

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
Joel@TexasCRES.com
(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

JOEL C. ENGLISH

Joel@TexasCRES.com

(713) 473-7200

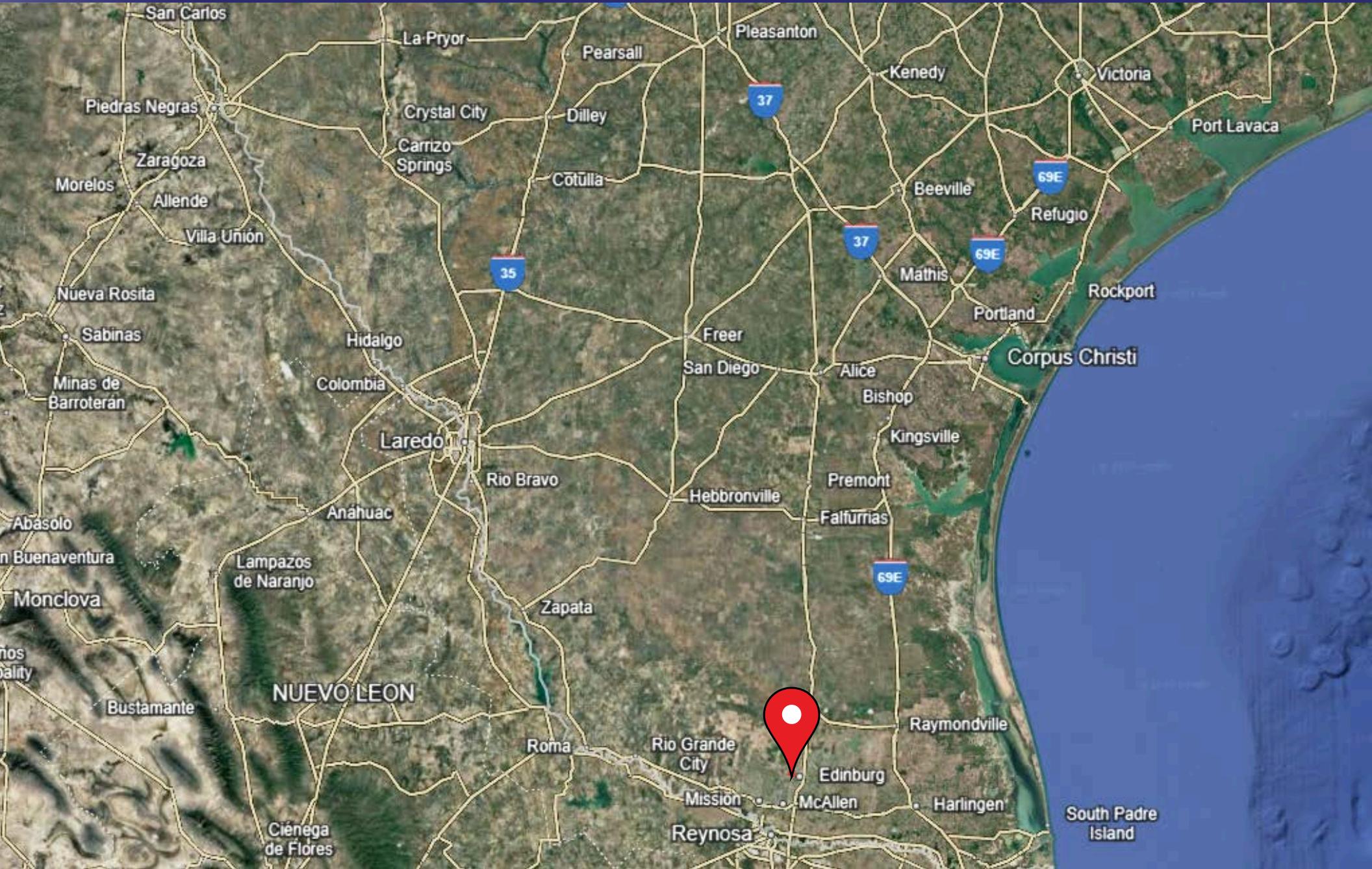
NATHAN DUNMIRE

Nathan@SegueREGroup.com

(928) 503-9641

- **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



