

\$6,500,000 - 4001 - 4129 W State Hwy 107, Edinburg

MLS® #1737123

\$6,500,000

Bedroom, Bathroom, 46,785 sqft
Commercial on 3.95 Acres

N/A, Edinburg, TX

This commercial shopping strip is located in the potential growth area of the McAllen-Edinburg Metro of the Rio Grande Valley of South Texas. The property is well-positioned for growth, as the region is experiencing a surge in population and economic activity. Two units of the property are currently leased on a monthly basis to an adult day care facility and a restaurant/cafe, plus the owner leases the main area as an events center. There is significant potential for value-add through lease-up, repositioning, or redevelopment. When planning this strip center the owner had the foresight to divide the center into 16 unique units of approximately 3,000 square feet each. This may allow the new owner to easily lease individual units or combine them for larger uses. "Construction of the center is block concrete and filled with concrete approximately every five (5) feet for reinforcement." The exterior surface is smooth concrete and painted with Sherman Williams Paints. "The arches are double blocked & also filled every ~5 feet with concrete." There are three overhead doors in the rear of the center - they measure 12'x10' or 8'x8' - for drop off or pick-up of materials or goods. Several units have their own sewer and water, restrooms, and HVAC units. One unit has a full kitchen, hood, sink and grease trap and another unit is a fully functioning restaurant but this equipment does not convey. The center sits on 3.95 acres, is ~46,785 Square Feet & has 227



available parking spaces. Nearby Anchors:
Positioned east of the rapidly growing 10th
street with anchors that include CVS,
Starbucks, Lowe's Home Improvement, and
Juniors Supermarket.

Built in 2003

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1737123
List Price	\$6,500,000
Sale Price	\$5,000,000
Sale Date	January 12th, 2024
Square Footage	46,785
Acres	3.95
Year Built	2003
Type	Commercial
Status	Sold

Community Information

Address	4001 - 4129 W State Hwy 107
Subdivision	N/A
City	Edinburg
County	Hidalgo
State	TX
Zip Code	78540

Amenities

Amenities	Exterior Lighting, Inside Storage
Utilities	Electricity, Water, Sewer, Gas
Parking Spaces	227

Interior

Heating	Individual Meters
Cooling	Individual Meters
# of Stories	1
Stories	1

Exterior

Roof	Flat
Construction	Block, Stucco
Foundation	Slab

School Information

District	Edinburg Consolidated ISD
----------	---------------------------

Additional Information

Zoning	CO
--------	----