

3911 W STATE HWY 107
EDINBURG, TX 78539

WAREHOUSE/RETAIL FOR SALE
12,405 SF AVAILABLE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

LAURA LIZA PAZ

Partner | Co-Managing Broker
956.227.8000 | laurap@nairgv.com

ERIC CORTEZ

Real Estate Agent
956.874.9225 | ericc@nairgv.com



PROPERTY SUMMARY

3911 W STATE HIGHWAY 107 | EDINBURG, TX 78539



PROPERTY DESCRIPTION

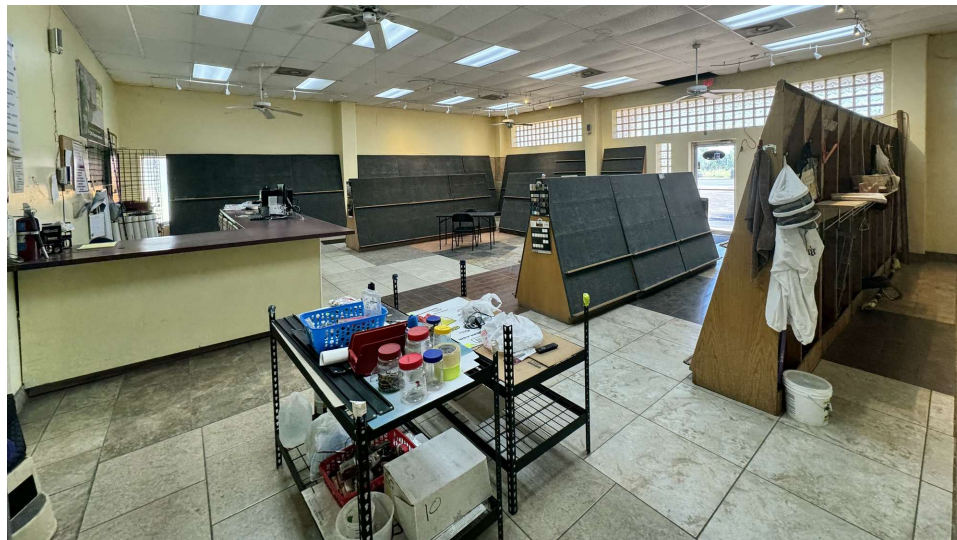
This versatile property features an 8,000 SF flex building, perfect for a wide range of businesses. The space includes 1,700 SF of retail/showroom area and 6,300 SF of warehouse space, offering excellent visibility along West State Highway 107 with easy access to Interstate 2 and Interstate 69C. The building is equipped with a grade-level door, a dock well, 14-foot eaves, and ample parking with 14 front spaces, situated on a 1.98-acre lot. This property can be fenced for use as a yard or storage. A second building, a 4,305 SF neighborhood center, adds even more flexibility, making this a prime location for your business operations.

OFFERING SUMMARY

Sale Price:	\$1,650,000
Taxes:	\$20,255
Lot Size:	1.98 Acres
Building #1 Size:	8,000 SF
Office SF:	1,700 SF
Warehouse SF:	6,300 SF
Parking Spaces	14
Bldg #2 Size:	4,305 SF
Parking Spaces:	17
Traffic Count:	Texas State Hwy 107: 26,862 VPD

FOR SALE / LEASE | INDUSTRIAL PROPERTY

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.



