

SUGAR BUSINESS PARK

NOW LEASING

5013 South Sugar Road Edinburg, TX 78539



LEASE RATE \$24.00/SF/YR

LEASE TYPE Net

PROJECTED NNN \$5.15/SF/YR

Daniel Galvan, SIOR, CCIM

(956) 451-2983

dgalvan@cbcriograndevalley.com

Alejandro Adame

(956) 448-4930

aadame@cbcriograndevalley.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY SUMMARY

5013 S. SUGAR RD

Edinburg, TX 78539



PROPERTY DESCRIPTION

Sugar Business Park is located at the intersection of Sugar and Albert Road, strategically positioned near key medical institutions including Doctors Hospital at Renaissance, South Texas Health System, and Cornerstone Hospital. The site also benefits from close proximity to shops, restaurants, and other local attractions, offering both convenience and accessibility.

PROPERTY HIGHLIGHTS

- Proximity to major medical facilities
- Ample Parking
- Custom Finish Outs Available
- Conveniently located

OFFERING SUMMARY

Lease Rate:	\$24.00/SF/YR
Lease Type:	Net
Projected NNN:	\$5.15/SF/YR
Minimum Divisible:	3,000 SF
Max Contiguous:	36,480 SF
Market:	Rio Grande Valley
Submarket:	Edinburg

