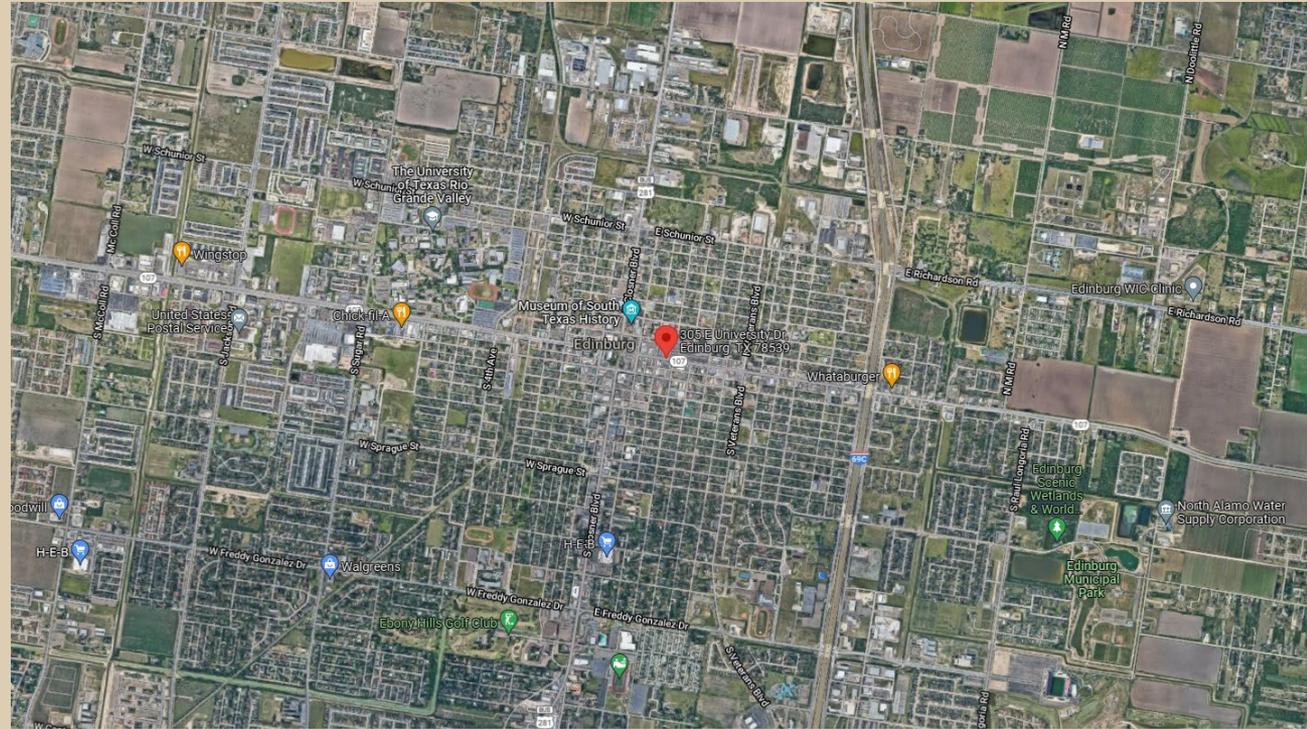


# UNIVERSITY PLAZA

305-523 E. University Drive, Edinburg, Texas 78539



- Located in downtown Edinburg and minutes away from University of Texas RGV.
- High exposure along University Drive
- Lighted Intersection.
- National, regional and local tenant mix.

Reuben Bar Yadin  
[Reuben@cbgcre.com](mailto:Reuben@cbgcre.com) • (210) 424-8000

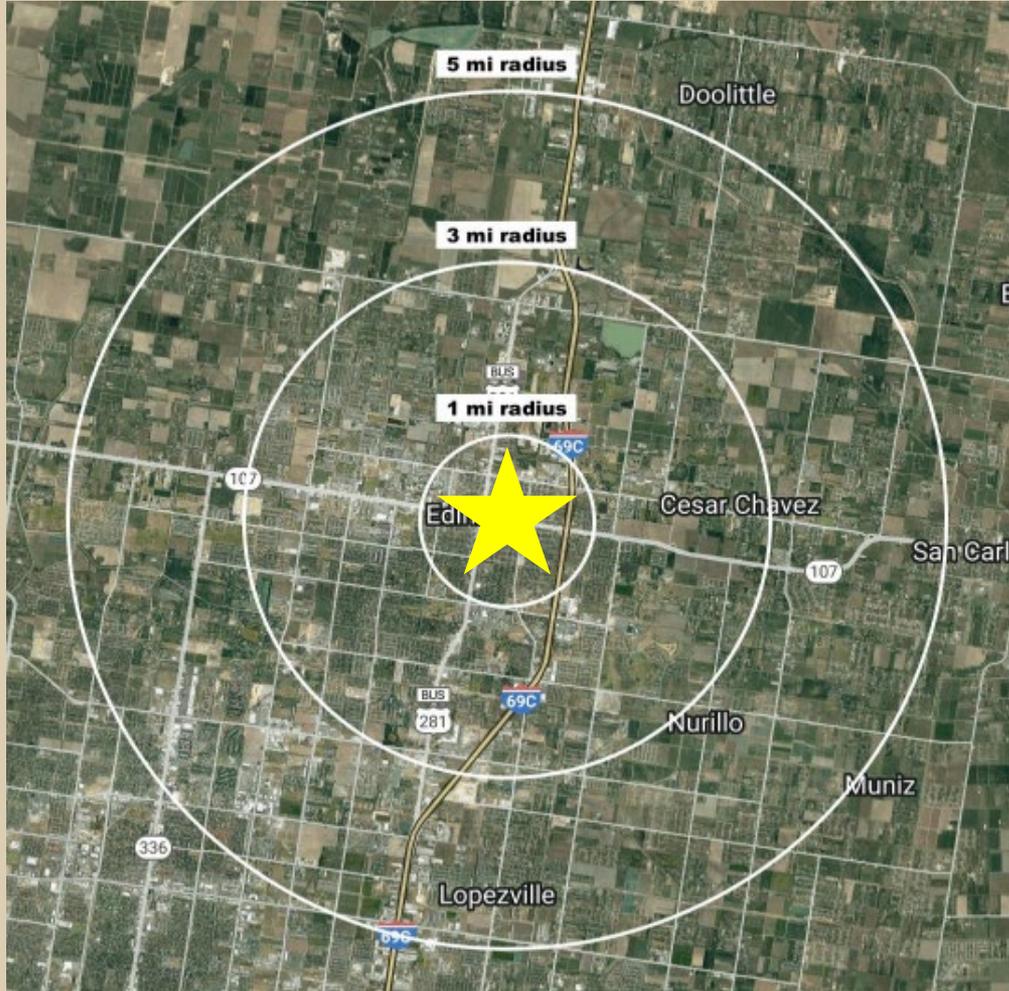
Greg Vasquez  
[GVasquez@cbgcre.com](mailto:GVasquez@cbgcre.com) • (210) 424-8000

# UNIVERSITY PLAZA

305-523 E. University Drive, Edinburg, Texas 78539



**CBG**  
REAL ESTATE  
GROW WITH US



## Demographic Highlights

	1 Mile	3 Miles	5 Miles
Population	11,000	83,000	160,000
Average Household Income	\$57,000	\$79,000	\$87,000
Daytime Employees	6,000	19,000	39,000
Property Size:	+- 119,966 sf		
Lat/Long	26.30167   -98.15827		
Traffic Counts (VPD)	64,000 – I-69/US 281 12,000 – E. University Dr.		

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RF5 02-10-2026 08:15:39 This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



**CBG**  
REAL ESTATE  
GROW WITH US

# UNIVERSITY PLAZA

305-523 E. University Drive, Edinburg, Texas 78539

☑ Call for Lease Rates

☑ Call for NNNs

