

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

MLS® #6894123

\$6,500,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 3.95 Acres

Mission Tile Plaza, 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	abor_vow
MLS® #	6894123
List Price	\$6,500,000
Sale Price	\$5,000,000
Sale Date	January 18th, 2024
Bathrooms	0.00
Acres	3.95
Year Built	2003
Type	Commercial Sale
Sub-Type	Retail
Status	Closed

Community Information

Address	4001 - 4129 W State Hwy 107 Highway W
Subdivision	Mission Tile Plaza
City	Edinburg
County	Hidalgo
State	TX
Zip Code	78540

Amenities

Utilities	Electricity Connected, Sewer Connected, See Remarks, Water Connected
Parking	Asphalt, Common, Direct Access, Parking Lot, Shared Driveway, Unassigned
View	None

Interior

Interior	Tile
Heating	Varies by Unit

Cooling

None

Exterior

Construction

Block, Concrete

Foundation

Slab