Daniel Galvan, SIOR, CCIM

(956) 451-2983

dgalvan@cbcriograndevalley.com

Alejandro Adame

(956) 448-4930

aadame@cbcriograndevalley.com

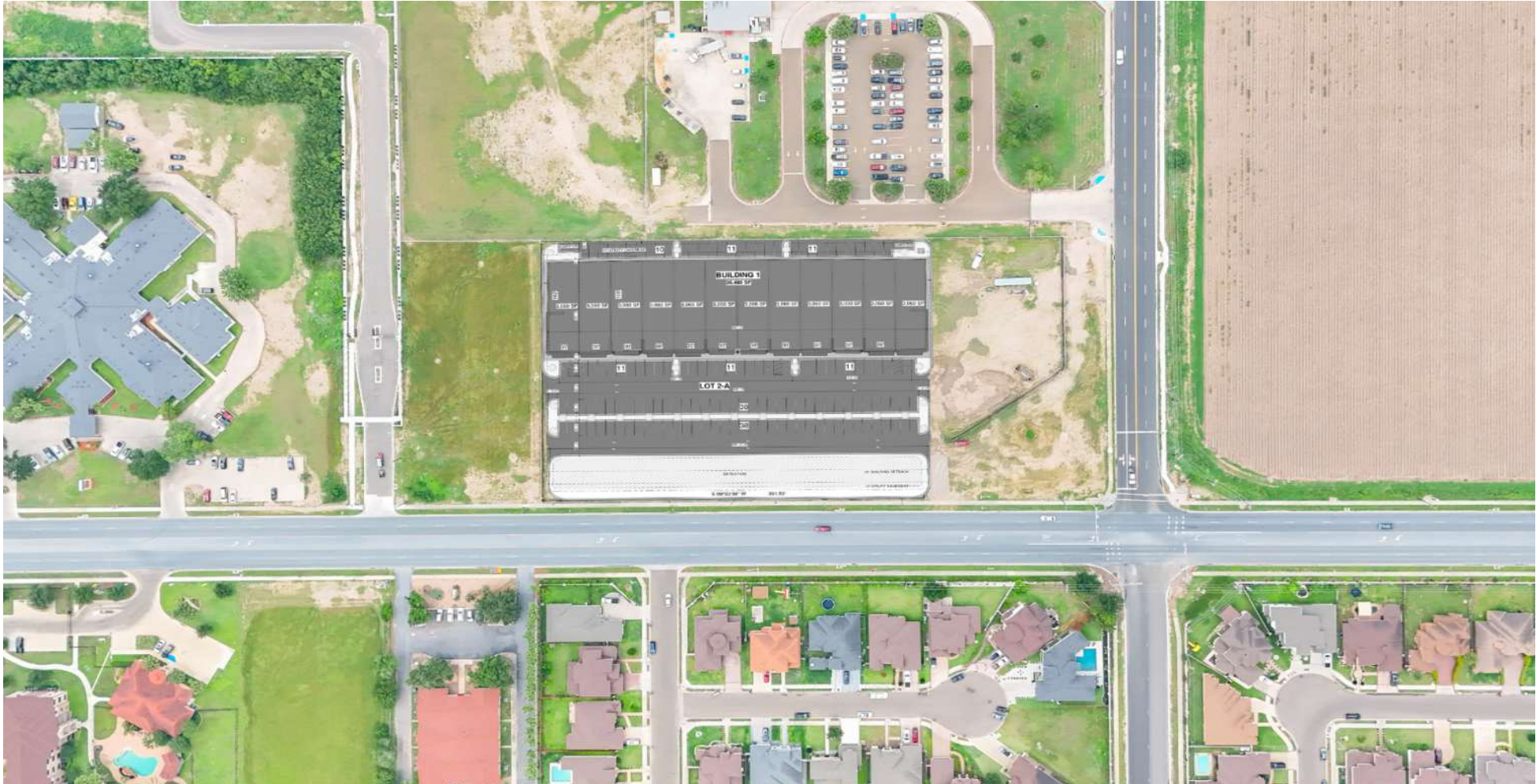


**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

SITE PLAN

5013 S. SUGAR RD

Edinburg, TX 78539



Daniel Galvan, SIOR, CCIM

(956) 451-2983

dgalvan@cbcgrandevalley.com

Alejandro Adame

(956) 448-4930

aadame@cbcgrandevalley.com

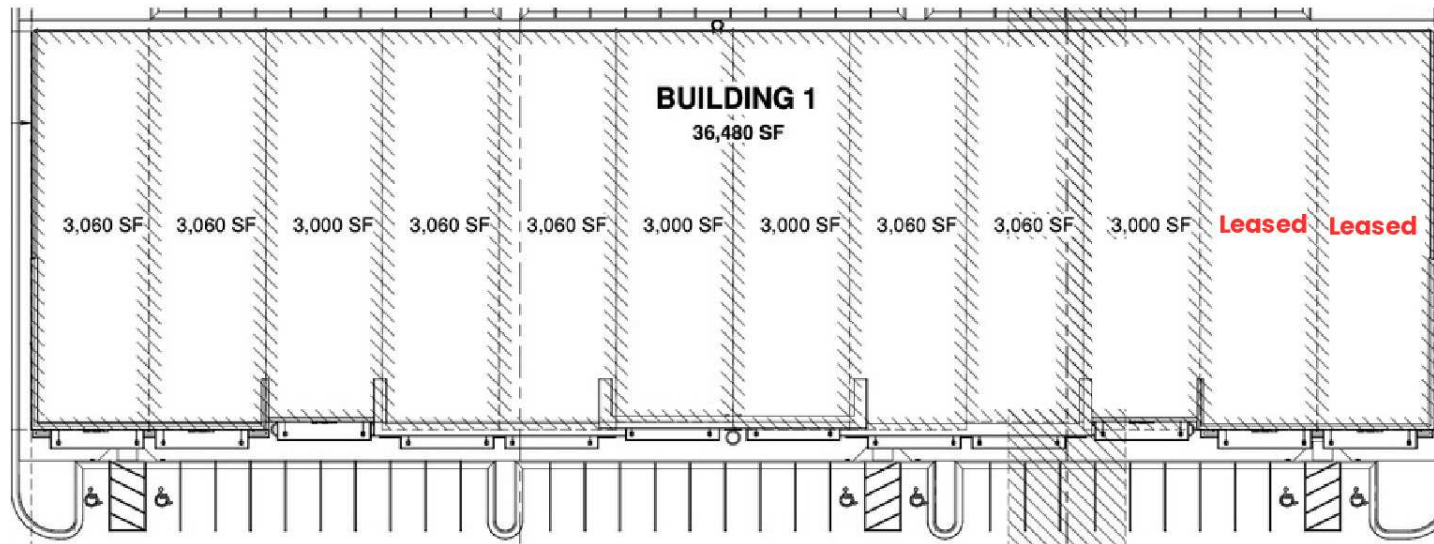


**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

SPACE AVAILABLE

5013 S SUGAR RD

Edinburg, TX 78539



Daniel Galvan, SIOR, CCIM

(956) 451-2983

dgalvan@cbcriograndevalley.com

Alejandro Adame

(956) 448-4930

aadame@cbcriograndevalley.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

WEST AERIAL

5013 S. SUGAR RD

Edinburg, TX 78539



Daniel Galvan, SIOR, CCIM
(956) 451-2983
dgalvan@cbcgrandevalley.com

Alejandro Adame
(956) 448-4930
aadame@cbcgrandevalley.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

