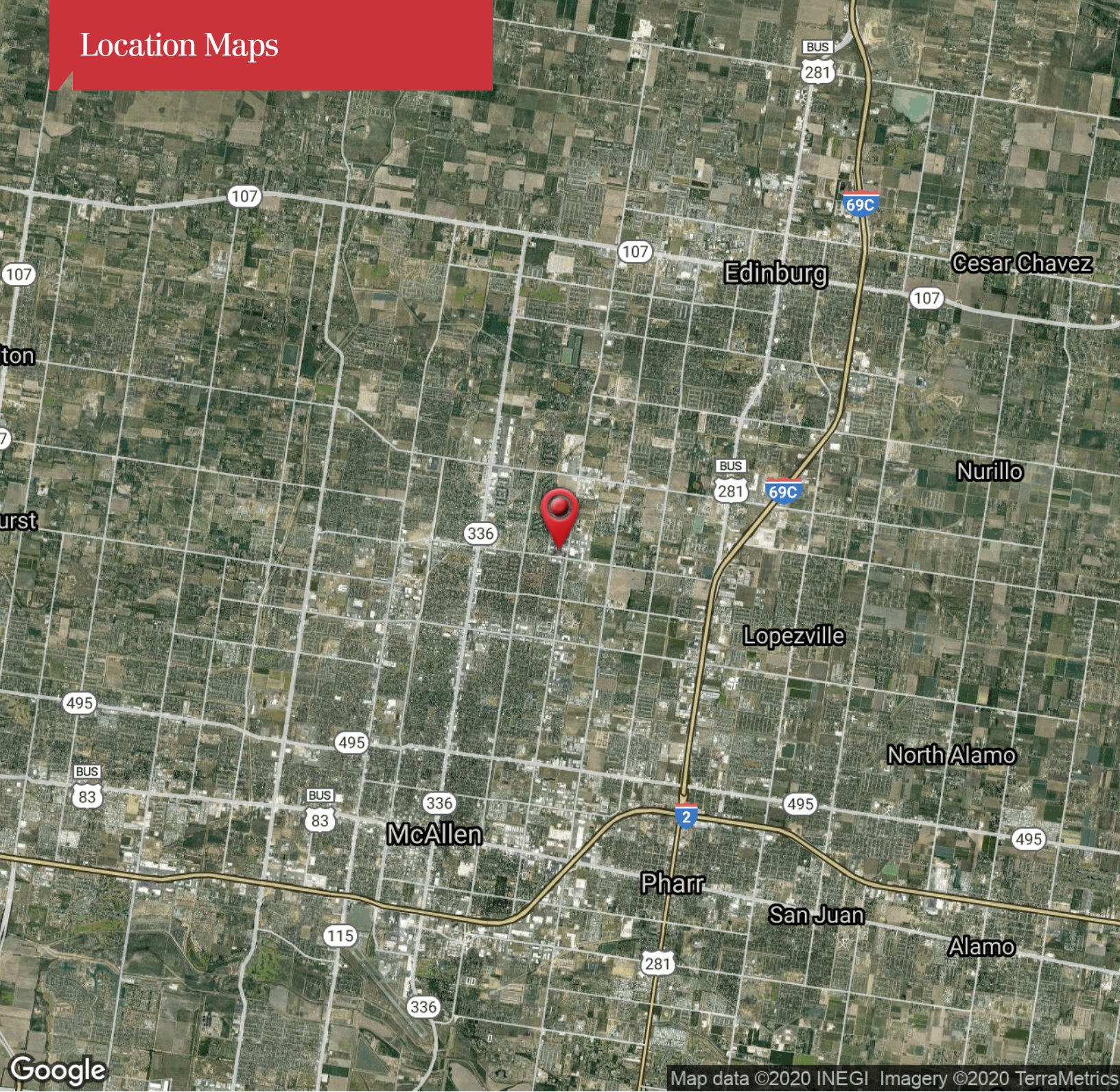


Suite C



Suite C

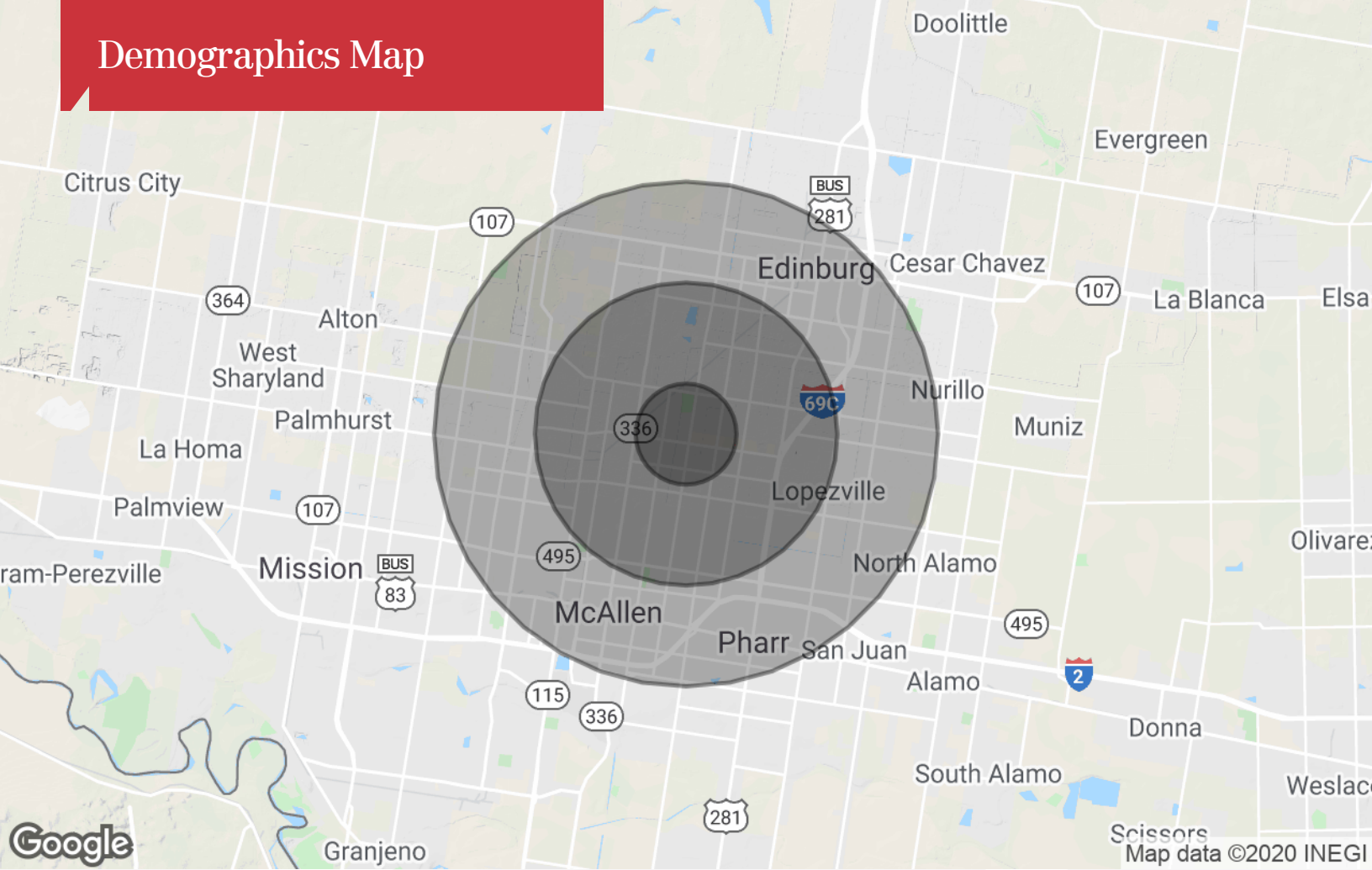
Location Maps



LOCATION DESCRIPTION

Subject site is located on the west side of South McColl Rd, North of the Dove Ave & McColl Rd intersection.

Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,327	77,110	219,143
MEDIAN AGE	34.1	31.3	30.2
MEDIAN AGE (MALE)	29.9	29.9	28.5
MEDIAN AGE (FEMALE)	38.9	32.9	32.0

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,490	25,389	67,414
# OF PERSONS PER HH	2.9	3.0	3.3
AVERAGE HH INCOME	\$91,795	\$68,551	\$55,439
AVERAGE HOUSE VALUE	\$176,365	\$131,550	\$111,453

* Demographic data derived from 2010 US Census



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>NAI Rio Grande Valley</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9008410</u> License No.	<u>mikeb@nairgv.com</u> Email	<u>956-994-8900</u> Phone
<u>Michael J. Blum</u> Designated Broker of Firm	<u>426545</u> License No.	<u>mikeb@nairgv.com</u> Email	<u>956-994-8900</u> Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Laura Liza Paz</u> Sales Agent/Associate's Name	<u>437175</u> License No.	<u>laurap@nairgv.com</u> Email	<u>956-994-8900</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

STONERIDGE BUSINESS PARK

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For More Information:



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