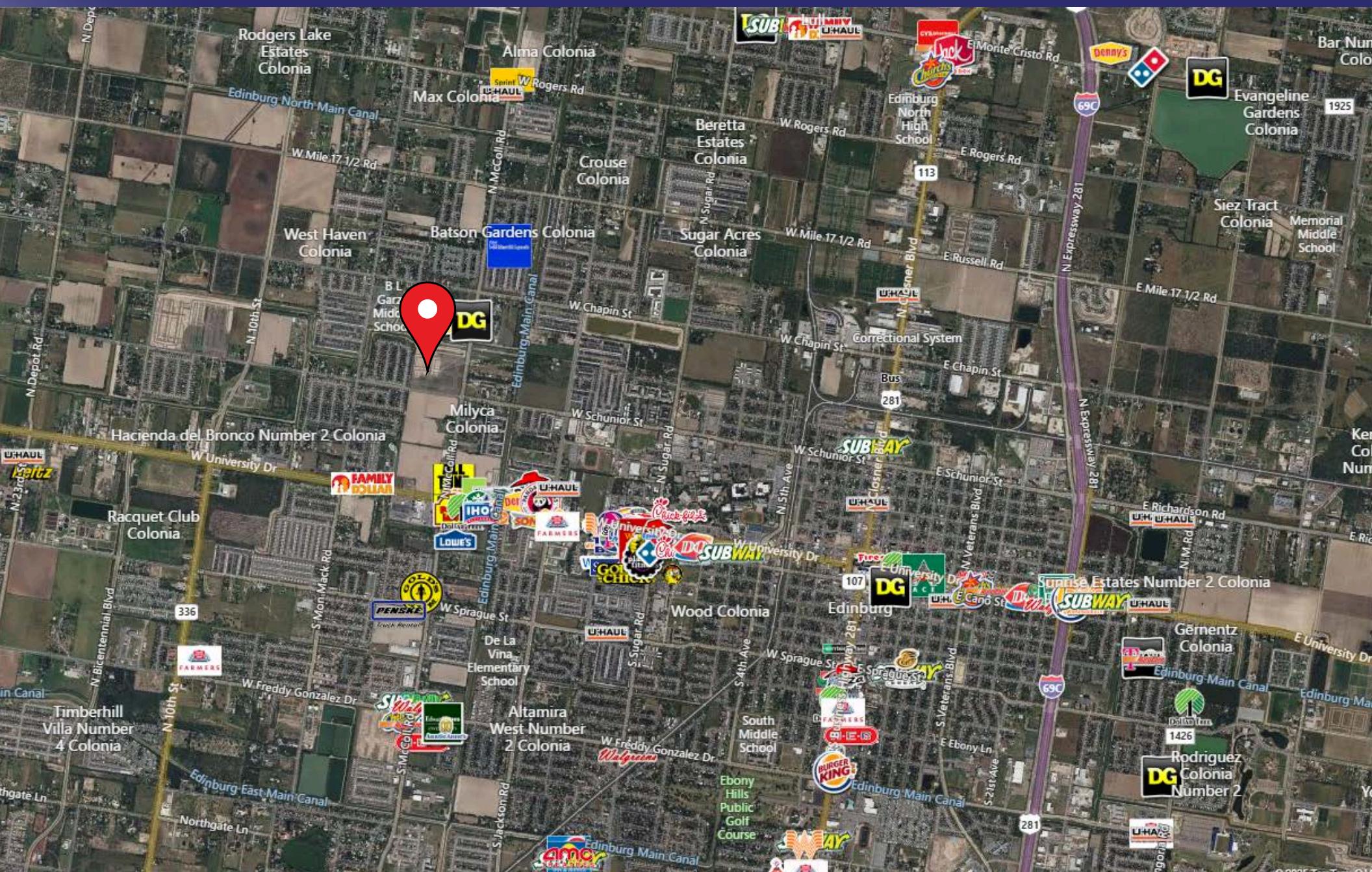
PROPERTY AERIAL



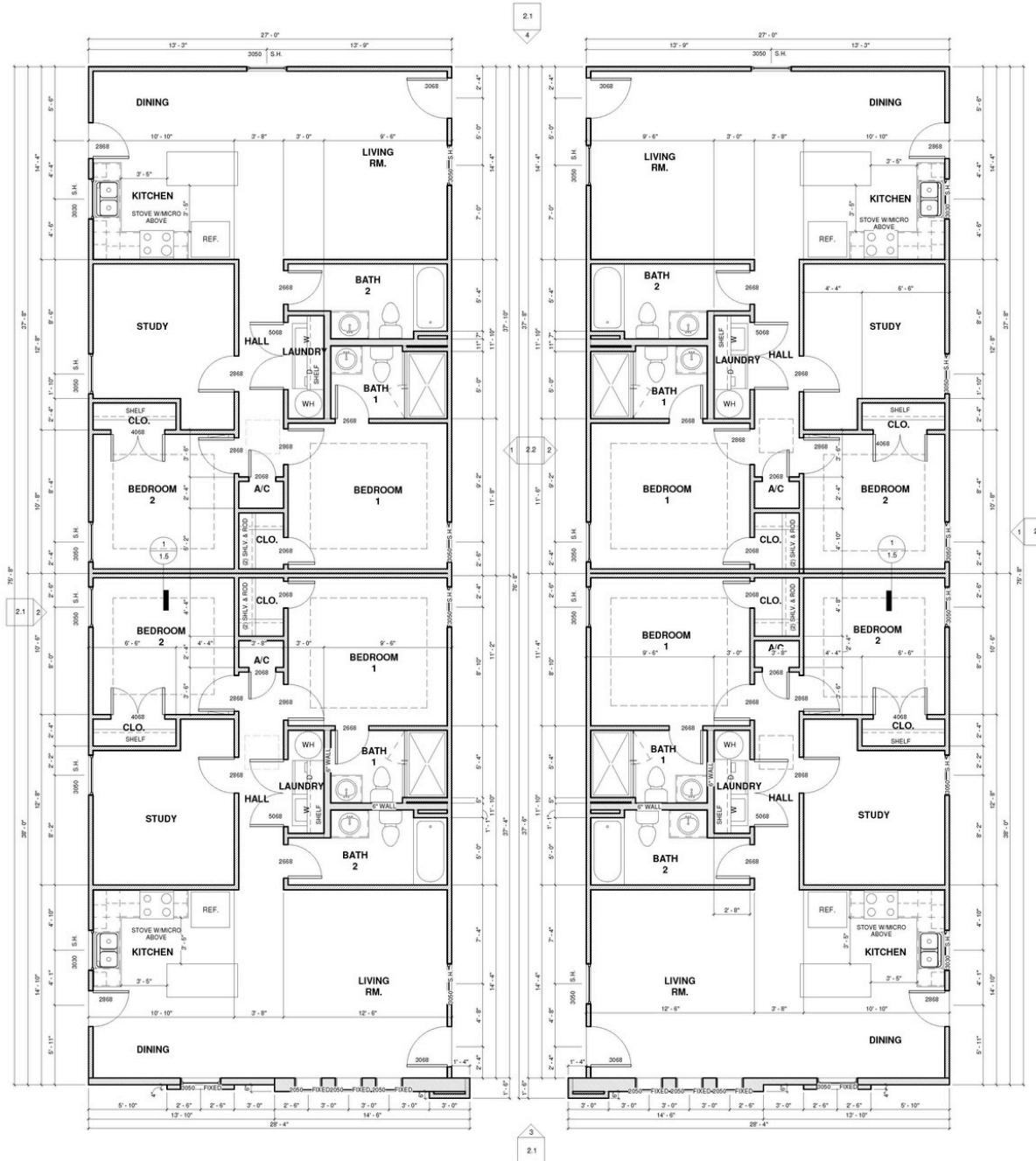
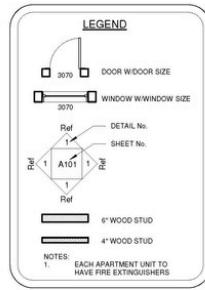
Approximately 3.5 miles to
Interstate 69



