



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

UNIVERSITY PLAZA

1522 W. University Dr
Edinburg, TX 78539

AVAILABLE SPACE
1,892 - 3,861 SF

FEATURES

- Proximity to The University of Texas Rio Grande Valley & The Hidalgo County Courthouse
- Excellent Visibility



RETAIL

Daniel Galvan, CCIM

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

FOR LEASE

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1522 W. University Dr , Edinburg, TX 78539

LEASE



OFFERING SUMMARY

Available SF:	1,892 - 3,861 SF
Lot Size:	0.75 Acres
Year Built:	1991
Building Size:	9,158 SF
Renovated:	2015
Zoning:	C
Parking:	47 Spaces

PROPERTY OVERVIEW

University Plaza is a neighborhood center located in Edinburg, TX, just off of the intersection of Sugar Road and University Drive. With excellent proximity to the University of Texas Rio Grande Valley, this strip center is ideal for any retail, restaurant, or professional service user.

PROPERTY HIGHLIGHTS

- Proximity to The University of Texas Rio Grande Valley & The Hidalgo County Courthouse
- Excellent Visibility
- Heavy Traffic

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New UTRGV Soccer & Track Facility

Proposed UTRGV Tennis Facility

UTRGV

Site

Walmart
Save money. Live better.

Wood Colonia



Google earth



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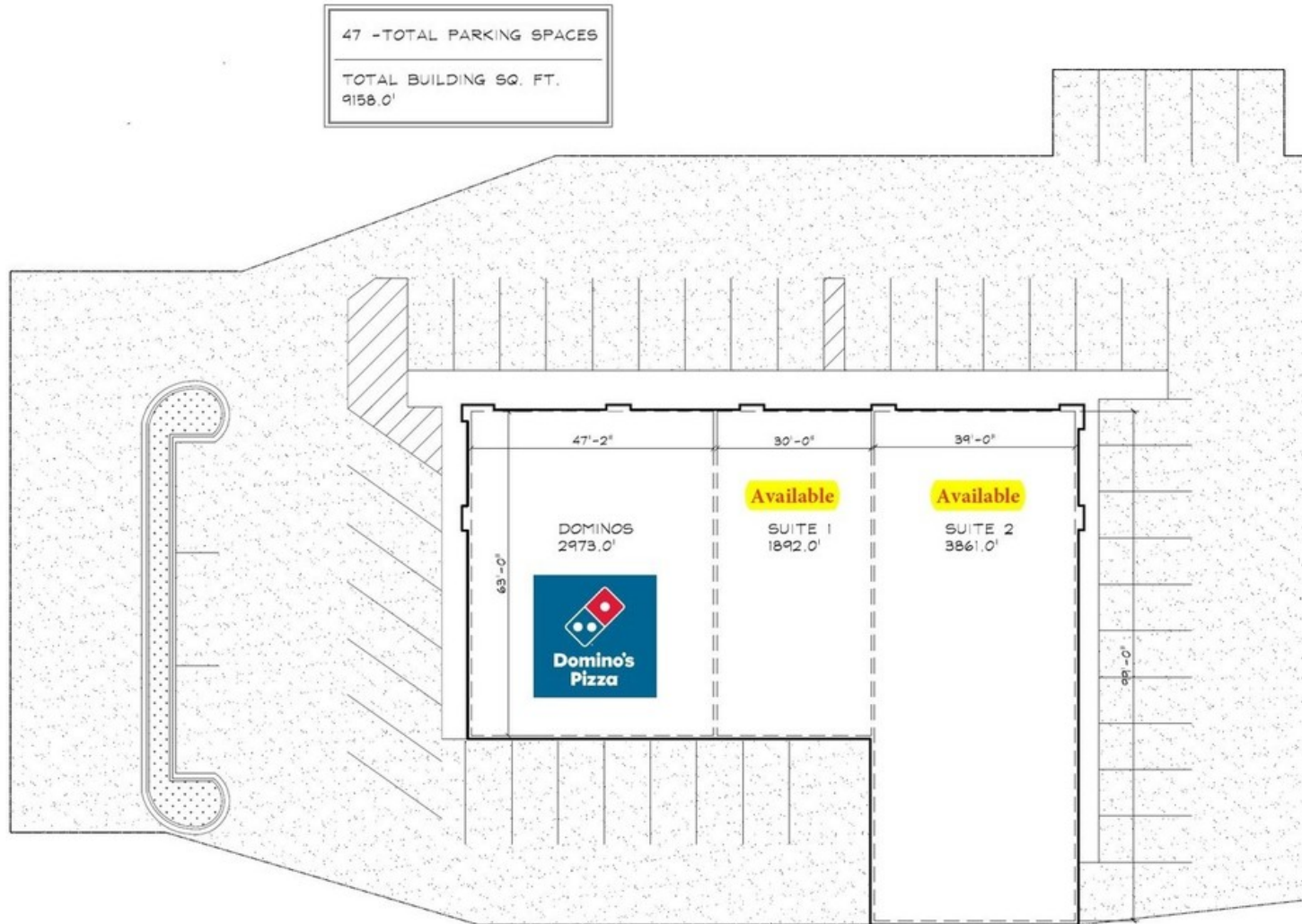
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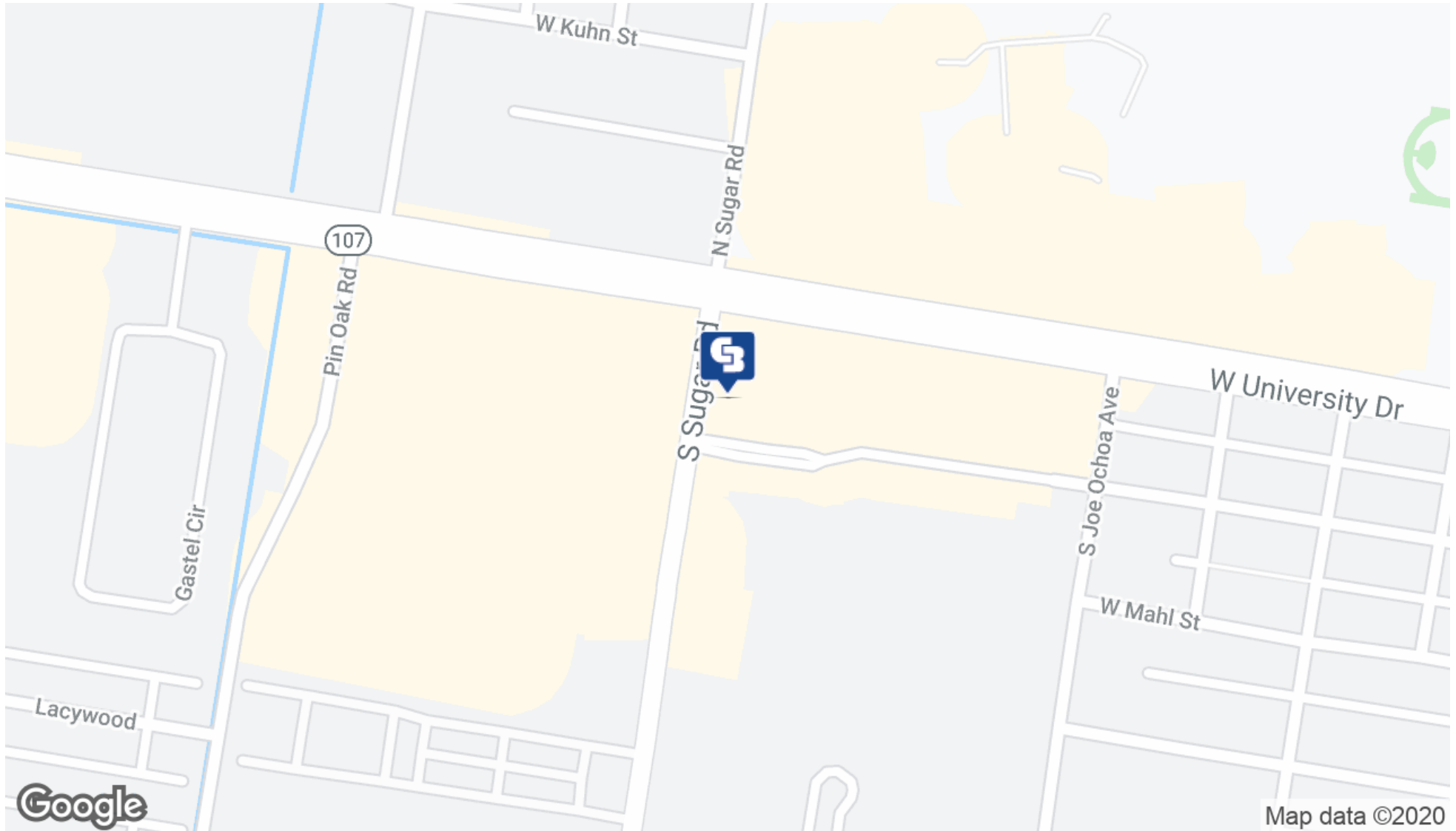
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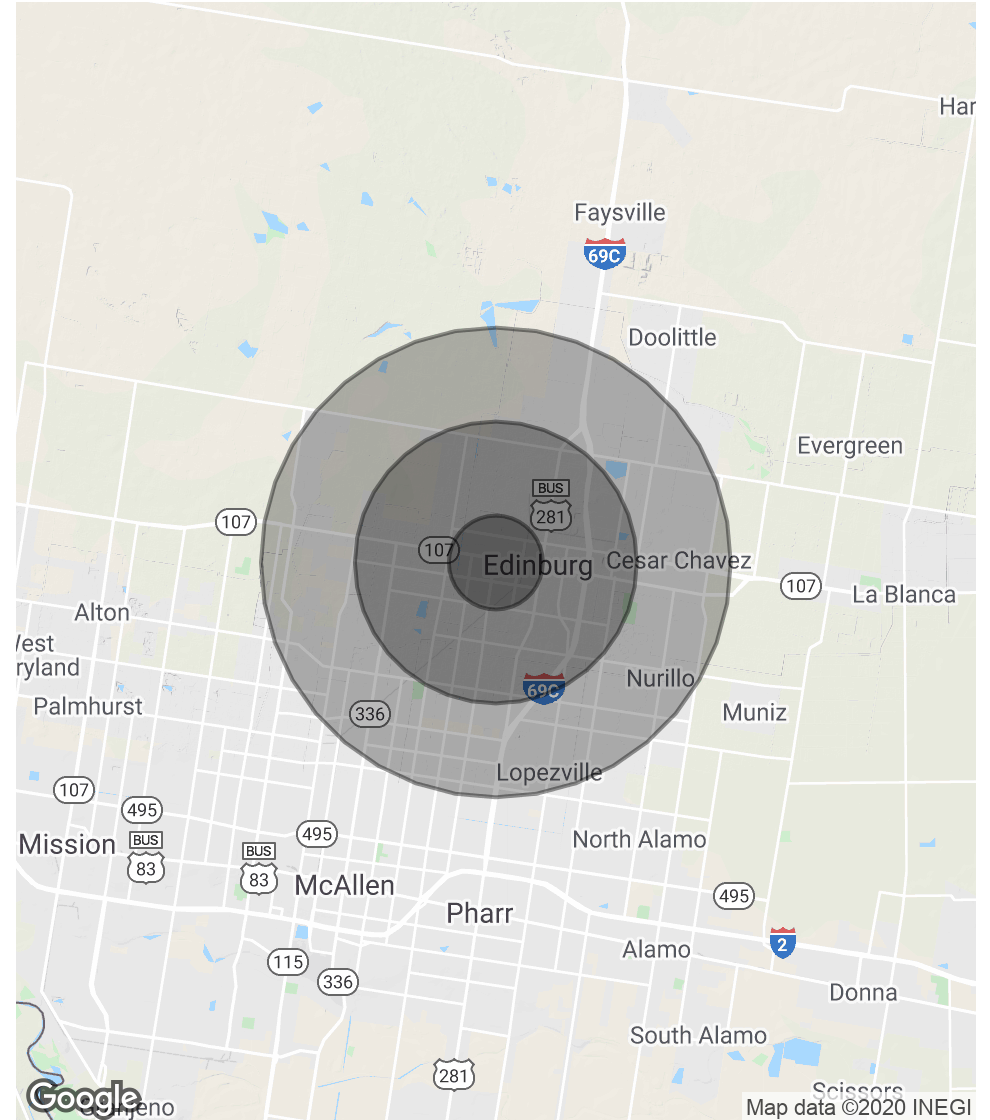
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,831	58,754	129,904
Average age	28.0	28.3	29.1
Average age (Male)	26.5	26.6	27.1
Average age (Female)	29.6	30.1	31.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,657	18,539	39,737
# of persons per HH	3.0	3.2	3.3
Average HH income	\$45,654	\$53,928	\$59,797
Average house value		\$133,562	\$127,219

* Demographic data derived from 2010 US Census



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