FOR SALE / LEASE | INDUSTRIAL PROPERTY

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

EXTERIOR PHOTOS

3911 W STATE HIGHWAY 107 | EDINBURG, TX 78539

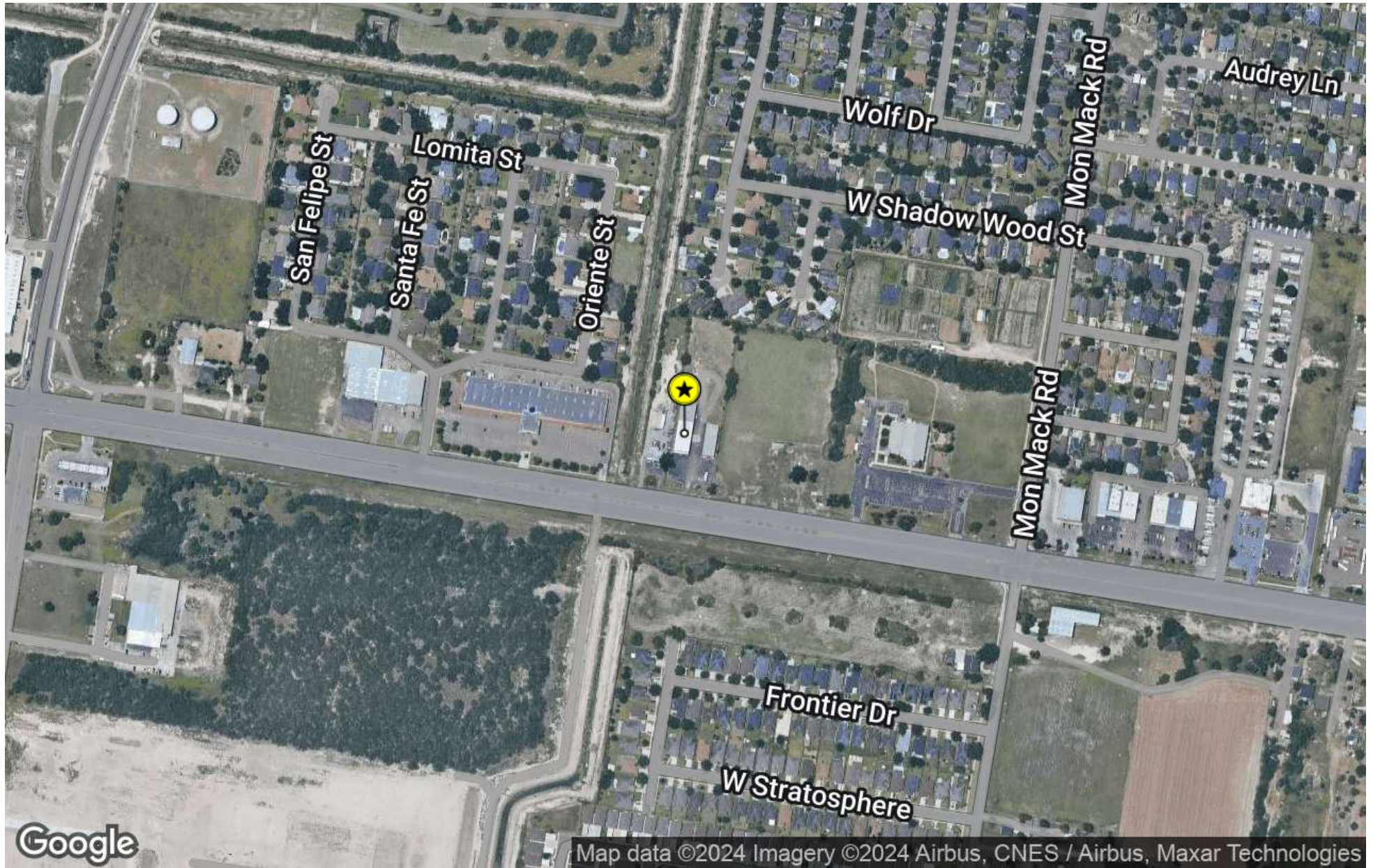


FOR SALE / LEASE | INDUSTRIAL PROPERTY

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

AERIAL MAP

3911 W STATE HIGHWAY 107 | EDINBURG, TX 78539



FOR SALE / LEASE | INDUSTRIAL PROPERTY

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

FOR INFORMATION & SITE TOURS CONTACT:

LAURA LIZA PAZ

NAI RIO GRANDE VALLEY

Partner | Co-Managing Broker

laurap@nairgv.com

956.227.8000

ERIC CORTEZ

NAI RIO GRANDE VALLEY

Real Estate Agent

ericc@nairgv.com

956.874.9225



The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI Rio Grande Valley, and should not be made available to any other person or entity without the written consent of the Broker. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. NAI Rio Grande Valley has not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property.

The information contained herein has been obtained from sources we believe to be reliable; however, NAI Rio Grande Valley have not verified, and will not verify, any of the information contained herein, nor have the aforementioned Broker conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.