

Monte Cristo Crossing

Edinburg, Texas 78539

E. Monte Cristo Rd.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population 2022	1,735	46,566	119,457
Daytime Population	2,949	49,713	110,114
Average HH Income	\$65,762	\$59,603	\$70,975

FOR SALE

\$12.00 - \$15.00 PSF

AVAILABLE

89,300 SF

PROPERTY HIGHLIGHTS

- 89,300 SF of Commercial Retail Land for Sale
- Located by the E. Monte Cristo Rd
- Fast Growing Area
- Easy Access & Great Visibility
- High Traffic Volume

TRAFFIC COUNTS

E. Monte Cristo Rd.: 25,175 VPD
 W. Monte Cristo: 30,660 VPD
 N. I-69C: 38,072 VPD
 S. I-69C: 33,523 VPD
 (TXDOT)

AREA RETAILERS



Listing Agent: Sergio A. Adame, CCIM
Broker/Owner
sergio@apirealtor.com
956.412.1412

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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	1,502	39,296	96,074
2020 Total Population	1,639	44,940	115,015
2020 Group Quarters	0	632	1,342
2022 Total Population	1,735	46,566	119,457
2022 Group Quarters	0	632	1,342
2027 Total Population	1,856	48,745	124,878
2022-2027 Annual Rate	1.36%	0.92%	0.89%
2022 Total Daytime Population	2,949	49,713	110,114
Workers	1,930	22,376	42,355
Residents	1,019	27,337	67,759
Household Summary			
2010 Households	362	11,195	28,084
2010 Average Household Size	4.15	3.44	3.37
2020 Total Households	435	14,152	36,061
2020 Average Household Size	3.77	3.13	3.15
2022 Households	462	14,783	37,694
2022 Average Household Size	3.76	3.11	3.13
2027 Households	500	15,639	39,793
2027 Average Household Size	3.71	3.08	3.10
2022-2027 Annual Rate	1.59%	1.13%	1.09%
2010 Families	331	8,666	22,211
2010 Average Family Size	4.31	3.89	3.80
2022 Families	417	11,355	29,513
2022 Average Family Size	3.94	3.54	3.57
2027 Families	452	12,042	31,214
2027 Average Family Size	3.89	3.50	3.53
2022-2027 Annual Rate	1.62%	1.18%	1.13%
Housing Unit Summary			
2000 Housing Units	146	8,509	20,672
Owner Occupied Housing Units	72.6%	55.5%	58.3%
Renter Occupied Housing Units	18.5%	30.8%	29.0%
Vacant Housing Units	8.9%	13.7%	12.7%
2010 Housing Units	383	12,316	30,633
Owner Occupied Housing Units	77.0%	50.4%	56.5%
Renter Occupied Housing Units	17.5%	40.5%	35.2%
Vacant Housing Units	5.5%	9.1%	8.3%
2020 Housing Units	446	15,555	39,262
Vacant Housing Units	2.5%	9.0%	8.2%
2022 Housing Units	477	16,305	41,176
Owner Occupied Housing Units	62.9%	48.8%	55.7%
Renter Occupied Housing Units	34.0%	41.9%	35.9%
Vacant Housing Units	3.1%	9.3%	8.5%
2027 Housing Units	519	17,309	43,631
Owner Occupied Housing Units	62.8%	49.3%	56.2%
Renter Occupied Housing Units	33.5%	41.1%	35.0%
Vacant Housing Units	3.7%	9.6%	8.8%
Median Household Income			
2022	\$50,128	\$42,193	\$51,288
2027	\$57,789	\$50,958	\$58,659
Median Home Value			
2022	\$117,647	\$104,492	\$138,077
2027	\$200,495	\$192,885	\$241,525
Per Capita Income			
2022	\$18,053	\$19,082	\$22,332
2027	\$20,793	\$22,397	\$26,231
Median Age			
2010	25.6	25.5	26.8
2022	27.4	27.6	29.2
2027	28.0	28.2	29.8

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households.

Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



API REAL ESTATE

Commercial • Residential • Industrial • Property Management

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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;
 - 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sergio A. Adame	534881	sergio@apire.us	956.412.1412
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/Tenant/Seller/Landlord Initials

Date