

FOR SALE

\$497,000

3101 SANDLEWOOD ST. #1-4, EDINBURG, TX 78577

4 UNITS | ±1,017 SF EACH ON ±0.25 AC



JOEL C. ENGLISH

Managing Broker/Principal

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(713) 473-7200

NATHAN DUNMIRE

Agent

Nathan@SegueREGroup.com

(928) 503-9641



PROPERTY HIGHLIGHTS



Location

3101 Sandlewood St. #1-4
Edinburg, TX 78577



Asking Price

\$497,000



Size

±1,017 SF Each on ±0.25 AC

Unit 1: ±1,017 SF

Unit 2: ±1,017 SF

Unit 3: ±1,017 SF

Unit 4: ±1,017 SF

Contact Us

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- **Brand-new construction (2023)** fourplex featuring **four identical 3 Bed / 2 Bath units**

- Each unit is **±1,017 SF**, offering modern layouts with **tile flooring, granite countertops, and ample storage**

- Includes full-size **refrigerator, microwave, oven, washer & dryer** in every unit

- Each unit comes with **covered carport parking** and access to a **sprinkler system**

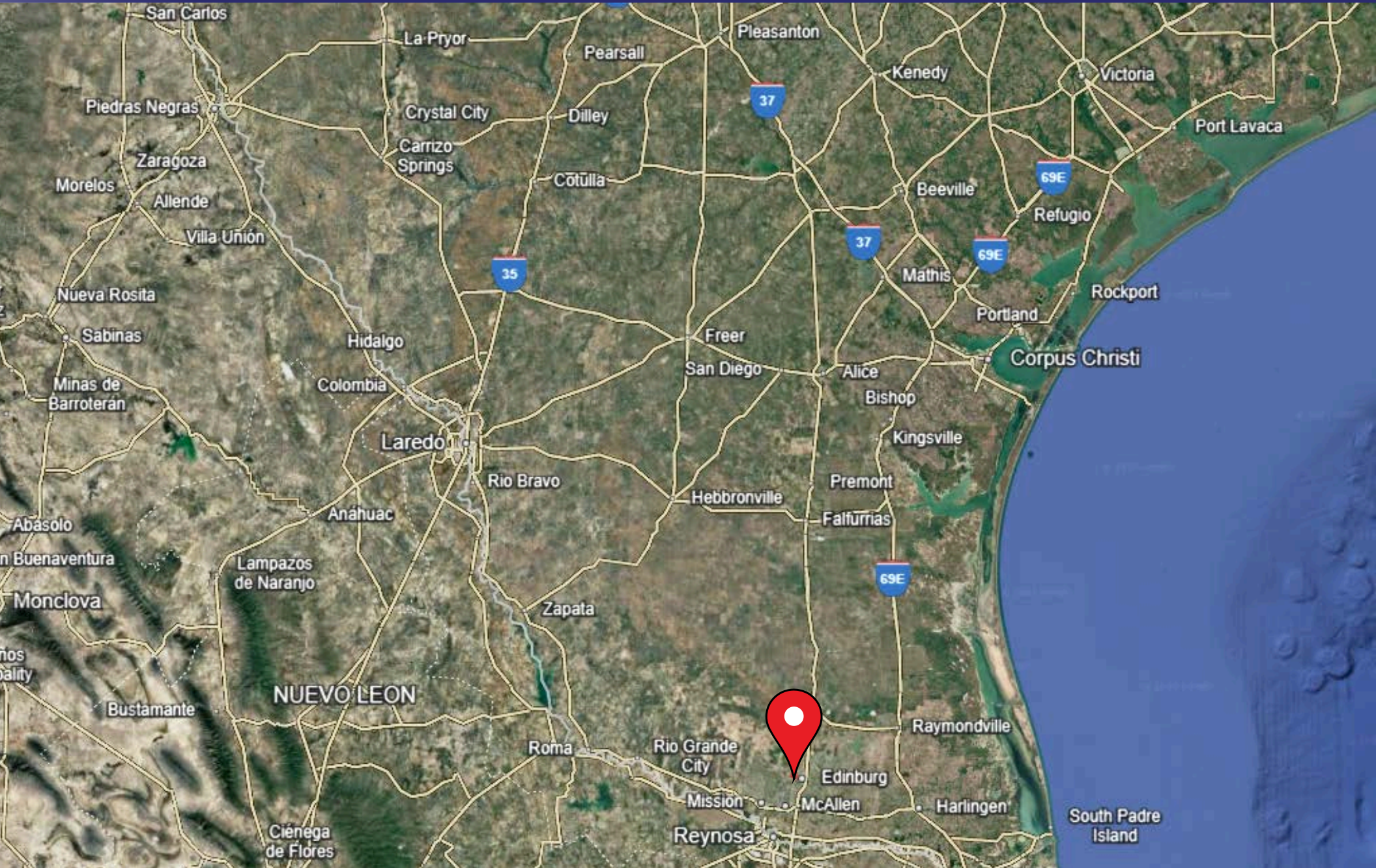
- One unit currently leased at **\$1,185.75/month (after management fee)** – room for income growth

