

TRENTON DRIVE PLAZA

NWQ OF W TRENTON DR & S SUGAR RD

1761 W. TRENTON RD.
EDINBURG, TX 78539



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2018 Population	9,151	86,999	244,058
Daytime Population	14,704	106,659	263,234
Average HH Income	\$87,346	\$78,356	\$64,351

FOR LEASE
\$18.00 - \$24.00 PSF NNN
***NNNs - Contact Broker**
(Estimate provided by Landlord and subject to change)

AVAILABLE
920 SF - 2,530 SF

PROPERTY HIGHLIGHTS

- 22,472 SF Shopping Center on 2.8 Acres
- Brand New Development
- High Traffic Volume
- Locating in a fast-developing corridor
- Easy access from Trenton Dr
- Just a mile and half from 69C/Expressway 281

TRAFFIC COUNTS

W Trenton Rd: 30,582 VPD (TXDOT 2017)
S Sugar Rd: 12,470 VPD (TXDOT 2017)

TRAFFIC GENERATORS



 **API** REAL ESTATE
Commercial • Residential • Industrial • Property Management

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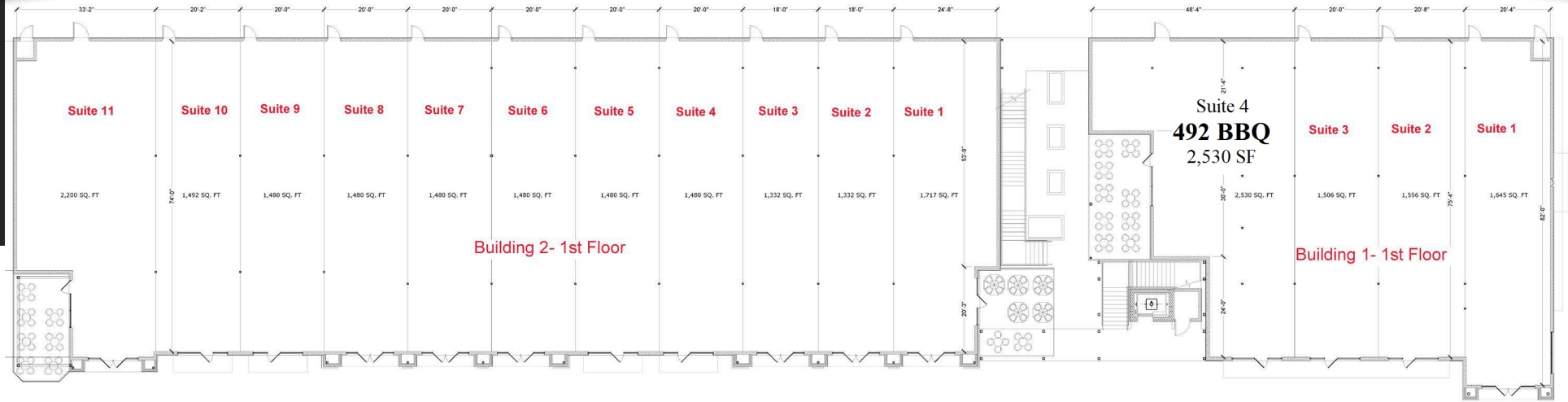
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The information contained herein was obtained from sources deemed reliable; however, API Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject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

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1 | FIRST FLOOR PLAN
NOT TO SCALE



