

TRENTON DRIVE PLAZA

NWQ OF W TRENTON DR & S SUGAR RD

1703/1715 W. TRENTON RD.
EDINBURG, TX 78539



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2020 Population	9,234	89,531	250,006
Daytime Population	12,877	107,612	271,459
Average HH Income	\$86,420	\$77,920	\$65,113

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

- 35,620 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



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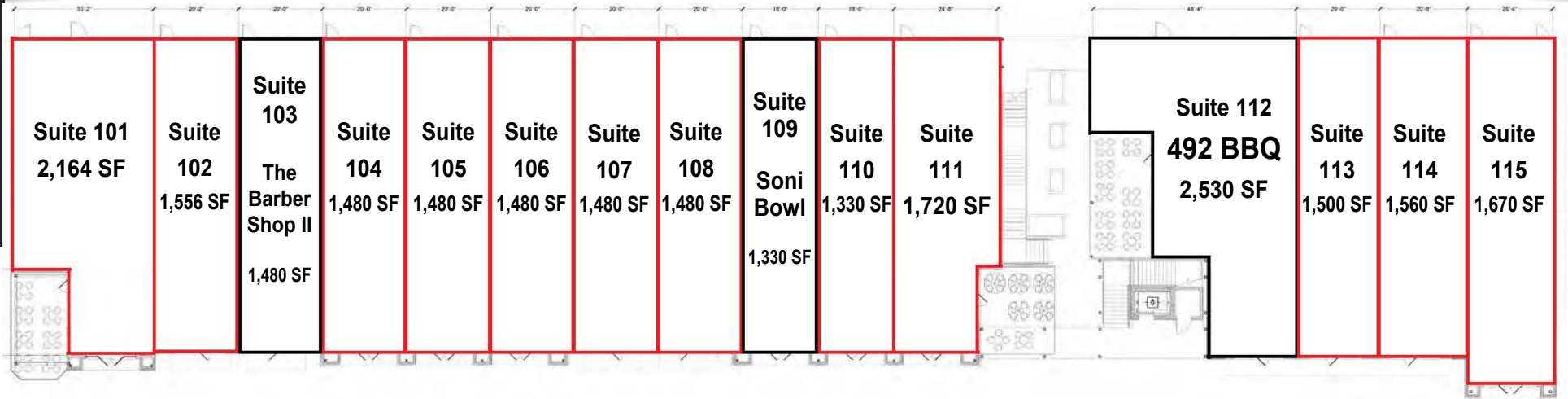
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The information contained herein was obtained from sources deemed reliable; however, API Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject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

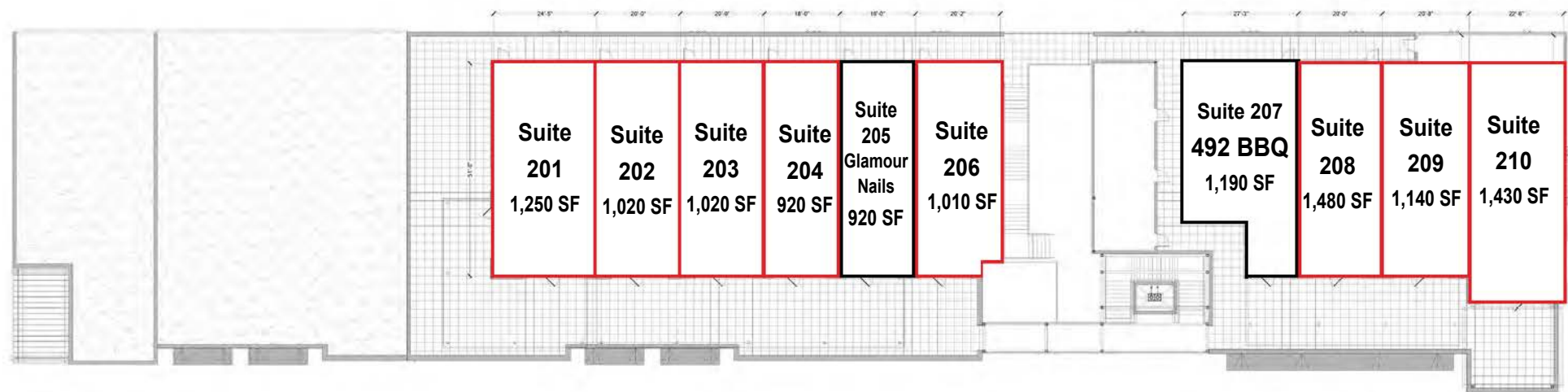
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1 | FIRST FLOOR PLAN
NOT TO SCALE



2 | SECOND FLOOR PLAN
NOT TO SCALE



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BUILDING 2- 1703 W. Trenton Rd.

1st Floor- 7,260 SF

2nd Floor- 4,780 SF

Ste.#	Tenant	SF	Ste.#	Tenant	SF
112	492 BBQ	2,530 SF	207	492 BBQ	1,190 SF
113	AVAILABLE	1,500 SF	208	AVAILABLE	1,480 SF
114	AVAILABLE	1,560 SF	209	AVAILABLE	1,140 SF
115	AVAILABLE	1,670 SF	210	AVAILABLE	1,430 SF



BUILDING 1- 1715 W. Trenton Rd.

