

# MONTE CRISTO RETAIL

SEQ OF CLOSER BLVD & MONTE CRISTO RD

222 E MONTE CRISTO RD  
EDINBURG, TEXAS 78541



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population 2022	4,195	50,987	121,562
Daytime Population	5,037	54,965	112,894
Average HH Income	\$59,551	\$59,995	\$72,300

## FOR LEASE

**\$15.00 PSF + \$4.20 NNN**

## AVAILABLE

**1,200 SF**

## PROPERTY HIGHLIGHTS

- 9,600 SF Strip Center
- Located at SW quadrant of US-281/Closer Blvd & Monte Cristo Rd/FM 1925 in Edinburg, Texas
- Easy Access
- Excellent Visibility

## TRAFFIC COUNTS

E. Monte Cristo Rd: 25,175 VPD  
W. Monte Cristo Rd: 30,660 VPD  
N. Closer Blvd: 9,484 VPD  
(TXDOT)

## AREA RETAILERS



Listing Agent: Sergio A. Adame, CCIM  
Broker/Owner  
[sergio@apirealtor.com](mailto:sergio@apirealtor.com)  
956.412.1412

The information contained herein was obtained from sources deemed reliable; however, API Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

# MONTE CRISTO RETAIL

SEQ OF CLOSER BLVD & MONTE CRISTO RD

222 E MONTE CRISTO RD  
EDINBURG, TEXAS 78541

E. MONTE CRISTO RD. 25,175 VPD

9,484 VPD



<u>Suite</u>	<u>Tenant</u>	<u>SF</u>
1-3	Children's Depot	3,600
4	AVAILABLE UNIT	1,200
5-6	Integrity Supply	2,400
7-8	Cricket Wireless	2,400



Listing Agent: Sergio A. Adame, CCIM  
Broker/Owner  
[sergio@apirealtor.com](mailto:sergio@apirealtor.com)  
956.412.1412

The information contained herein was obtained from sources deemed reliable; however, API Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



# MONTE CRISTO RETAIL

SEQ OF CLOSER BLVD & MONTE CRISTO RD

222 E MONTE CRISTO RD  
EDINBURG, TEXAS 78541



- Nearby various big box retailers, chain restaurants and schools.
- Approx. 1.5 miles from I-69C
- Commercial Land by The Village at Monte Cristo Subdivision



Listing Agent: Sergio A. Adame, CCIM  
Broker/Owner  
[sergio@apirealtor.com](mailto:sergio@apirealtor.com)  
956.412.1412

The information contained herein was obtained from sources deemed reliable; however, API Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

# MONTE CRISTO RETAIL

SEQ OF CLOSER BLVD & MONTE CRISTO RD

222 E MONTE CRISTO RD  
EDINBURG, TEXAS 78541

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	3,696	43,376	95,457
2020 Total Population	3,790	48,747	114,685
2020 Group Quarters	0	838	1,222
2022 Total Population	4,095	50,452	119,186
2022 Group Quarters	0	838	1,222
2027 Total Population	4,515	52,714	124,454
2022-2027 Annual Rate	1.97%	0.88%	0.87%
2022 Total Daytime Population	4,643	54,630	110,974
Workers	2,282	25,292	43,689
Residents	2,361	29,338	67,285
<b>Household Summary</b>			
2010 Households	928	12,819	28,051
2010 Average Household Size	3.98	3.30	3.35
2020 Total Households	1,063	15,800	36,137
2020 Average Household Size	3.57	3.03	3.14
2022 Households	1,156	16,482	37,797
2022 Average Household Size	3.54	3.01	3.12
2027 Households	1,291	17,395	39,865
2027 Average Household Size	3.50	2.98	3.09
2022-2027 Annual Rate	2.23%	1.08%	1.07%
2010 Families	840	9,681	22,137
2010 Average Family Size	4.16	3.79	3.79
2022 Families	1,035	12,316	29,533
2022 Average Family Size	3.73	3.49	3.56
2027 Families	1,156	13,035	31,203
2027 Average Family Size	3.68	3.45	3.52
2022-2027 Annual Rate	2.24%	1.14%	1.11%
<b>Housing Unit Summary</b>			
2000 Housing Units	350	9,817	20,664
Owner Occupied Housing Units	66.0%	53.4%	58.2%
Renter Occupied Housing Units	21.1%	34.0%	29.0%
Vacant Housing Units	12.9%	12.6%	12.8%
2010 Housing Units	1,024	14,014	30,629
Owner Occupied Housing Units	64.7%	46.9%	56.2%
Renter Occupied Housing Units	25.9%	44.6%	35.4%
Vacant Housing Units	9.4%	8.5%	8.4%
2020 Housing Units	1,138	17,387	39,361
Vacant Housing Units	6.6%	9.1%	8.2%
2022 Housing Units	1,248	18,185	41,298
Owner Occupied Housing Units	51.4%	45.3%	55.5%
Renter Occupied Housing Units	41.3%	45.3%	36.1%
Vacant Housing Units	7.4%	9.4%	8.5%
2027 Housing Units	1,403	19,254	43,730
Owner Occupied Housing Units	51.6%	45.8%	56.0%
Renter Occupied Housing Units	40.4%	44.5%	35.2%
Vacant Housing Units	8.0%	9.7%	8.8%
<b>Median Household Income</b>			
2022	\$52,737	\$41,643	\$51,834
2027	\$60,272	\$50,590	\$59,326
<b>Median Home Value</b>			
2022	\$140,336	\$107,579	\$140,361
2027	\$197,433	\$196,936	\$245,073
<b>Per Capita Income</b>			
2022	\$18,574	\$19,442	\$22,730
2027	\$21,401	\$22,890	\$26,709
<b>Median Age</b>			
2010	24.5	25.4	26.9
2022	26.4	27.7	29.4
2027	27.1	28.2	30.0

**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.



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

The information contained herein was obtained from sources deemed reliable; however, API Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.





## 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.

API Real Estate	534881	info@apire.us	956.412.1412
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