2 | SECOND FLOOR PLAN
NOT TO SCALE



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BUILDING 1

1st Floor

Ste.#	Tenant	SF
1	AVAILABLE	1,670 SF
2	AVAILABLE	1,560 SF
3	AVAILABLE	1,500 SF
4	492 BBQ	2,530 SF

2nd Floor

Ste.#	Tenant	SF
5	AVAILABLE	1,430 SF
6	AVAILABLE	1,140 SF
7	AVAILABLE	1,020 SF
8	AVAILABLE	1,190 SF



BUILDING 2

1st Floor

Ste.#	Tenant	SF
1	AVAILABLE	1,720 SF
2	AVAILABLE	1,330 SF
3	AVAILABLE	1,330 SF
4	AVAILABLE	1,480 SF
5	AVAILABLE	1,480 SF
6	AVAILABLE	1,480 SF
7	AVAILABLE	1,480 SF
8	AVAILABLE	1,480 SF
9	AVAILABLE	1,480 SF
10	AVAILABLE	1,490 SF
11	AVAILABLE	2,200 SF

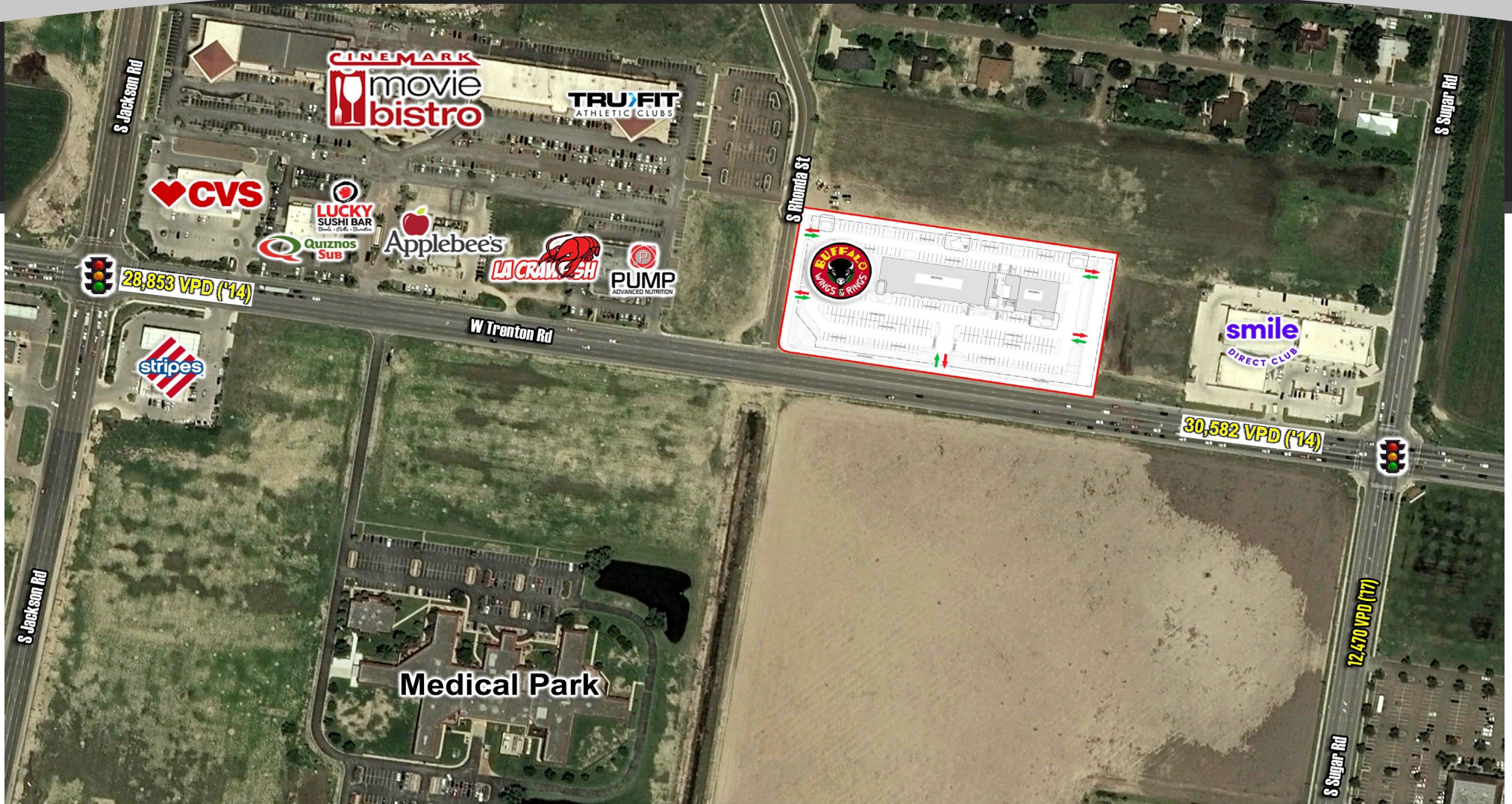
2nd Floor

Ste.#	Tenant	SF
12	AVAILABLE	1,010 SF
13	AVAILABLE	920 SF
14	AVAILABLE	920 SF
15	AVAILABLE	1,020 SF
16	AVAILABLE	1,020 SF
17	AVAILABLE	1,250 SF

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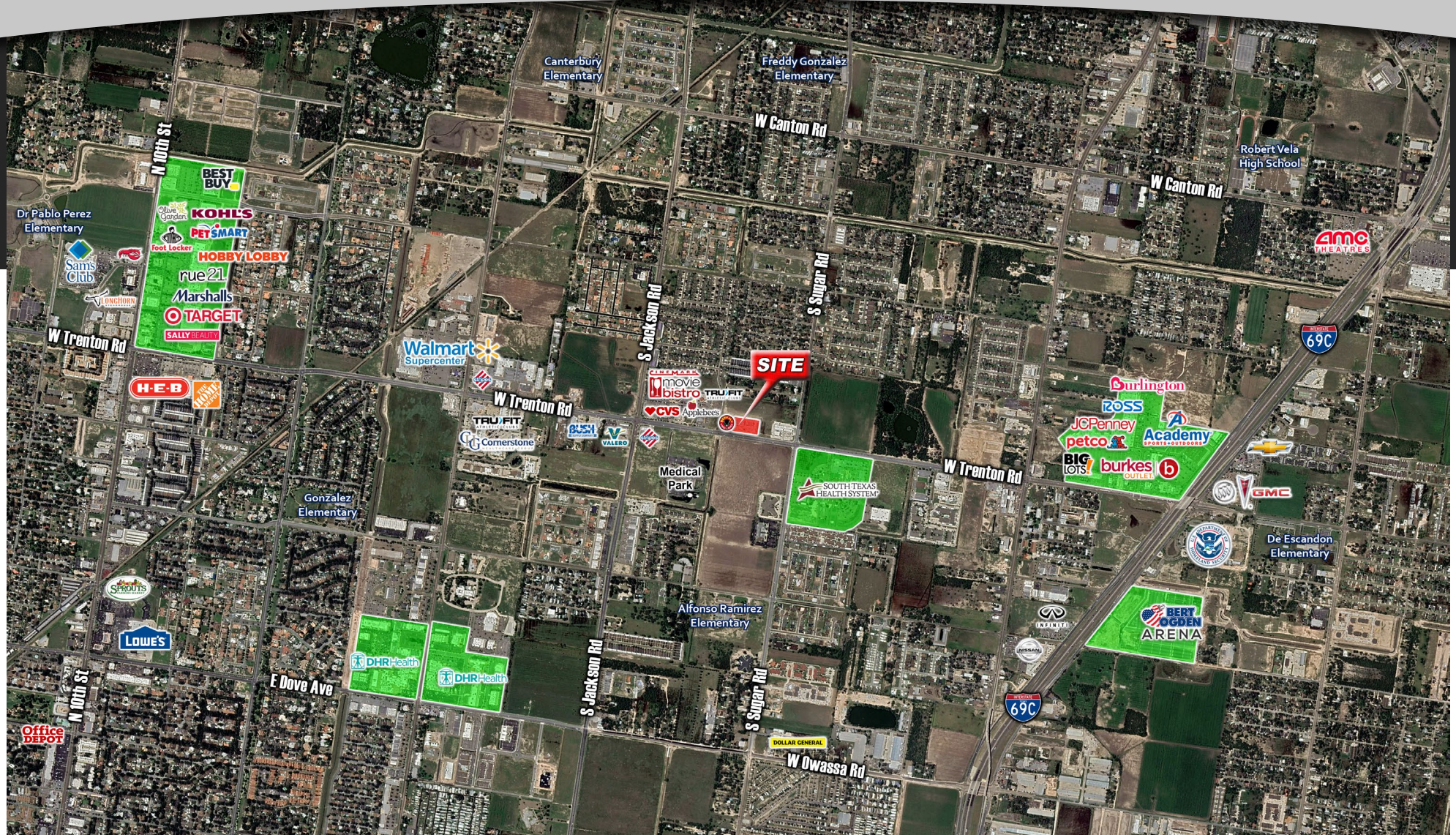
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Population Summary			
2000 Total Population	2,514	54,659	159,065
2010 Total Population	5,391	75,245	215,344
2018 Total Population	9,151	86,999	244,058
2018 Group Quarters	136	575	2,150
2023 Total Population	11,021	94,468	262,811
2018-2023 Annual Rate	3.79%	1.66%	1.49%
2018 Total Daytime Population	14,704	106,659	263,234
Workers	9,832	58,871	119,916
Residents	4,872	47,788	143,318
Household Summary			
2000 Households	688	17,348	47,481
2000 Average Household Size	3.58	3.08	3.31
2010 Households	1,613	24,887	66,177
2010 Average Household Size	3.27	3.00	3.22
2018 Households	2,759	28,545	74,618
2018 Average Household Size	3.27	3.03	3.24
2023 Households	3,329	30,907	80,214
2023 Average Household Size	3.27	3.04	3.25
2018-2023 Annual Rate	3.83%	1.60%	1.46%
2010 Families	1,322	18,585	51,728
2010 Average Family Size	3.63	3.51	3.67
2018 Families	2,241	21,249	58,070
2018 Average Family Size	3.66	3.56	3.71
2023 Families	2,695	22,972	62,304
2023 Average Family Size	3.68	3.58	3.73
2018-2023 Annual Rate	3.76%	1.57%	1.42%
Housing Unit Summary			
2000 Housing Units	747	20,315	54,320
Owner Occupied Housing Units	74.7%	54.7%	56.4%
Renter Occupied Housing Units	17.4%	30.7%	31.0%
Vacant Housing Units	7.9%	14.6%	12.6%
2010 Housing Units	1,715	27,194	72,274
Owner Occupied Housing Units	66.7%	54.4%	55.6%
Renter Occupied Housing Units	27.3%	37.1%	35.9%
Vacant Housing Units	5.9%	8.5%	8.4%
2018 Housing Units	2,832	31,277	81,591
Owner Occupied Housing Units	61.1%	52.7%	54.1%
Renter Occupied Housing Units	36.3%	38.6%	37.3%
Vacant Housing Units	2.6%	8.7%	8.5%
2023 Housing Units	3,423	33,876	87,772
Owner Occupied Housing Units	64.7%	54.2%	55.3%
Renter Occupied Housing Units	32.5%	37.1%	36.1%
Vacant Housing Units	2.7%	8.8%	8.6%
Median Household Income			
2018	\$66,516	\$55,637	\$44,361
2023	\$85,508	\$62,917	\$51,025
Median Home Value			
2018	\$127,701	\$154,517	\$128,227
2023	\$146,861	\$196,929	\$161,437
Per Capita Income			
2018	\$26,997	\$26,111	\$19,954
2023	\$31,663	\$29,632	\$22,762
Median Age			
2010	31.5	31.1	29.3
2018	31.8	32.5	30.6
2023	31.1	33.1	31.5



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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 Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date