EAST AERIAL

5013 S. SUGAR RD

Edinburg, TX 78539



Daniel Galvan, SIOR, CCIM
(956) 451-2983
dgalvan@cbcgrandevalley.com

Alejandro Adame
(956) 448-4930
aadame@cbcgrandevalley.com

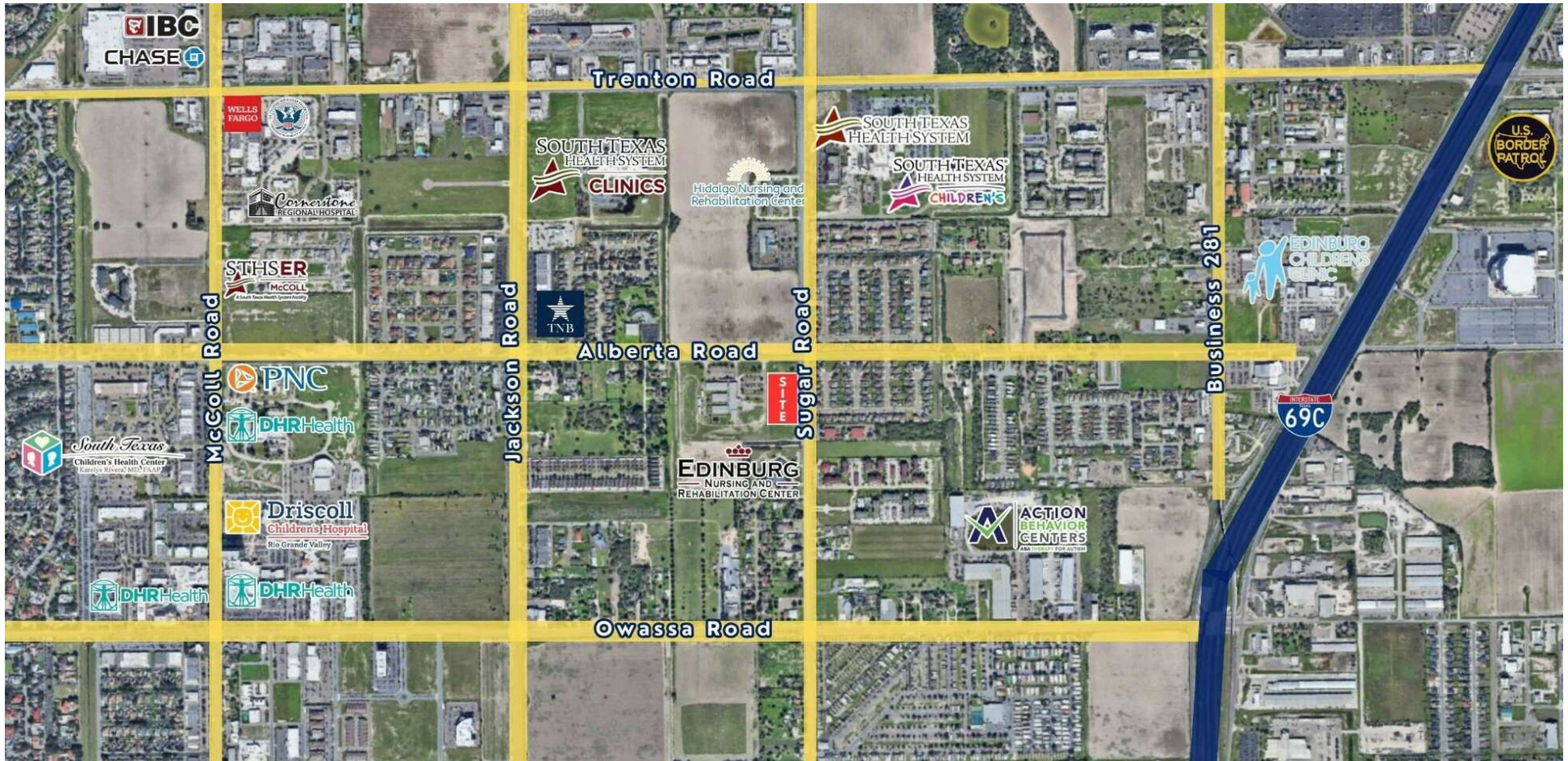


**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

CLOSE AERIAL

5013 S. SUGAR RD

Edinburg, TX 78539



Daniel Galvan, SIOR, CCIM

(956) 451-2983

dgalvan@cbcgrandevalley.com

Alejandro Adame

(956) 448-4930

aadame@cbcgrandevalley.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

WIDE AERIAL

5013 S. SUGAR RD

Edinburg, TX 78539



Daniel Galvan, SIOR, CCIM

(956) 451-2983

dgalvan@cbcriograndevalley.com

Alejandro Adame

(956) 448-4930

aadame@cbcriograndevalley.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

LOCATION MAP

5013 S. SUGAR RD

Edinburg, TX 78539



Daniel Galvan, SIOR, CCIM

