

# Former CVS Sublease Opportunity



2820 W University Dr | Edinburg TX 78539



**SOUTHERN  
COMMERCIAL**  
REAL ESTATE GROUP

**Southern Commercial Real Estate Group**  
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## 2 Property Overview



For Lease

### PROPERTY OVERVIEW

Former CVS building for sublease situated along the bustling W University Dr. in Edinburg, TX. This property enjoys exceptional visibility and accessibility, making it a highly desirable retail location. Surrounded by a mix of commercial establishments, educational institutions (UTRGV - 1 Mile), and residential areas, it captures the attention of a diverse and thriving demographic. Call for more information!

### PROPERTY HIGHLIGHTS

- High traffic area
- High visibility corner
- 1 Mile from UTRGV
- Great access & ample parking
- Many national retailers nearby

# 3 Offering Summary

**Available**

±13,225 SF

**Lease Rate**

Call for Rates

**Lease Type**

Sublease

**OPEX**

Est. \$5.00 SF/YR

**Term**

Call for Details

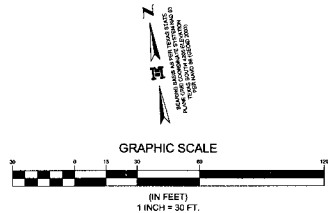
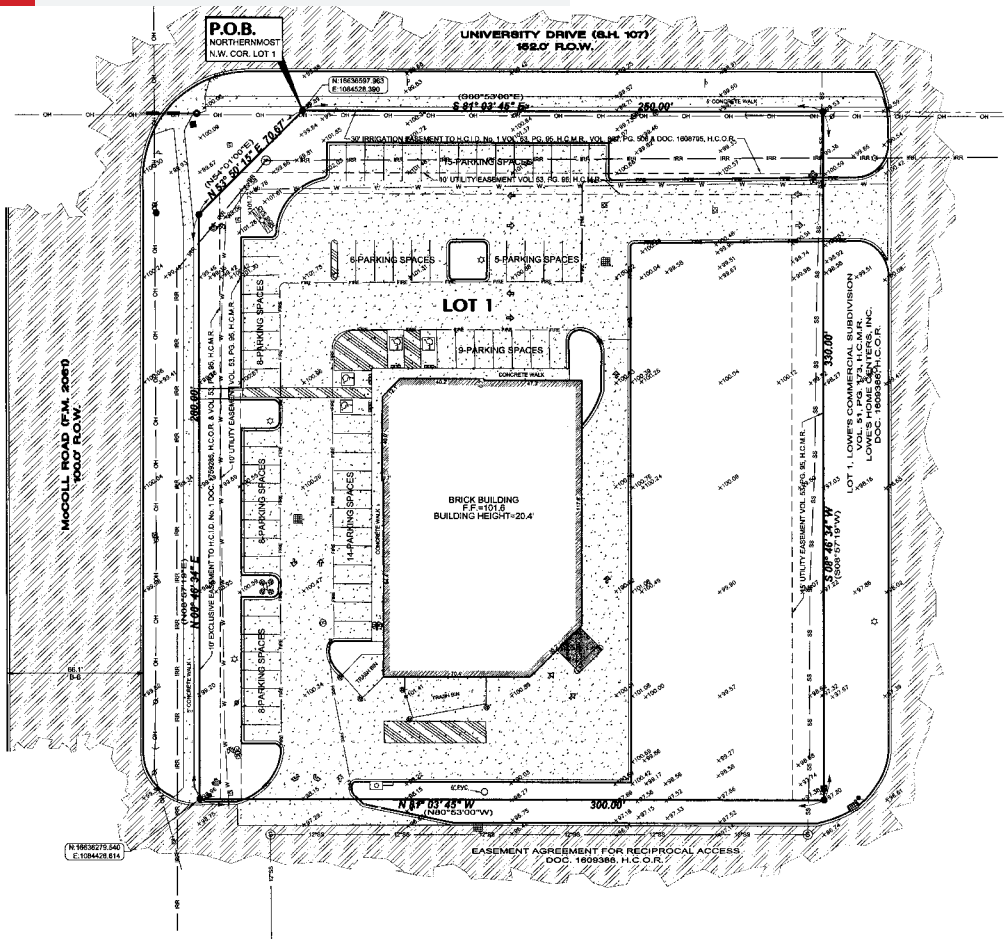


## Demographics

	MILE 1	MILE 3	MILE 5
<b>MEDIAN INCOME</b>	\$50,126	\$53,357	\$58,373
<b>POPULATION</b>	14,136	78,568	170,927

4 Photos





**METES AND BOUNDS DESCRIPTION**

A tract of land containing 2.244 acres, situated in the City of Edinburg, Hidalgo County, Texas, being ALL OF LOT 1, THE LAREDO NATIONAL BANK-EDINBURG SUBDIVISION, according to the plat thereof recorded in Volume 53, Page 95, Hidalgo County Map Records, said 2.244 acres also being more particularly described as follows:

**BEGINNING** at a No. 4 rebar with a Northing of 16836597.963 and an Easting of 1084528.390 found at the Northernmost Northwest corner of said Lot 1 for the Northernmost Northwest corner of this tract;

1. THENCE, S 81° 03' 43" E (S 80° 53' 00" E plat call) along the North line of said Lot 1 and the South right-of-way of University Drive (S.H. 107), a distance of 250.00 feet to a No. 4 rebar found at the Northeast corner of said Lot 1 for the Northeast corner of this tract;
2. THENCE, S 08° 46' 34" W (S 08° 57' 19" W plat call) along the East line of said Lot 1, a distance of 300.00 feet to a No. 4 rebar found at the Southeast corner of said Lot 1 for the Southeast corner of this tract;
3. THENCE, N 81° 03' 45" W (N 80° 53' 00" W plat call) along the South line of said Lot 1, a distance of 300.00 feet to a No. 4 rebar found on the East right-of-way line of McCall Road (F.M. 2061) at the Southwest corner of said Lot 1 for the Southwest corner of this tract;
4. THENCE, N 08° 46' 34" E (N 08° 57' 19" E plat call) along the West line of said Lot 1 and the East right-of-way line of McCall Road (F.M. 2061), a distance of 280.00 feet to a No. 4 rebar found at the Southernmost Northwest corner of said Lot 1 for the Southernmost Northwest corner of this tract;
5. THENCE, N 53° 50' 15" E (N 54° 01' 00" E plat call) along the Northwest boundary line of said Lot 1 and a right-of-way c/cp line distance of 70.87 feet to the POINT OF BEGINNING and containing 2.244 acres of land, more or less.

**NOTES:**

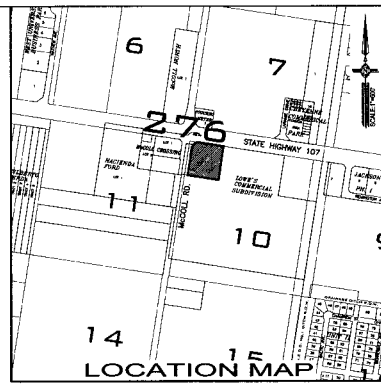
1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
2. SURVEY WAS PREPARED IN COORDINATION WITH BEIRA TITLE OF HIDALGO COUNTY, INC. COMMITMENT NO. 310308, EFFECTIVE DATE: DECEMBER 31, 2012 (650350, JANUARY 8, 2013)

**EASEMENTS FROM SCHEDULE E:**

- 153: RIGHT-OF-WAY EASEMENT RESERVED IN DEED DATED JANUARY 28, 1984, RECORDED IN VOLUME 882, PAGE 88, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (PLOTTED AND SHOWN HEREON)
- 154: EASEMENT RESERVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, BY DEED DATED APRIL 20, 2006, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, ON APRIL 28, 2006, UNDER CLERK'S FILE NO. 1008765. (PLOTTED AND SHOWN HEREON)
- 155: EASEMENT RESERVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, BY DEED DATED APRIL 23, 2007, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, ON MAY 16, 2007, UNDER CLERK'S FILE NO. 1759928. (PLOTTED AND SHOWN HEREON)
- 156: A THIRTY FOOT (30') EASEMENT TO THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, ALONG THE NORTH SIDE OF SUBJECT PROPERTY AS SHOWN ON PLAT RECORDED IN VOLUME 53, PAGE 95, MAP RECORDS OF HIDALGO COUNTY, TEXAS. (PLOTTED AND SHOWN HEREON)
- 157: A TEN FOOT (10') EASEMENT TO THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, ALONG THE WEST SIDE OF SUBJECT PROPERTY AS SHOWN ON PLAT RECORDED IN VOLUME 53, PAGE 95, MAP RECORDS OF HIDALGO COUNTY, TEXAS. (PLOTTED AND SHOWN HEREON)
- 158: A UTILITY EASEMENT ALONG THE SOUTH TEN FEET (10') OF THE NORTH FORTY FEET (40') OF SUBJECT PROPERTY AS SHOWN ON PLAT RECORDED IN VOLUME 53, PAGE 95, MAP RECORDS OF HIDALGO COUNTY, TEXAS. (PLOTTED AND SHOWN HEREON)
- 159: A UTILITY EASEMENT ALONG THE EAST TEN FEET (10') OF THE WEST TWENTY FEET (20') OF SUBJECT PROPERTY AS SHOWN ON PLAT RECORDED IN VOLUME 53, PAGE 95, MAP RECORDS OF HIDALGO COUNTY, TEXAS. (PLOTTED AND SHOWN HEREON)
- 160: A FIFTEEN FOOT (15') UTILITY EASEMENT ALONG THE EAST SIDE OF SUBJECT PROPERTY AS SHOWN ON PLAT RECORDED IN VOLUME 53, PAGE 95, MAP RECORDS OF HIDALGO COUNTY, TEXAS. (PLOTTED AND SHOWN HEREON)
- 161: EASEMENTS, RIGHTS, RULES AND REGULATIONS IN FAVOR OF HIDALGO COUNTY, IRRIGATION DISTRICT NO. 1. (BLANKET IN NATURE, NOT PLOTTABLE)
- 162: EASEMENTS OR CLAIMS OF EASEMENTS, WHICH ARE NOT OF PUBLIC RECORD. (NOT VESTIBLE BY SURVEYOR)
- 163: MINIMUM SETBACK LINES AS PER CITY ORDINANCES, AS SHOWN ON PLAT RECORDED IN VOLUME 53, PAGE 95, MAP RECORDS OF HIDALGO COUNTY, TEXAS. (PLOTTED AND SHOWN HEREON)

3. MINIMUM SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY ORDINANCES.
4. IRRIGATION LINE IS BASED ON INFORMATION PROVIDED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.

PLAT SHOWING  
2.244 ACRES BEING ALL OF LOT 1  
THE LAREDO NATIONAL BANK-  
EDINBURG SUBDIVISION  
VOLUME 53, PAGE 95 H.C.M.R.  
AN ADDITION TO THE  
CITY OF EDINBURG  
HIDALGO COUNTY, TEXAS



**FLOOD\_ZONE**

ZONE "X"  
AREAS OF 100-YEAR FLOOD AREAS OF  
100-YEAR FLOOD WITH AN ANTICIPATED DEPTH  
OF LESS THAN 1 FOOT ON WATERWAY  
AREAS LESS THAN 100 FEET WIDE AND  
AREAS PHOTOGRAPHY BY LEVELS FROM  
100-YEAR FLOOD  
COMMUNITY PANEL NUMBER: 480381001E  
MAP REVISED: APRIL 8, 2009  
REVISION TO DISTRICT COMMISSION MAY 14, 2003  
FURTHER REVISION TO REVISION: DECEMBER 16, 2003

**LEGEND**

- ROUND IR REBAR
- ▲ R.O.W. MARKER
- POWER POLE
- SERVICE POLE
- LIGHT POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- SIGN
- ▲ STOP SIGN
- HANDBACK SIGN
- FIRE HYDRANT
- WATER METER
- FIRE DEPARTMENT CONNECTION
- WATER VALVE
- SANITARY SEWER MANHOLE
- FIRE INLET
- GRATE INLET
- HP WIDE I/O
- CLEARANCE
- UNDERGROUND CABLE MARKER
- ELECTRIC BOX
- TRAFFIC LIGHT POLE
- GUARD POST
- 30" IRRIGATION STAND PIPE
- OVERHEAD POWER LINE
- FIRE LINE
- 1" SANITARY COVER LINE
- SANITARY SEWER LINE
- WATERLINE
- DRAINAGE LINE
- ASPHALT AREA
- CONCRETE AREA
- COVERED AREA
- NO PARKING ZONE
- BACK OF CURB TO BACK OF CURB
- RIGHT OF WAY
- HIDALGO COUNTY MAP RECORDS
- NORTHWEST CORNER
- FIREBRICK FLOOR
- RECORDED PLAT CALLS
- HANDBACK PARKING SIGN

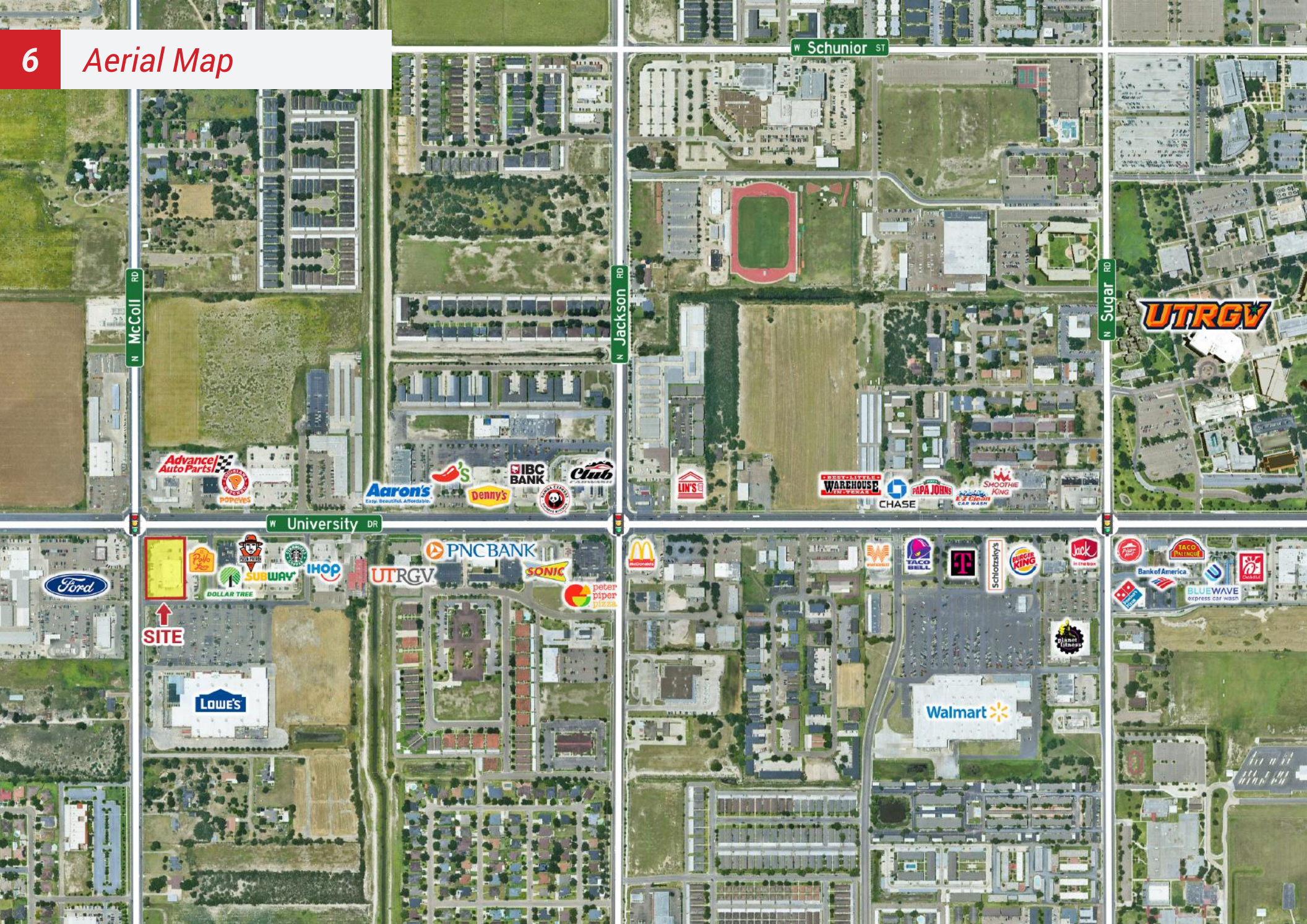
I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 12/12/12 UNDER MY DIRECTION AND SUPERVISION.  
1-12-13  
FRED L. KURTH, RPLS No. 4750 DATE:



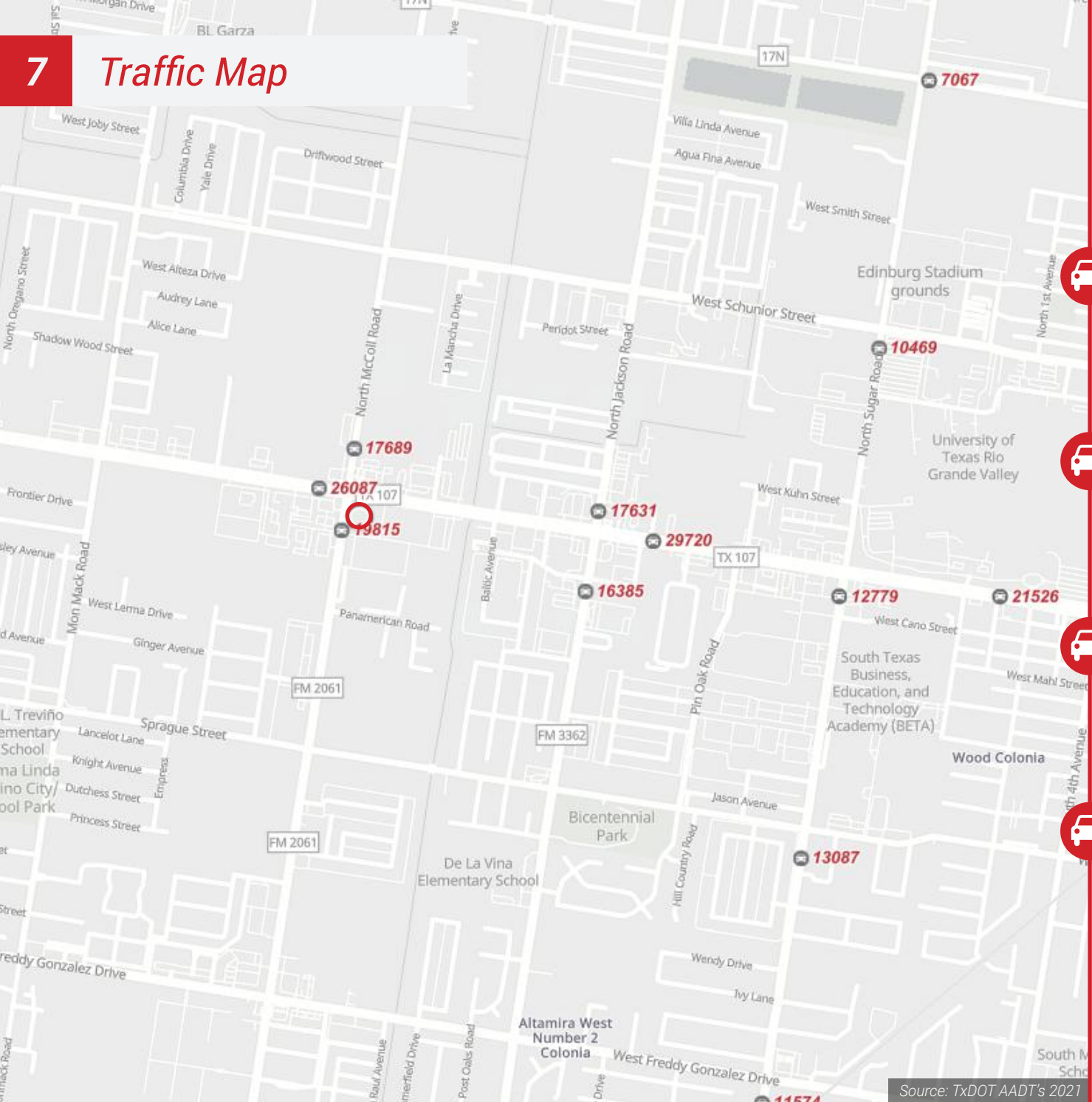
As-Built Survey			
JOB No:	12012.10	UPDATE TITLE COMMITMENT	01/17/13 F.P.A.
DRAWING DATE:	12/13/2012	REVISION	DATE
DRAWN BY:	J.C.	BY	
File Name:	12012.10		
T-842, PG. 9-12			
115 W. MIDWAY BLVD EDINBURG, TX 78841 PH: (956) 381-0281 FAX: (956) 458-8091 ESTABLISHED 1947		227 N. F.M. 3167 W. GARDEN CITY, TX 78642 PH: (956) 487-0266 FAX: (956) 458-8091	



We obtained the information above from sources we believe to be reliable. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All information should be verified by user prior to purchase or lease.



# 7 Traffic Map



## Traffic Counts

2820 W University Dr. Edinburg, TX

### W University Dr.

26,087 VPD

### S McColl Rd.

19,815 VPD

### N Jackson Rd.

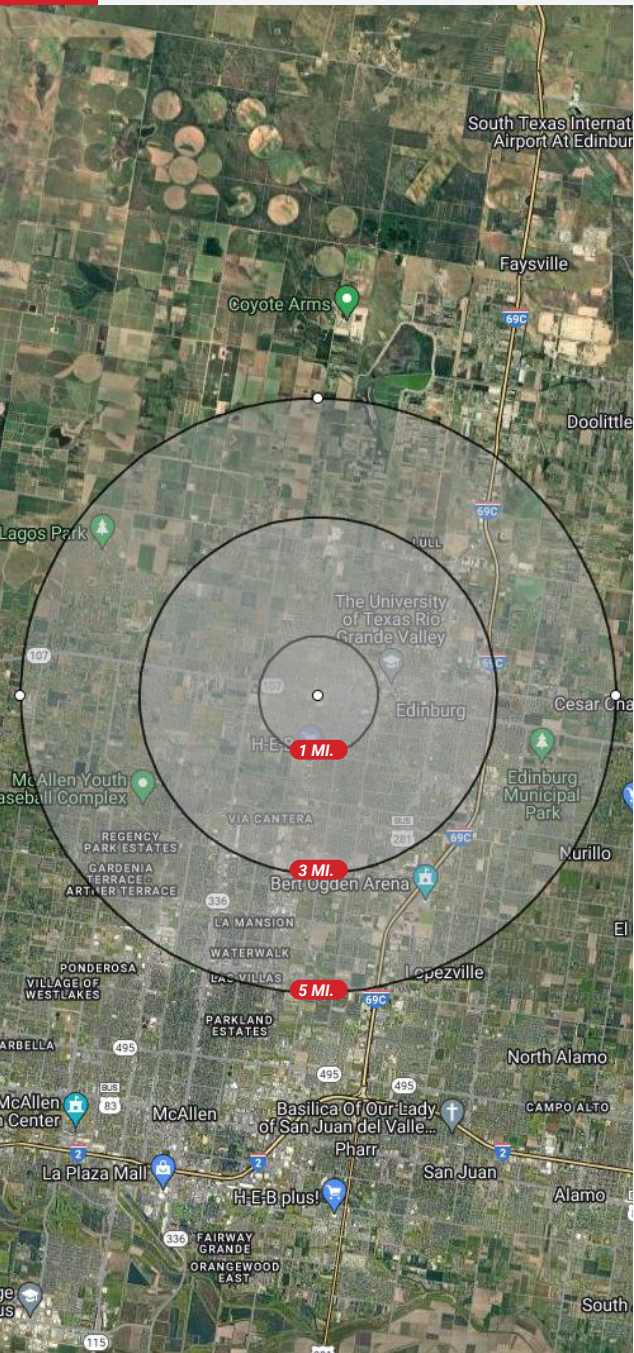
17,631 VPD

### S Sugar Rd.

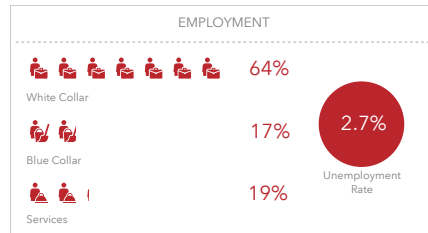
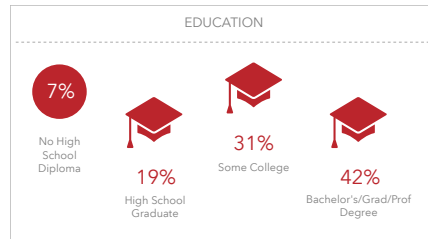
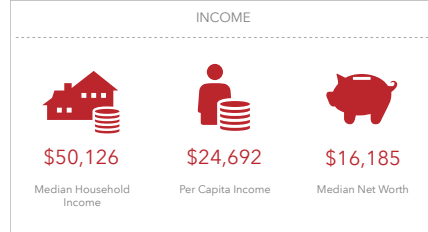
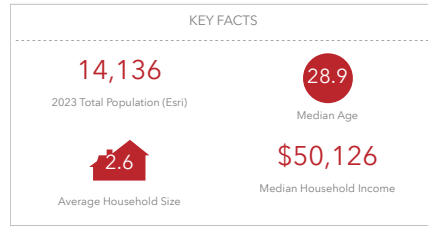
12,779 VPD

Source: TxDOT AADT's 2021

# 8 Demographics



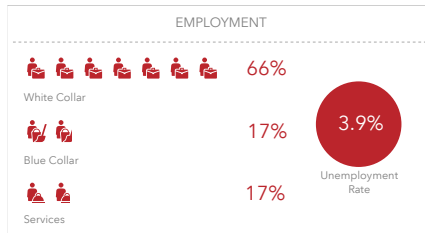
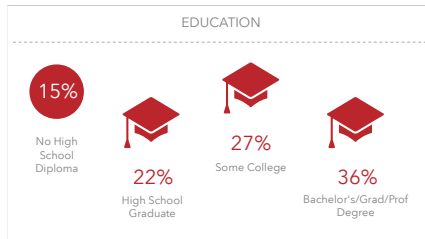
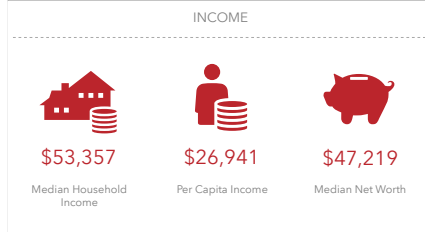
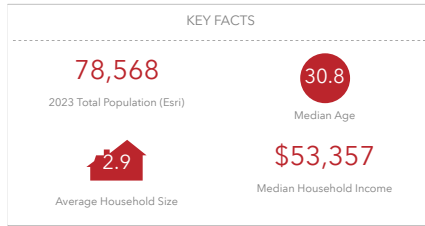
1 MI.



Tapestry segments

7A	Up and Coming Families 2,921 households	55.7% of Households	▼
14B	College Towns 1,216 households	23.2% of Households	▼
8C	Bright Young Professionals 1,105 households	21.1% of Households	▼

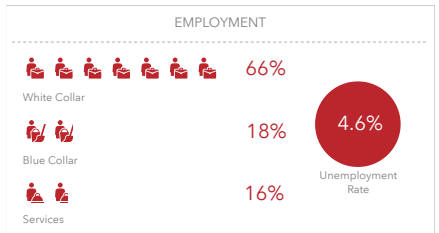
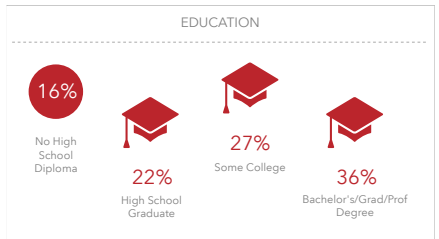
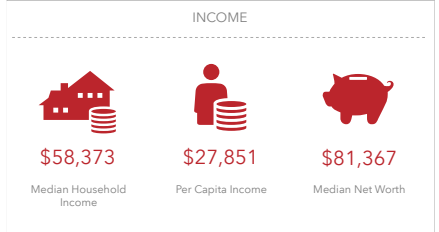
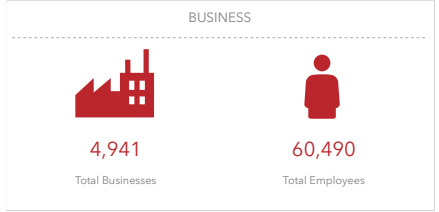
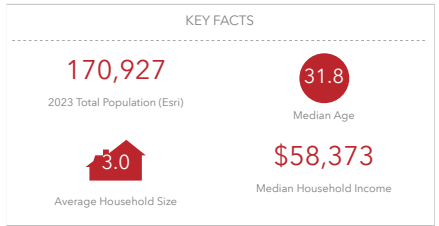
3 MI.



Tapestry segments

7A	Up and Coming Families 7,897 households	29.2% of Households	▼
7F	Southwestern Families 4,663 households	17.2% of Households	▼
11C	Metro Fusion 3,791 households	14.0% of Households	▼

5 MI.



Tapestry segments

7A	Up and Coming Families 16,129 households	28.1% of Households	▼
7F	Southwestern Families 7,247 households	12.6% of Households	▼
4A	Workday Drive 6,302 households	11.0% of Households	▼





## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Southern Commercial Real Estate Group	9010230	Info@screg.net	(956) 412-7273
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Guadalupe G. Garza	0412275	Lupita@screg.net	(956) 536-9596
Designated Broker of Firm	License No.	Email	Phone
Christian Gutierrez	582038	Chris@screg.net	(956) 367-5043
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Pedro F. Torres Jr.	699448	Ptorres@screg.net	(956) 536-8994
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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