FOR SALE

±24,116 SF Warehouse |8.41 ±AC | Zoned Industrial |Located in North Industrial Park, Edinburg, TX

600 INDEPENDENCE DR

Edinburg, TX 78541

PRESENTED BY:

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SVN HANNA SOLUTIONS COMMERCIAL REAL ESTATE

PROPERTY SUMMARY

OFFERING SUMMARY

SALE PRICE:	**$2,450,000**
BUILDING SIZE:	24,116 SF
LOT SIZE:	**8.41 Acres**
BULDING $/SF:	**$101.59**
LAND $/SF	**$6.60**
ZONING:	General Industrial
MARKET:	Edinburg, TX
VIRTUAL TOUR:	View Here

PROPERTY OVERVIEW

SVN | Hanna Solutions CRE is proud to present 600 Independence Dr, Edinburg, TX, a well-located industrial property situated within the Edinburg's North Industrial Park. The property features ±24,116 SF of total building area, including ±20,100 SF of warehouse space and ±4,016 SF of office space, offering a functional balance for operational, administrative, and support uses.

Suitable for a wide range of industrial and service-oriented users. The building sits on a ±8.41-acre site, creating a rare opportunity for owner-users or investors to operate immediately while maintaining significant excess land for future expansion, additional construction, or potential subdivision for resale or phased development.

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PROPERTY HIGHLIGHTS

- Located in Edinburg's North Industrial Park
- Total AC: ±8.41 AC
- Anchored by: Fedex, Siddons Martin Emergency Group & Tractor Supply
- Estimated Excess Land: 4.72-4.92±AC
- Air-Conditioned Warehouse & Office
- **Equipped with 3-phase, 250-amp**
- **Single-phase power servicing the office space**
- Existing industrial improvements with immediate usability
- Excess land for future development or value-add strategies
- **Easy access to I-69C, allowing for convenient northbound and southbound travel.**
- Ideal for logistics, distribution, light industrial, or owner-users

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PROPERTY DETAILS

SALE PRICE	**$2,450,000**

LOCATION INFORMATION

BUILDING NAME	±24,116 SF Industrial Warehouse | 8.41 ±AC | Zoned Industrial | Edinburg, TX
COUNTY	Hidalgo
MARKET	Edinburg

BUILDING INFORMATION

BUILDING SIZE	**24,116 SF**
YEAR BUILT	**2003**
NUMBER OF DOCK HIGH DOORS	2
NUMBER OF DRIVE IN BAYS	1
CEILING HEIGHT	**21.04 ft**
MINIMUM CEILING HEIGHT	**17.00 ft**
(WAREHOUSE)-SLAB THICKNESS	3±FT
OFFICE SPACE	4,016 SF
ROOF	**Metal**

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Warehouse/Distribution
ZONING	General Industrial
LOT SIZE	8.41 Acres

PARKING & TRANSPORTATION

PARKING TYPE	Asphalt
NUMBER OF PARKING SPACES	42

UTILITIES & AMENITIES

HANDICAP ACCESS	Yes
CENTRAL HVAC	Yes
POWER	3-Phase 250 AMP & Single Phase
RESTROOMS	**(1) Men's multi-stall restroom / (2) Women's multi-stall restroom**

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ADDITIONAL PHOTOS

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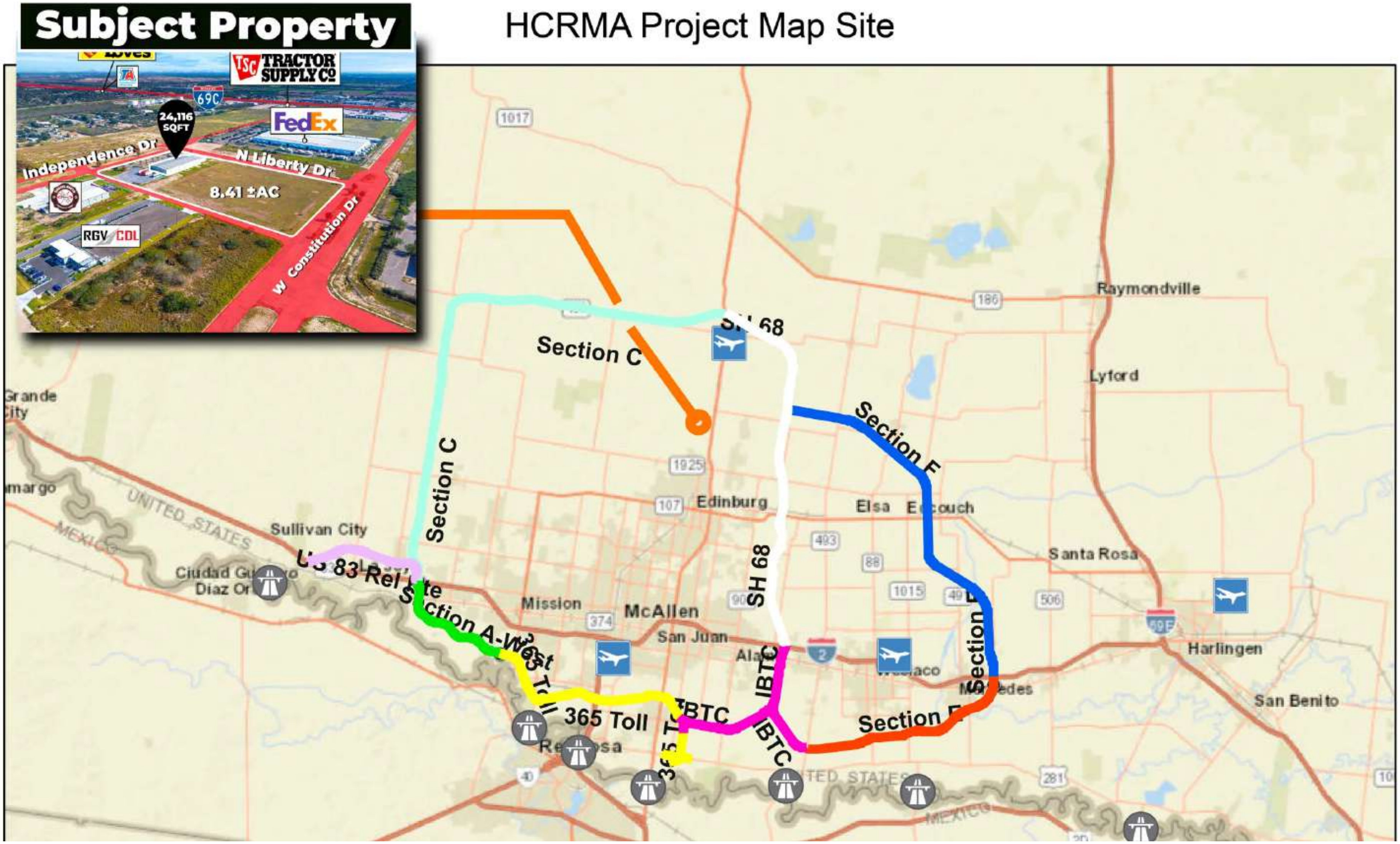
PROPOSED HCRMA PROJECT MAP SITE & SUBJECT PROPERTY LOCATION



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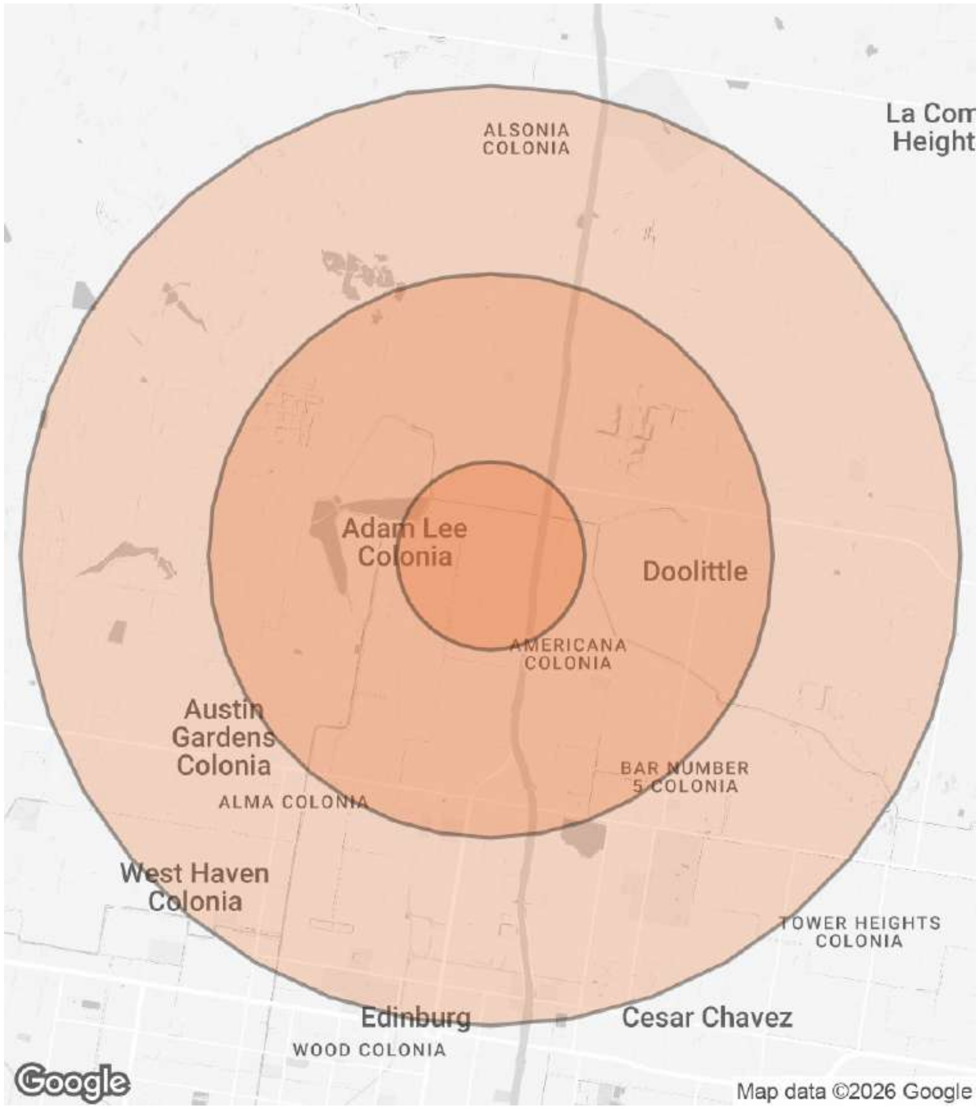
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,474	19,444	70,313
AVERAGE AGE	36	33	32
AVERAGE AGE (MALE)	35	32	31
AVERAGE AGE (FEMALE)	37	33	33

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	458	5,164	20,368
# OF PERSONS PER HH	3.2	3.8	3.5
AVERAGE HH INCOME	$51,257	$58,439	$62,822
AVERAGE HOUSE VALUE	$118,721	$132,784	$164,572

2020 American Community Survey (ACS)



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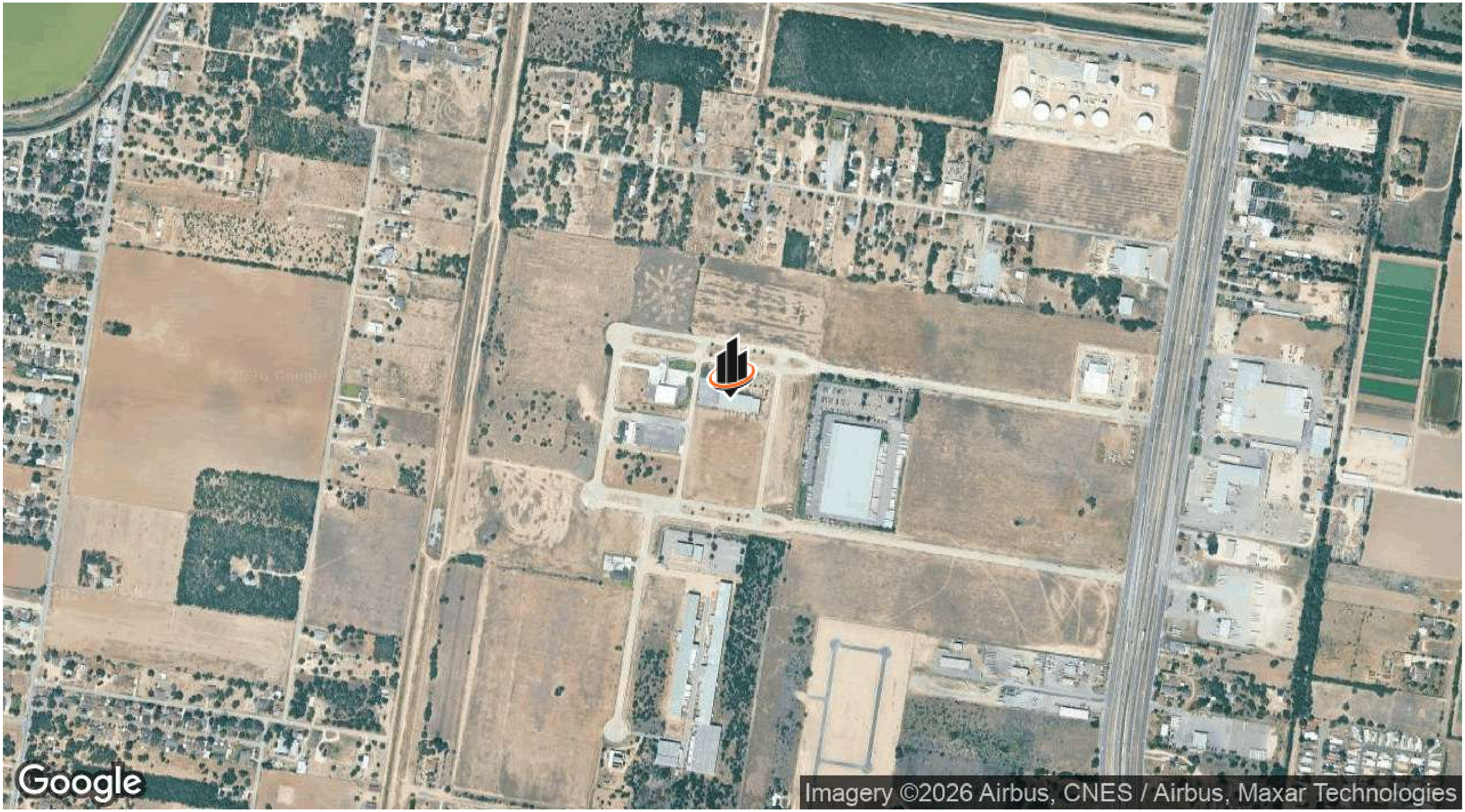
AERIAL MAP



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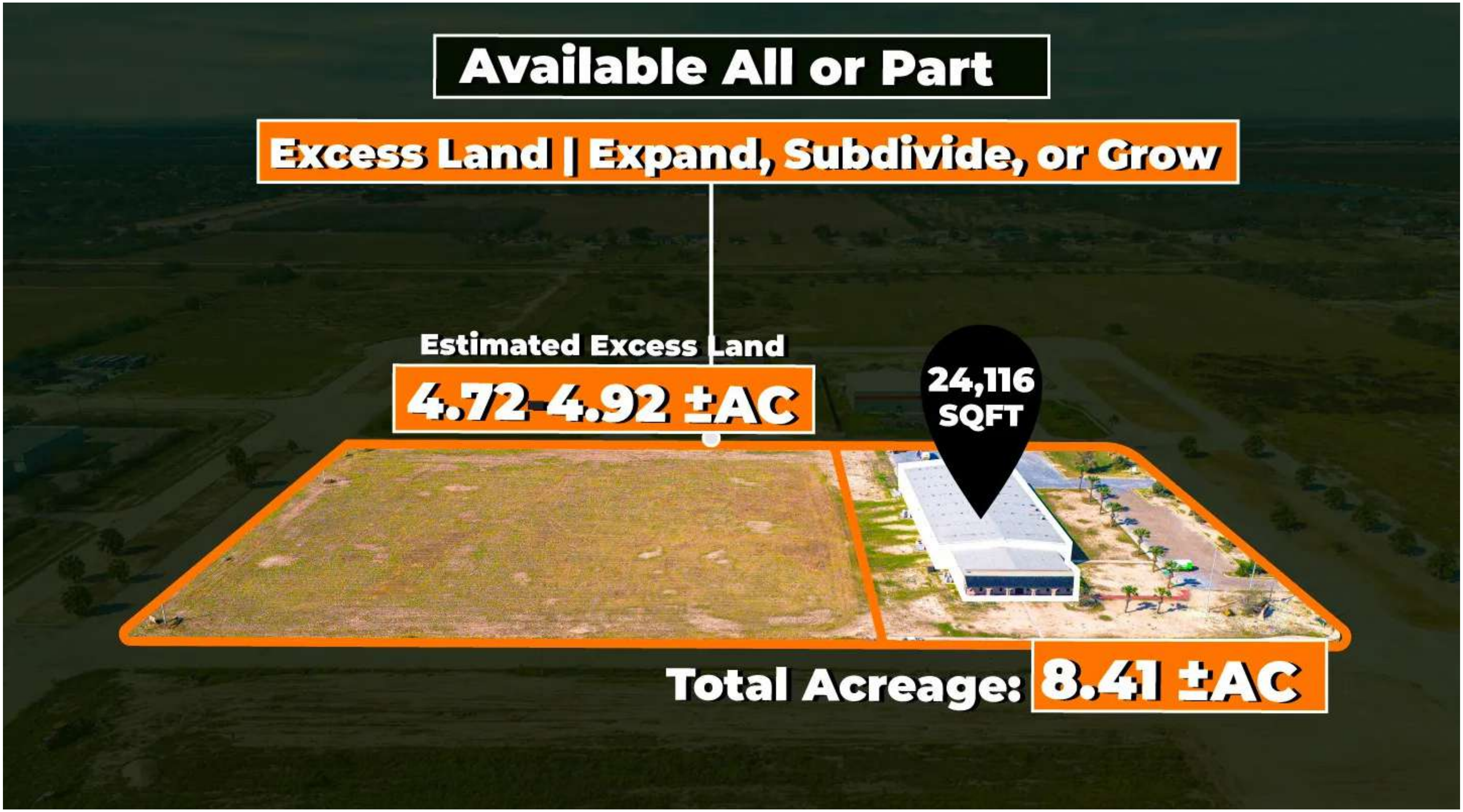

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ADDITIONAL PHOTOS (CLEAR HEIGHT)

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11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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;
  - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:
- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
-	**-**	**-**	**-**
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Ernesto De La Cruz	**808980**	**ernesto.delacruz@svn.com**	**956-888-6731**
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials　　　　Date

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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