(956) 451-2983

dgalvan@cbcriograndevalley.com

Alejandro Adame

(956) 448-4930

aadame@cbcriograndevalley.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

DEMOGRAPHICS

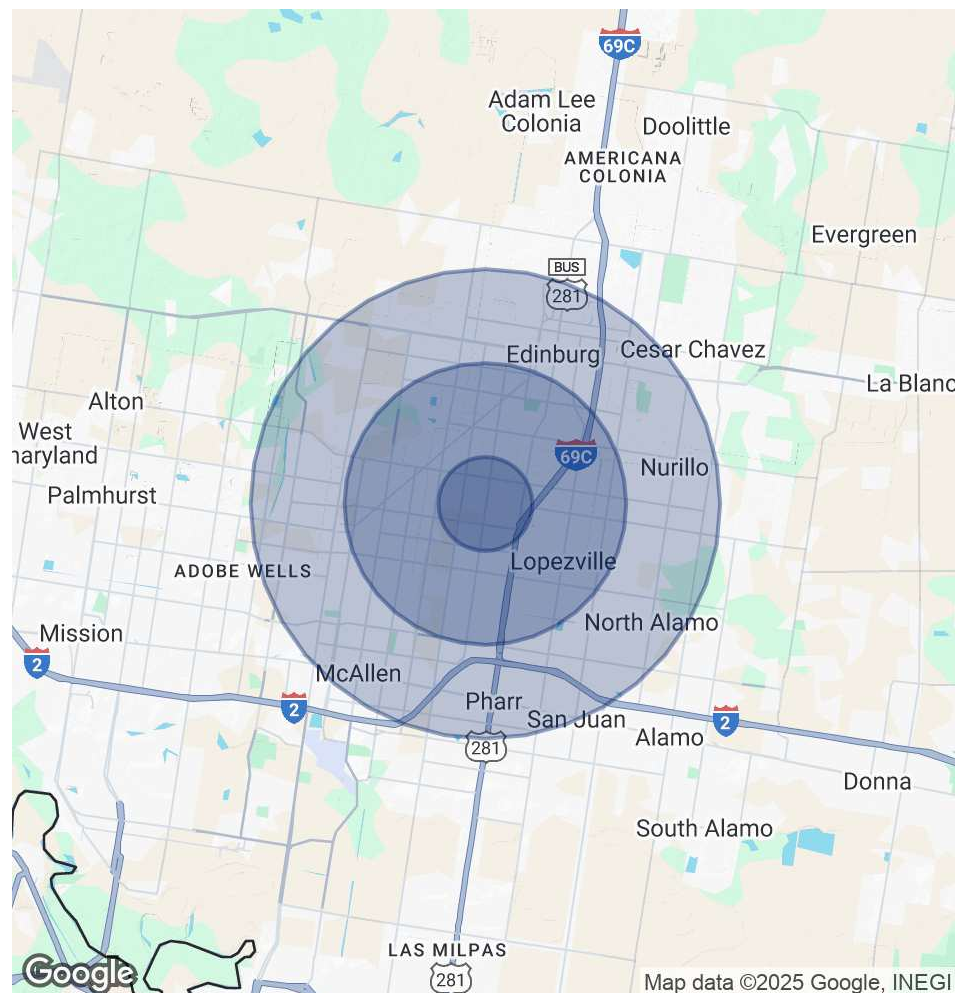
5013 S. SUGAR RD

Edinburg, TX 78539

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,383	95,370	251,836
Average Age	36	36	36
Average Age (Male)	35	35	34
Average Age (Female)	36	37	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,573	33,259	84,079
# of Persons per HH	2.9	2.9	3
Average HH Income	\$98,495	\$87,714	\$77,259
Average House Value	\$246,928	\$222,215	\$194,644

Demographics data derived from AlphaMap



Daniel Galvan, SIOR, CCIM

(956) 451-2983

dgalvan@cbcgrandevalley.com

Alejandro Adame

(956) 448-4930

aadame@cbcgrandevalley.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY