



DEMOGRAPHICS

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PROPERTY HIGHLIGHTS

- 0.47 Ac Lot for Sale and 5,300 SF Building for Sale
- Excellent location in Medical Hub
- Ample Parking
- Walking Distance to Hospital
- Perfect for Rehab, Doctors Office, Day Care, Medical Lab



TRAFFIC COUNTS

Alberta Rd: 8,814 VPD McColl Rd: 22,365 VPD (MPSI 2021)



Lot For Sale \$210,000+0.4719AC (20,558 SF)

3141 - 5,300 SF Building Building for Sale: \$725,000



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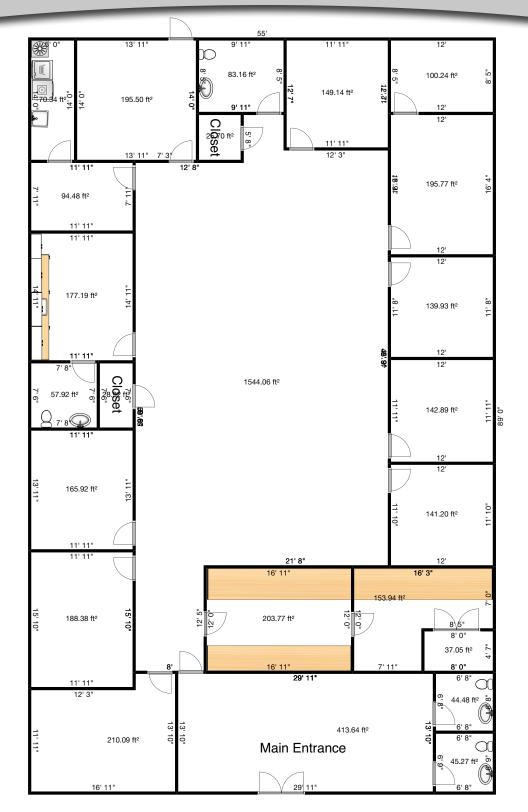






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CENTER POINTE SEQ OF ALBERTA & MCCOLL RD

3141 CENTER POINTE DRIVE EDINBURG, TEXAS 78539

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	5,835	61,702	174,912
2010 Total Population	7,552	84,356	228,505
2021 Total Population	8,435	97,530	263,050
2021 Group Quarters	19	450	2,258
2026 Total Population	9,082	104,269	279,853
2021-2026 Annual Rate	1.49%	1.35%	1.25%
2021 Total Daytime Population	15,626	116,363	302,788
Workers	11,072	63,614	151,003
Residents	4,554	52,749	151,785
Household Summary			
2000 Households	1,882	19,669	52,844
2000 Average Household Size	3.09	3.08	3.27
2010 Households	2,547	27,697	71,234
2010 Average Household Size	2.95	3.03	3.18
2021 Households	2,867	32,111	82,200
2021 Average Household Size	2.94	3.02	3.17
2026 Households	3,086	34,338	87,511
2026 Average Household Size	2.94	3.02	3.17
2021-2026 Annual Rate	1.48%	1.35%	1.26%
2010 Families	2,000	21,169	55,249
2010 Average Family Size	3.35	3.49	3.64
2021 Families	2,230	24,339	63,303
2021 Average Family Size	3.34	3.50	3.64
2026 Families	2,393	25,968	67,245
2026 Average Family Size	3.35	3.50	3.65
2021-2026 Annual Rate	1.42%	1.30%	1.22%
Housing Unit Summary	1.42 /0	1.50%	1.22 /0
	2,193	22,758	60,686
2000 Housing Units	59.1%	58.3%	55.5%
Owner Occupied Housing Units	26.7%	28.1%	
Renter Occupied Housing Units	14.2%	13.6%	31.6% 12.9%
Vacant Housing Units			
2010 Housing Units	2,738	29,867	77,919
Owner Occupied Housing Units	61.2%	58.6%	55.2%
Renter Occupied Housing Units	31.8%	34.1%	36.2%
Vacant Housing Units	7.0%	7.3%	8.6%
2021 Housing Units	3,073	34,958	90,327
Owner Occupied Housing Units	58.8%	58.0%	56.2%
Renter Occupied Housing Units	34.5%	33.9%	34.8%
Vacant Housing Units	6.7%	8.1%	9.0%
2026 Housing Units	3,313	37,413	96,232
Owner Occupied Housing Units	59.8%	59.1%	57.5%
Renter Occupied Housing Units	33.4%	32.6%	33.5%
Vacant Housing Units	6.9%	8.2%	9.1%
Median Household Income			
2021	\$85,519	\$61,618	\$48,432
2026	\$90,223	\$68,083	\$53,123
Median Home Value			
2021	\$280,409	\$181,648	\$152,373
2026	\$336,465	\$268,782	\$241,887
Per Capita Income			
2021	\$40,842	\$27,478	\$21,081
2026	\$44,967	\$30,886	\$23,743
Median Age			
2010	35.0	31.8	30.0
2021	36.4	33.6	31.8
2026	36.7	34.4	32.7
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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.

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:
- 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
- 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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ter	nant/Seller/Landlord	I Initials Date	-

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov