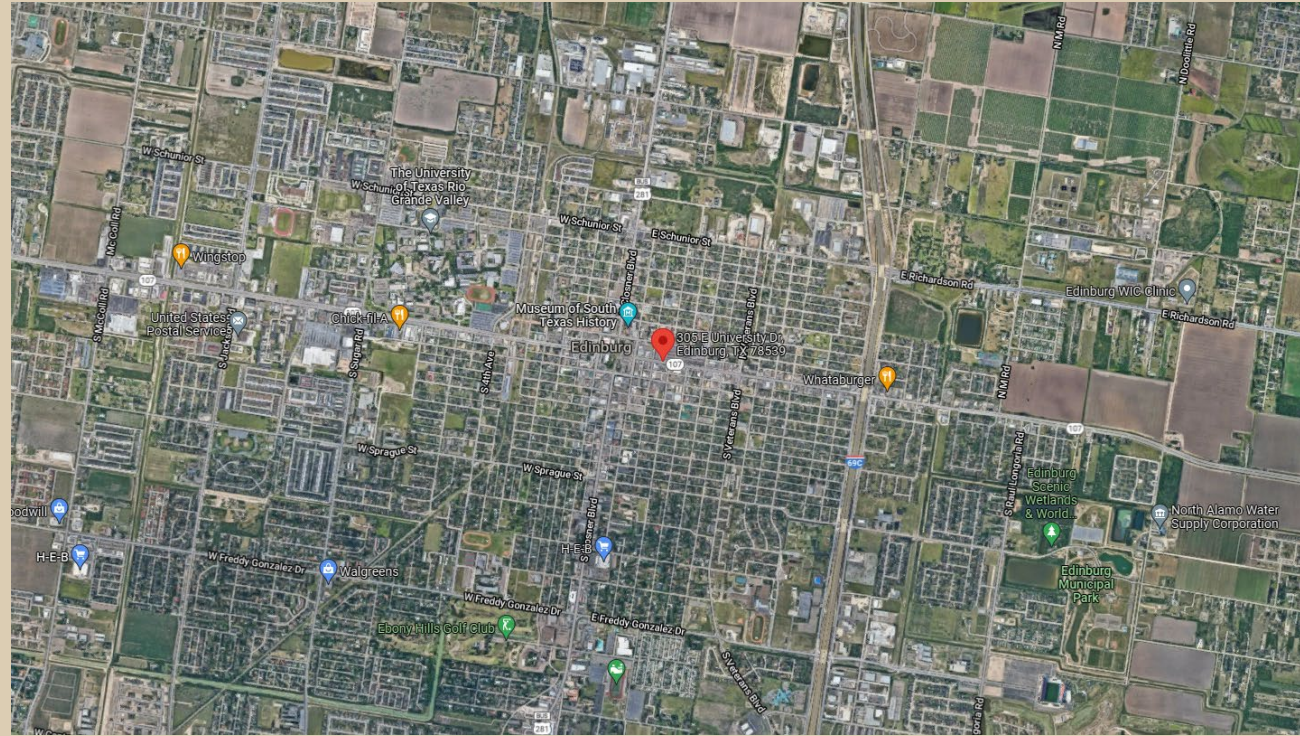


UNIVERSITY PLAZA

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 • (210) 424-8000

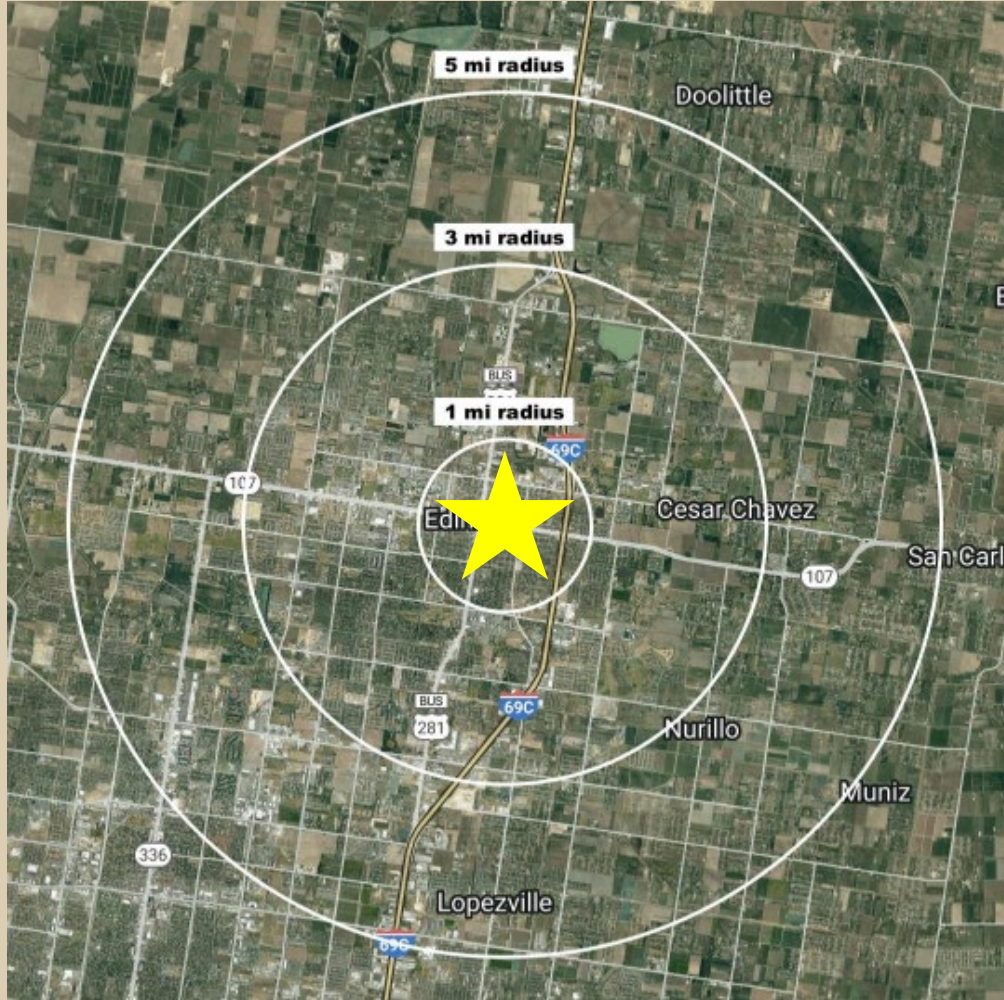
Greg Vasquez
GVasquez@cbgcre.com • (210) 424-8000

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Demographic Highlights

	1 Mile	3 Miles	5 Miles
Population	11,000	79,000	157,000
Average Household Income	\$65,000	\$87,000	\$94,000
Daytime Employees	5,000	19,000	39,000
Property Size:	+- 119,966 sf		
Lat/Long	26.30191 -98.15831		
Traffic Counts (VPD)	51,000 – I-69/US 281 13,000 – E. University Dr.		



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UNIVERSITY PLAZA

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☑ Call for Lease Rates

☑ NNNs: \$3.50 psf

