

ROBIN BUSINESS PARK

NEC OF 10TH ST & ROBIN AVE

7000 - 7112 N. 10TH ST.
MCALLEN, TEXAS 78504



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	11,185	98,600	242,438
Daytime Population	15,194	110,367	272,909
Average HH Income	\$115,783	\$97,240	\$79,188



PROPERTY HIGHLIGHTS

- 19,206 SF Total Within 3 Buildings
- Professional Business Park
- Easy Access to 10th & Trenton
- 1st & 2nd Generation Spaces Available
- Heavy Traffic Volume

TRAFFIC COUNTS

10th St.: 27,439 VPD
Trenton: 24,106 VPD
(TXDOT)

AREA RETAILERS



Commercial • Residential • Industrial • Property Management

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.

ROBIN BUSINESS PARK

NEC OF 10TH ST & ROBIN AVE

7000 - 7112 N. 10TH ST.
MCALLEN, TEXAS 78504

BUILDING B (7112): 7,830 SF

Suite 120: South Texas

Health Systems - 4,768

Suite 100: PSI - 2,506 SF

BUILDING C (7000): 14,539 SF

Suite C1 & C4: Sotelo Dermatology - 3,140 SF

Suite C2A: JP & Associates Realtors Modern

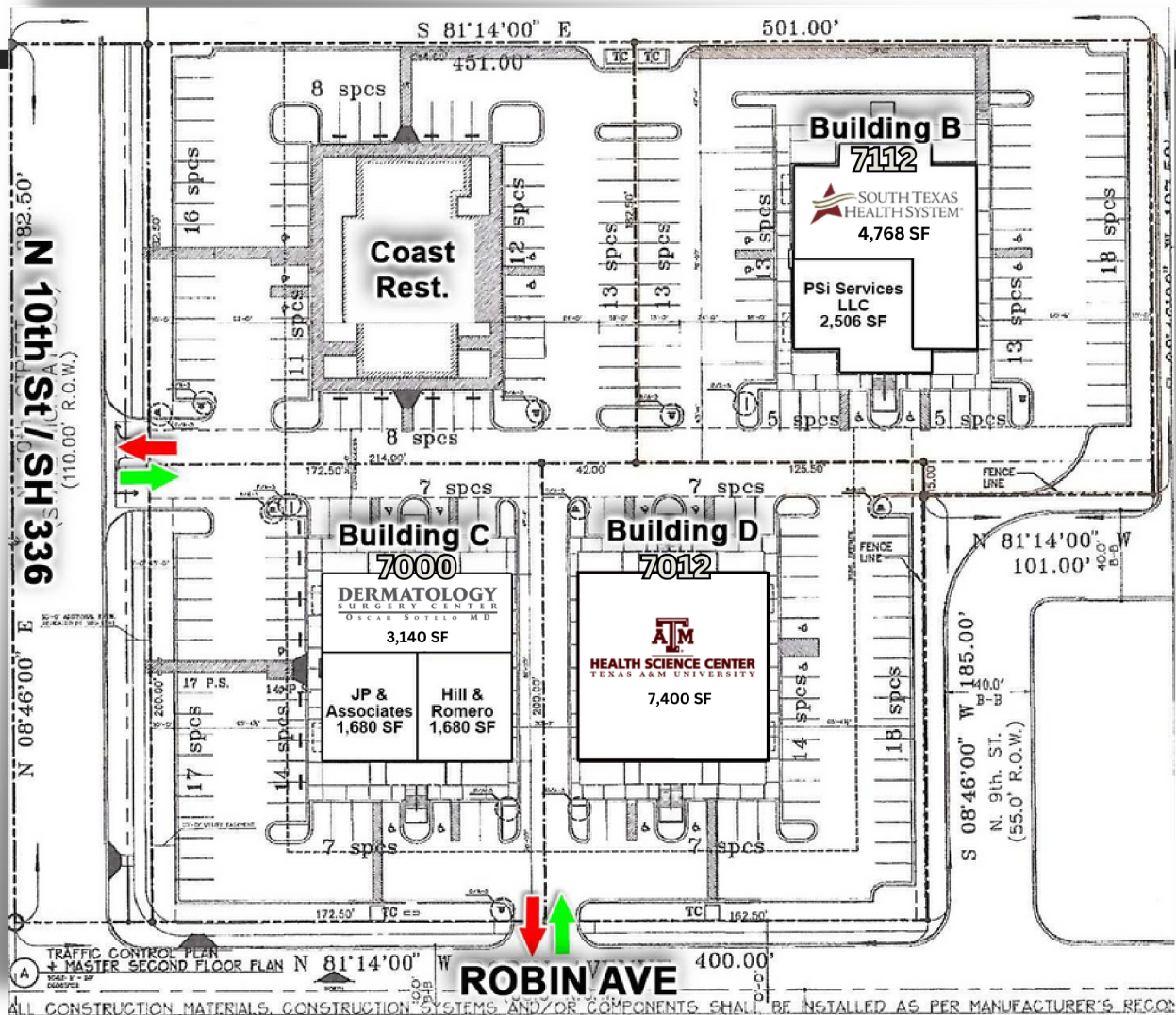
Living - 1,680 SF

Suite C2B: Hill & Romero - 1,680 SF

BUILDING D (7012): 8,138 SF

Suite A&B: Texas A&M Health &

Science Center - 7,400 SF



API REAL ESTATE

Commercial • Residential • Industrial • Property Management

Listing Agent: Sergio A. Adame, CCIM

Broker/Owner

sergio@apirealtor.com

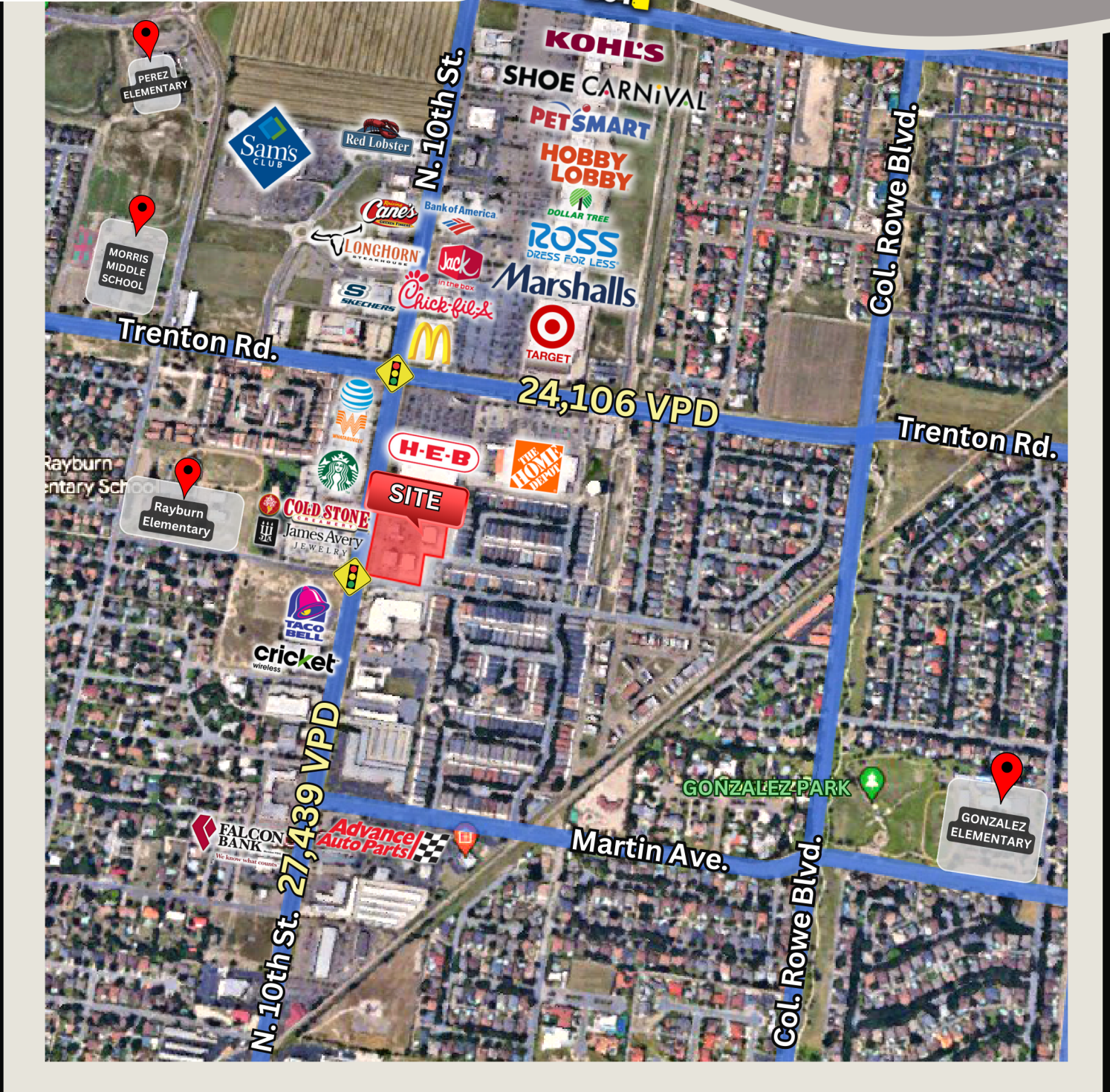
956.412.1412

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.

ROBIN BUSINESS PARK

NEC OF 10TH ST & ROBIN AVE

7000 - 7112 N. 10TH ST.
MCALLEN, TEXAS 78504



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.

ROBIN BUSINESS PARK

NEC OF 10TH ST & ROBIN AVE

7000 - 7112 N. 10TH ST.
MCALLEN, TEXAS 78504

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	10,712	81,525	204,992
2020 Total Population	11,030	96,248	235,965
2020 Group Quarters	0	490	1,879
2022 Total Population	11,185	98,600	242,438
2022 Group Quarters	0	490	1,879
2027 Total Population	11,346	101,633	251,266
2022-2027 Annual Rate	0.29%	0.61%	0.72%
2022 Total Daytime Population	15,194	110,367	272,909
Workers	9,424	58,880	138,823
Residents	5,770	51,487	134,086
Household Summary			
2010 Households	3,582	26,941	64,750
2010 Average Household Size	2.99	3.02	3.13
2020 Total Households	3,870	33,504	79,325
2020 Average Household Size	2.85	2.86	2.95
2022 Households	3,939	34,746	82,287
2022 Average Household Size	2.84	2.82	2.92
2027 Households	4,030	36,182	86,099
2027 Average Household Size	2.82	2.80	2.90
2022-2027 Annual Rate	0.46%	0.81%	0.91%
2010 Families	2,826	20,725	49,891
2010 Average Family Size	3.37	3.47	3.59
2022 Families	3,032	26,062	62,334
2022 Average Family Size	3.27	3.31	3.40
2027 Families	3,104	27,139	65,308
2027 Average Family Size	3.23	3.27	3.36
2022-2027 Annual Rate	0.47%	0.81%	0.94%
Housing Unit Summary			
2000 Housing Units	3,233	21,074	53,719
Owner Occupied Housing Units	58.6%	58.7%	55.6%
Renter Occupied Housing Units	35.2%	28.4%	31.4%
Vacant Housing Units	6.3%	12.9%	12.9%
2010 Housing Units	3,796	29,095	70,816
Owner Occupied Housing Units	62.5%	59.9%	54.8%
Renter Occupied Housing Units	31.8%	32.7%	36.6%
Vacant Housing Units	5.6%	7.4%	8.6%
2020 Housing Units	4,063	36,005	86,418
Vacant Housing Units	4.8%	6.9%	8.2%
2022 Housing Units	4,152	37,470	89,901
Owner Occupied Housing Units	62.6%	59.3%	55.1%
Renter Occupied Housing Units	32.3%	33.5%	36.5%
Vacant Housing Units	5.1%	7.3%	8.5%
2027 Housing Units	4,263	39,207	94,468
Owner Occupied Housing Units	63.4%	59.9%	55.7%
Renter Occupied Housing Units	31.1%	32.4%	35.5%
Vacant Housing Units	5.5%	7.7%	8.9%
Median Household Income			
2022	\$81,832	\$70,300	\$54,911
2027	\$90,038	\$81,966	\$63,203
Median Home Value			
2022	\$198,225	\$179,178	\$159,359
2027	\$283,763	\$266,818	\$254,742
Per Capita Income			
2022	\$40,668	\$34,241	\$26,852
2027	\$46,096	\$40,353	\$31,690
Median Age			
2010	33.9	32.0	30.0
2022	35.0	33.8	32.1
2027	36.2	34.4	33.0

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.



API REAL ESTATE

Commercial • Residential • Industrial • Property Management

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