

Village at Monte Cristo

E. Monte Cristo Rd.

E. Monte Cristo Rd.
EDINBURG, TEXAS 78539

SINGLE-FAMILY
SUBDIVISION
DEVELOPMENT

COMMERCIAL LAND
AVAILABLE

SEMINARY RD.



MONTE CRISTO RD. 30,660 VPD

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population 2023	5,243	49,364	115,598
Daytime Population	4,926	53,108	107,323
Average HH Income	\$64,114	\$60,590	\$74,096

FOR SALE

\$12.00 - \$15.00 PSF
AVAILABLE

Commercial Land:
206,485 SF (4.74 AC)

PROPERTY HIGHLIGHTS

- 206,485 SF of Commercial Retail Land
- Located on Monte Cristo Rd.
- Fast Growing Area
- Easy Access
- Great Visibility
- High Traffic Volume

TRAFFIC COUNTS

Monte Cristo Rd.: 30,660 VPD

Seminary Rd.: 6,222 VPD

US Bus. 281: 38,072 VPD

(TXDOT 2023)

AREA RETAILERS



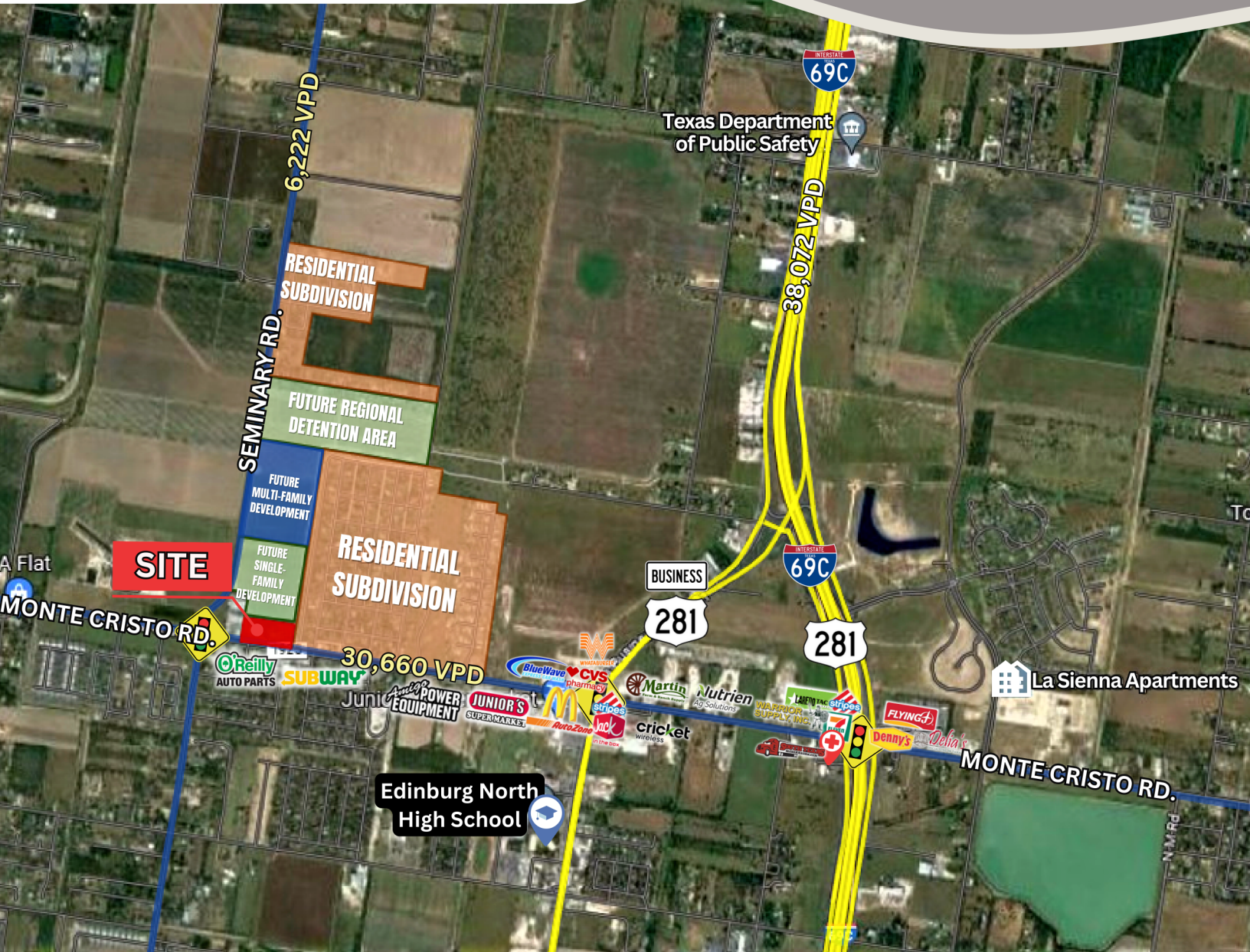
Listing Agent: Sergio A. Adame, CCIM
Broker/Owner
sergio@apirealtor.com
956.412.1412

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.

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API REAL ESTATE

Commercial • Residential • Industrial • Property Management

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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	4,662	40,996	90,334
2020 Total Population	5,170	47,024	109,147
2020 Group Quarters	0	724	1,148
2023 Total Population	5,243	49,364	115,598
2023 Group Quarters	0	724	1,146
2028 Total Population	5,334	52,116	121,823
2023-2028 Annual Rate	0.34%	1.09%	1.05%
2023 Total Daytime Population	4,926	53,108	107,323
Workers	1,662	24,714	39,959
Residents	3,264	28,394	67,364
Household Summary			
2010 Households	1,167	12,408	27,006
2010 Average Household Size	3.99	3.24	3.29
2020 Total Households	1,433	15,410	34,934
2020 Average Household Size	3.61	3.00	3.09
2023 Households	1,493	16,399	37,369
2023 Average Household Size	3.51	2.97	3.06
2028 Households	1,554	17,559	39,990
2028 Average Household Size	3.43	2.93	3.02
2023-2028 Annual Rate	0.80%	1.38%	1.36%
2010 Families	1,050	9,187	21,087
2010 Average Family Size	4.17	3.74	3.74
2023 Families	1,312	12,013	28,899
2023 Average Family Size	3.72	3.46	3.51
2028 Families	1,365	12,943	31,010
2028 Average Family Size	3.64	3.41	3.45
2023-2028 Annual Rate	0.80%	1.50%	1.42%
Housing Unit Summary			
2000 Housing Units	503	8,550	20,124
Owner Occupied Housing Units	69.6%	54.2%	57.5%
Renter Occupied Housing Units	21.3%	34.9%	29.2%
Vacant Housing Units	9.1%	10.9%	13.3%
2010 Housing Units	1,257	13,486	29,629
Owner Occupied Housing Units	66.1%	44.7%	55.1%
Renter Occupied Housing Units	26.7%	47.3%	36.0%
Vacant Housing Units	7.2%	8.0%	8.9%
2020 Housing Units	1,525	16,802	38,064
Vacant Housing Units	6.0%	8.3%	8.2%
2023 Housing Units	1,597	17,914	40,866
Owner Occupied Housing Units	49.9%	44.5%	55.6%
Renter Occupied Housing Units	43.6%	47.0%	35.9%
Vacant Housing Units	6.5%	8.5%	8.6%
2028 Housing Units	1,660	19,047	43,500
Owner Occupied Housing Units	50.9%	45.3%	56.5%
Renter Occupied Housing Units	42.7%	46.9%	35.4%
Vacant Housing Units	6.4%	7.8%	8.1%
Median Household Income			
2023	\$51,308	\$42,227	\$51,932
2028	\$55,818	\$47,177	\$57,193
Median Home Value			
2023	\$144,706	\$143,877	\$165,033
2028	\$181,918	\$200,236	\$234,596
Per Capita Income			
2023	\$19,422	\$20,130	\$23,959
2028	\$21,874	\$22,830	\$27,425
Median Age			
2010	25.0	25.4	27.3
2023	26.7	28.2	30.1
2028	27.2	28.7	30.7

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 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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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