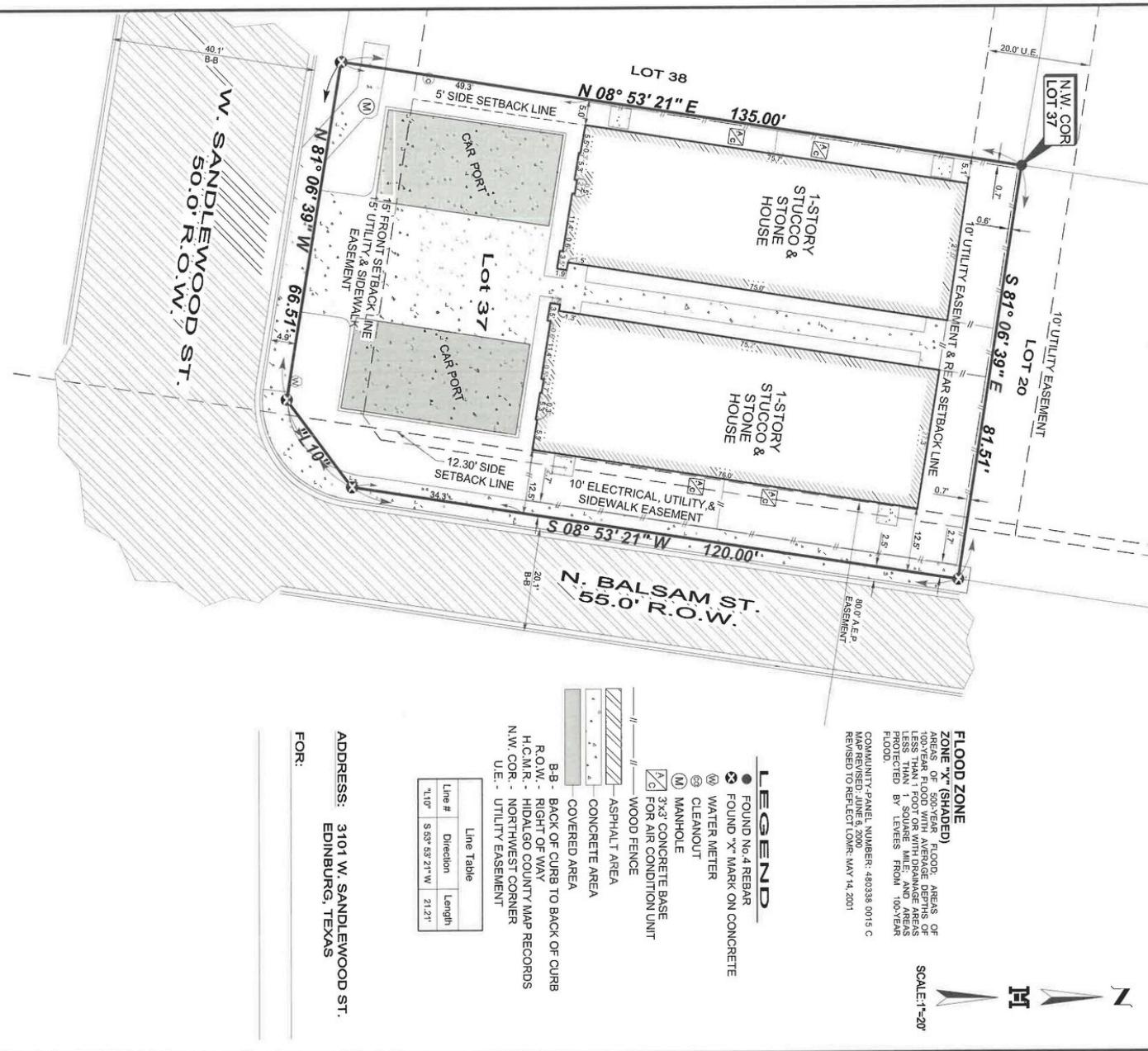
MARKET AERIAL



FLOOR PLAN



SURVEY



ADDRESS: 3101 W. SANDLEWOOD ST.
EDINBURG, TEXAS
FOR:

**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.

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
2. BEARING BASIS IS FROM THE NO. 4 REBAR FOUND AT THE NORTHEAST CORNER AND THE NO. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF SAID LOT 37.
3. SURVEY WAS PREPARED WITH THE BENEFIT OF EDWARDS ABSTRACT AND TITLE CO. COMMITMENT #P-NO. 949200

ROBERTO N. TAMEZ, REPS No. 6228
DATE:

09/26/2023



MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
IBELS No. 109890

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

© COPYRIGHT 2023 MELDEN & HUNT, INC. ALL RIGHTS RESERVED

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



32.9%
Bachelor's/Grad / Prof Degree



21.4%
High School Graduate



28.3%
Some College/Associate's Degree

109,723
2023 Total Population (Esri)

INCOME



\$55,596

Median Household Income



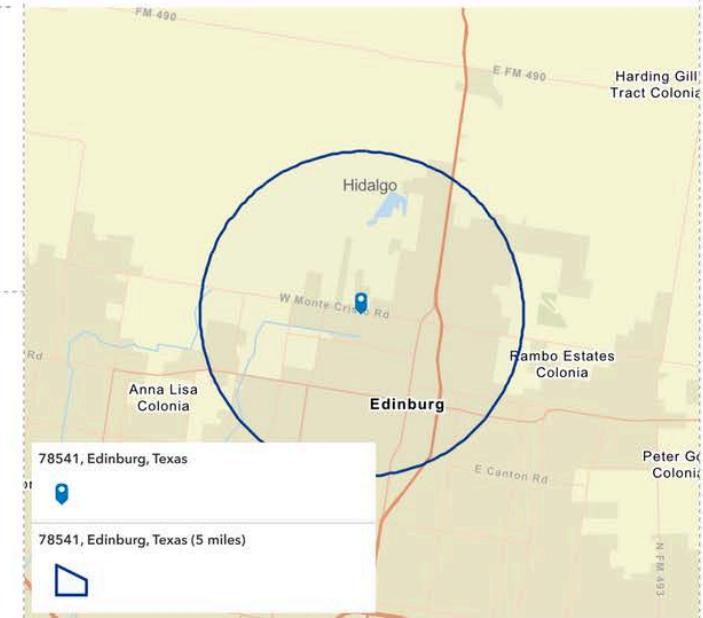
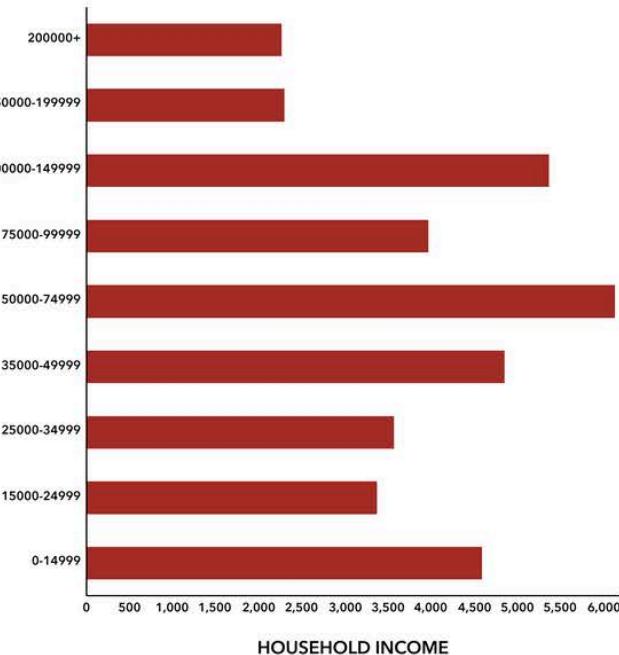
\$26,929

Per Capita Income



\$95,154

Median Net Worth



EMPLOYMENT

White Collar

Blue Collar

Services

64.2%

20.0%

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.

Texas CRES, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	9004590 License No.	joel@texascres.com Email	(713) 473-7200 Phone
---	-------------------------------	------------------------------------	--------------------------------

Joel C. English Designated Broker of Firm	465800 License No.	joel@texascres.com Email	(713) 473-7200 Phone
---	------------------------------	------------------------------------	--------------------------------

Joel C. English Licensed Supervisor of Sales Agent/Associate	465800 License No.	joel@texascres.com Email	(713) 473-7200 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 This form was produced by the subscriber named below through Texas FormSource.	

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

Phone: (713)907-1707 Fax: www.ziplogix.com

New IABS



Information contained in this marketing piece is furnished by property owners and brokers who acquire the information from third party websites, county appraisal districts, appraisers, tax services and inspectors. The information is shared with Texas CRES, LLC for reference and for marketing purposes. Texas CRES, LLC makes no representations to the validity or accuracy of the information. Neither the listing Broker, or the property owner make any warranty, guarantee, or representation to the accuracy of the information. You should rely exclusively on your own property research and studies to confirm the accuracy of any information contained herein.

JOEL C. ENGLISH

Managing Broker/Principal

Joel@TexasCRES.com

(713) 473-7200

NATHAN DUNMIRE

Agent

Nathan@SegueREGroup.com

(928) 503-9641

www.TexasCRES.com