- **Separately metered for electricity**, with low fixed expenses:
 - Electricity: ~\$35/month
 - Landscaping: ~\$40/month
 - Water (1 shared meter): ~\$60/month
 - HOA: \$600/year
 - Subject to change with new property manager

- Great opportunity to lease up and generate **strong monthly cash flow**

- Located in the **growing Edinburg market** with strong rental demand

LOCATION MAP



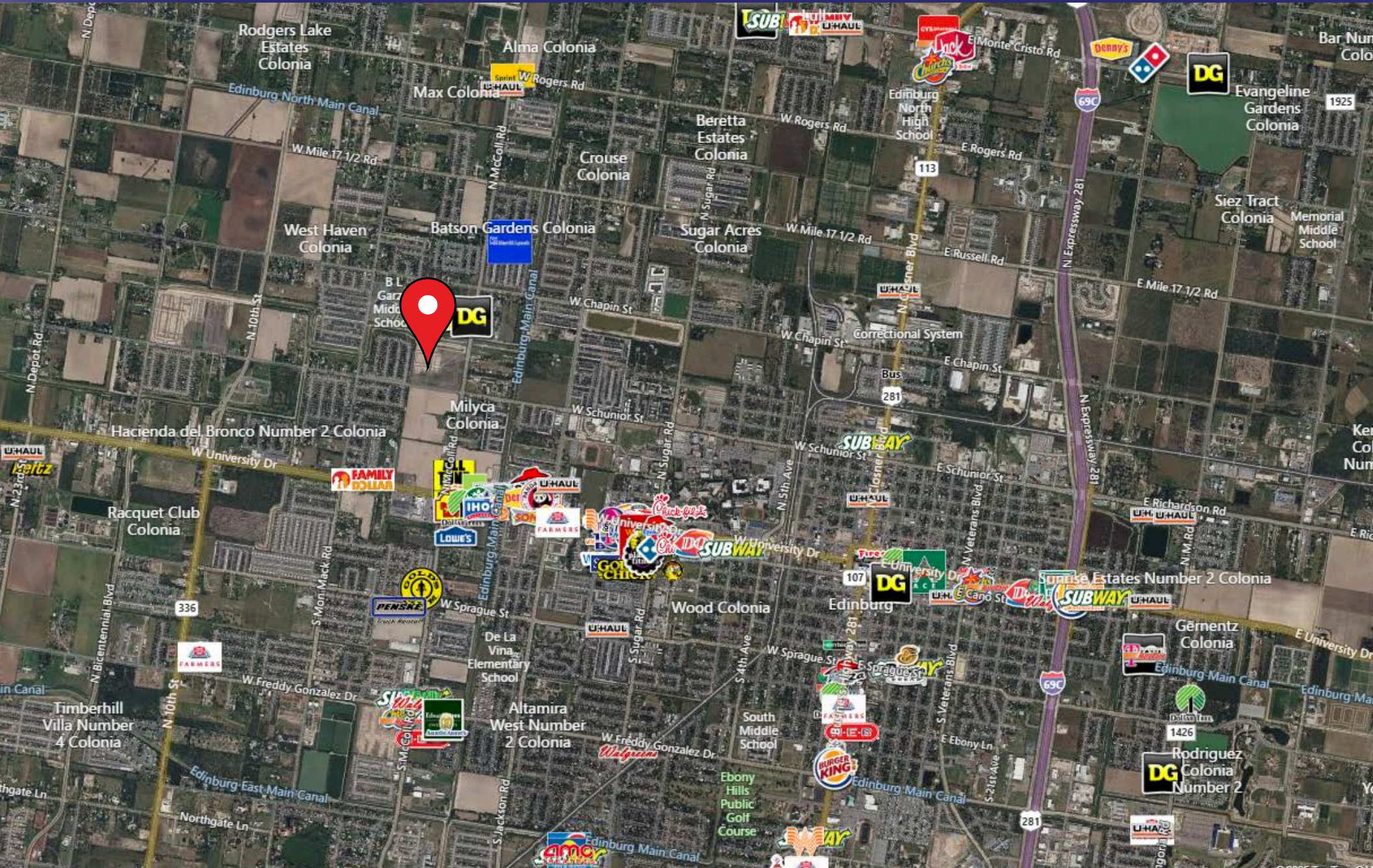
PROPERTY AERIAL



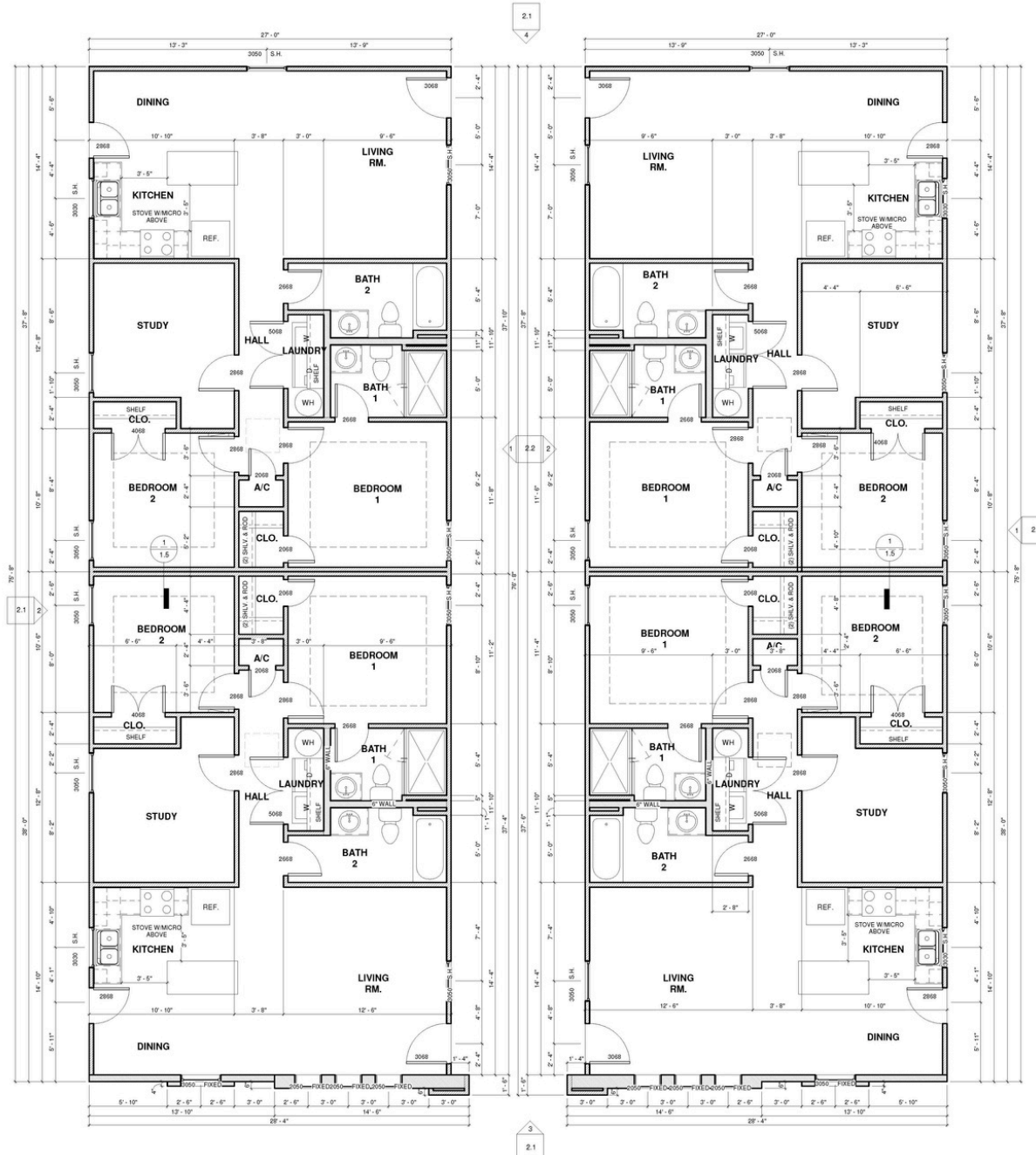
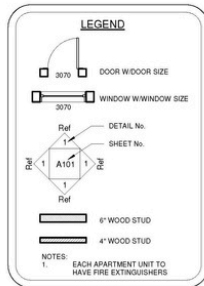
Approximately 3.5 miles to
Interstate 69

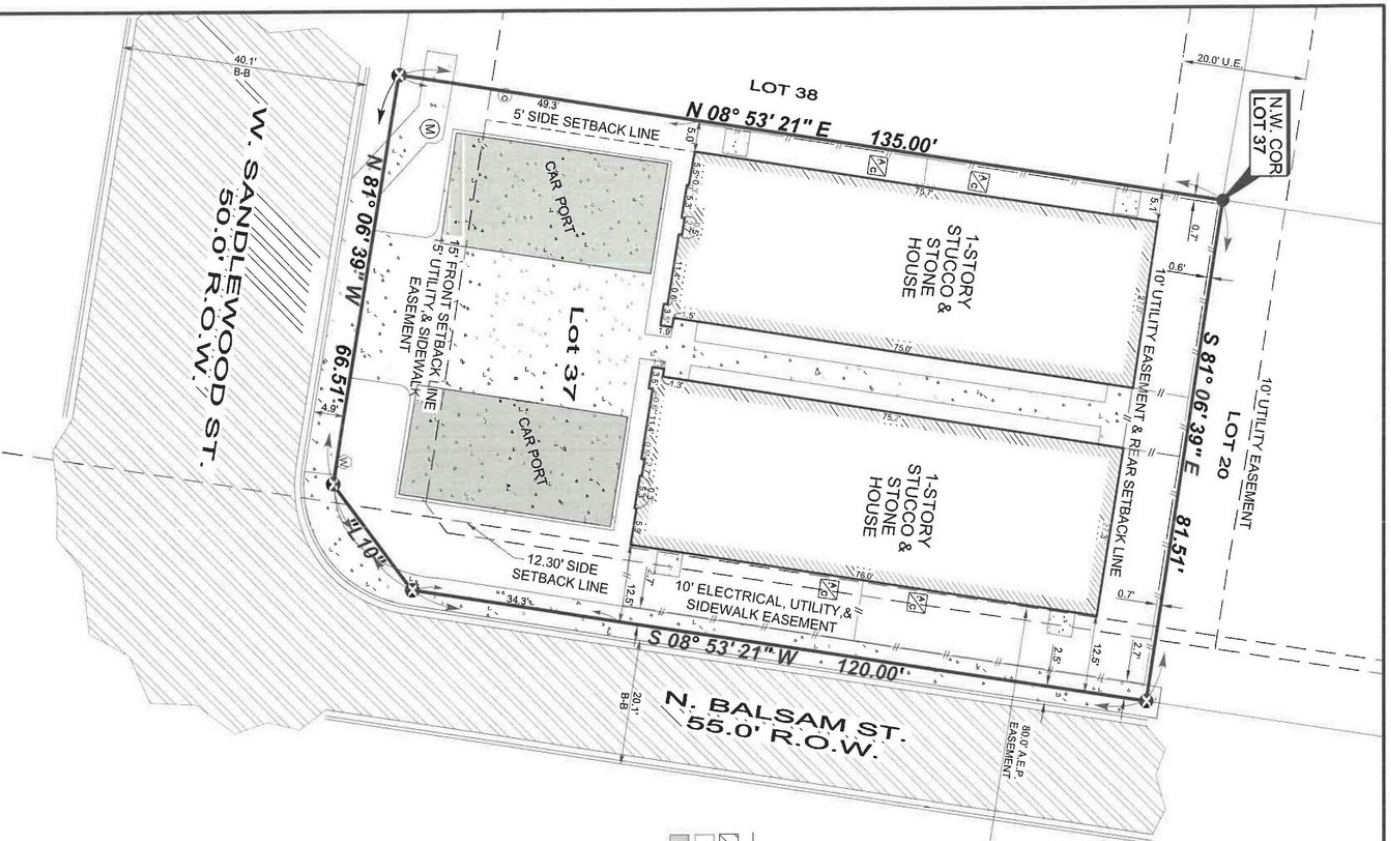


MARKET AERIAL



FLOOR PLAN





FLOOD ZONE
ZONE "X" (SHADED)
AREAS OF 500-YEAR FLOOD AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF 1 TO 3 FEET. AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.



SCALE: 1"=20'

COMMUNITY PANEL NUMBER: 480338.0015 C
REMOVED JUNE 1, 2001
REMOVED TO RE-ALLOT LORR. MAY 14, 2001

LEGEND

- FOUND NO. 4 REBAR
- ⊙ FOUND "X" MARK ON CONCRETE
- ⊙ WATER METER
- ⊙ CLEANOUT
- ⊙ MANHOLE
- ⊙ 3x3 CONCRETE BASE FOR AIR CONDITION UNIT

- WOOD FENCE
- ASPHALT AREA
- CONCRETE AREA
- COVERED AREA

B-B - BACK OF CURB TO BACK OF CURB
R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
N.W. COR. - NORTHWEST CORNER
U.E. - UTILITY EASEMENT

Line Table		
Line #	Direction	Length
1	N 08° 53' 21" W	21.21'

ADDRESS: 3101 W. SANDELEWOOD ST.
EDINBURG, TEXAS

FOR:

PLAT SHOWING LOT 37 WOODLANDS ESTATES SUBDIVISION INSTRUMENT NUMBER 3422632, H.C.M.R. CITY OF EDINBURG HIDALGO COUNTY, TEXAS

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 09/26/2023 UNDER MY DIRECTION, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

ROBERTO N. TAMEZ, RPLS No. 6238

DATE:



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

BOOK: T-1212, PG. 1
DATE: 09/26/2023
JOB No. 23504.00.21
FILE NAME: 23504.00
DRAWN BY: J.R.C.

115 W. MAINTYPE
EDINBURG, TX 78541
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FAX: (956) 381-1839
ESTABLISHED 1947
www.meldenandhunt.com

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DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

78541, Edinburg, Texas

Ring of 5 miles

KEY FACTS

109,723

Population



36,343

Households

31.4

Median Age

\$48,327

Median Disposable Income

EDUCATION

17.3%

No High School Diploma

21.4%

High School Graduate

28.3%

Some College/
Associate's Degree

32.9%

Bachelor's/Grad
/ Prof Degree

109,723

2023 Total
Population (Esri)

INCOME



\$55,596

Median Household
Income



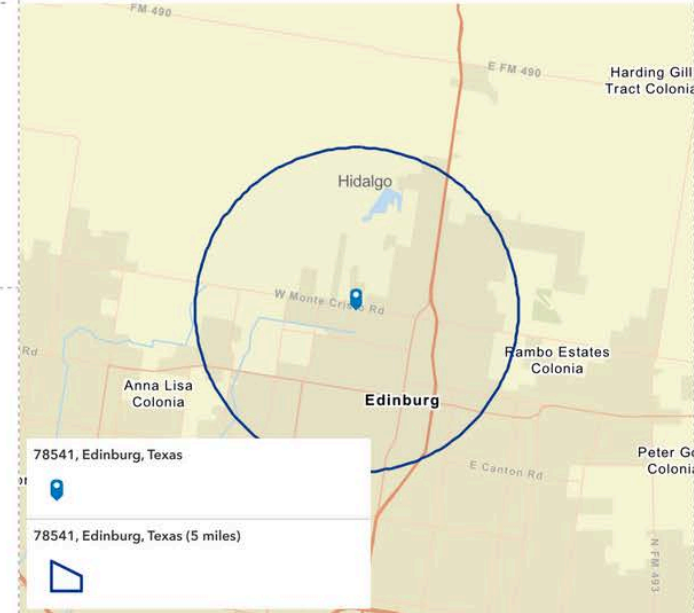
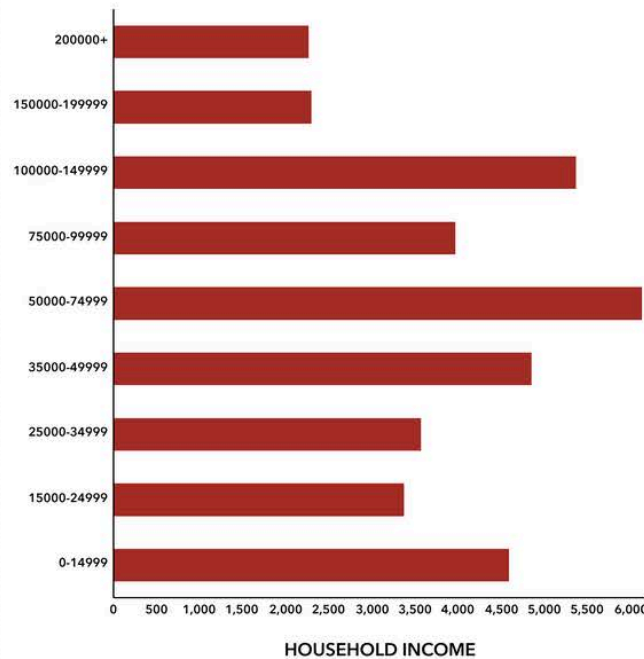
\$26,929

Per Capita Income



\$95,154

Median Net Worth



EMPLOYMENT



White Collar

64.2%



Blue Collar

20.0%



Services

20.2%

3.9%

Unemployment
Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

Full demographic package available upon request.



Information About Brokerage Services

11-2-2015

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;
 - 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.

<u>Texas CRES, LLC</u>	<u>9004590</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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Texas C.R.E.S. LLC, 11020 Southoff Drive Cypress, TX 77429
Tracy Kiep

Phone: (713) 907-1707 Fax:

New IABS

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