1st Floor-16,950 SF

Ste.#	Tenant	SF
101	AVAILABLE	2,164 SF
102	AVAILABLE	1,556 SF
103	Butler's Barbershop II	1,480 SF
104	AVAILABLE	1,480 SF
105	AVAILABLE	1,480 SF
106	AVAILABLE	1,480 SF
107	AVAILABLE	1,480 SF
108	AVAILABLE	1,480 SF
109	Soni Bowl	1,330 SF
110	AVAILABLE	1,330 SF
111	AVAILABLE	1,720 SF

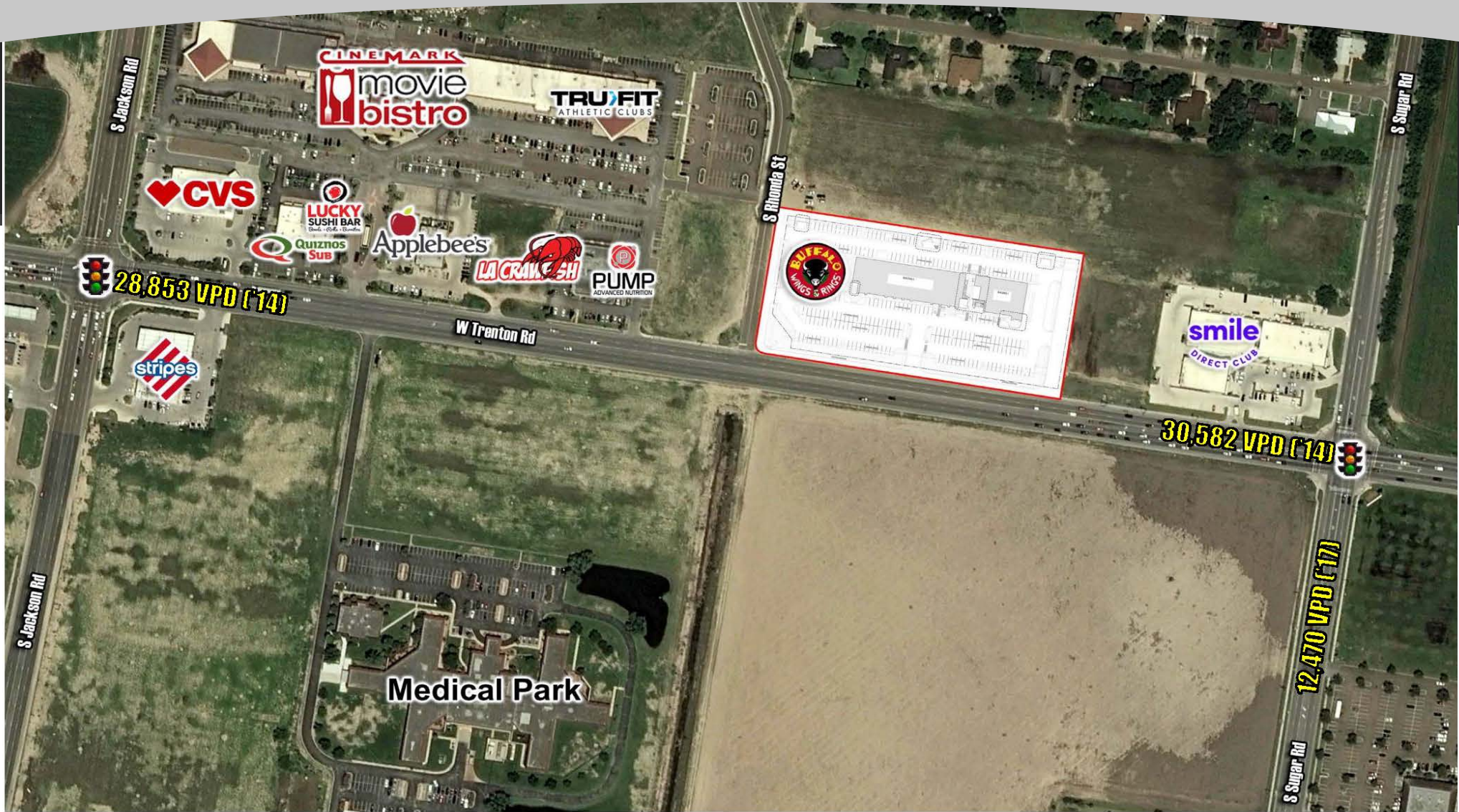
2nd Floor- 6,140 SF

Ste.#	Tenant	SF
201	AVAILABLE	1,250 SF
202	AVAILABLE	1,020 SF
203	AVAILABLE	1,020 SF
204	AVAILABLE	920 SF
205	Glamour Nails	920 SF
206	AVAILABLE	1,010 SF

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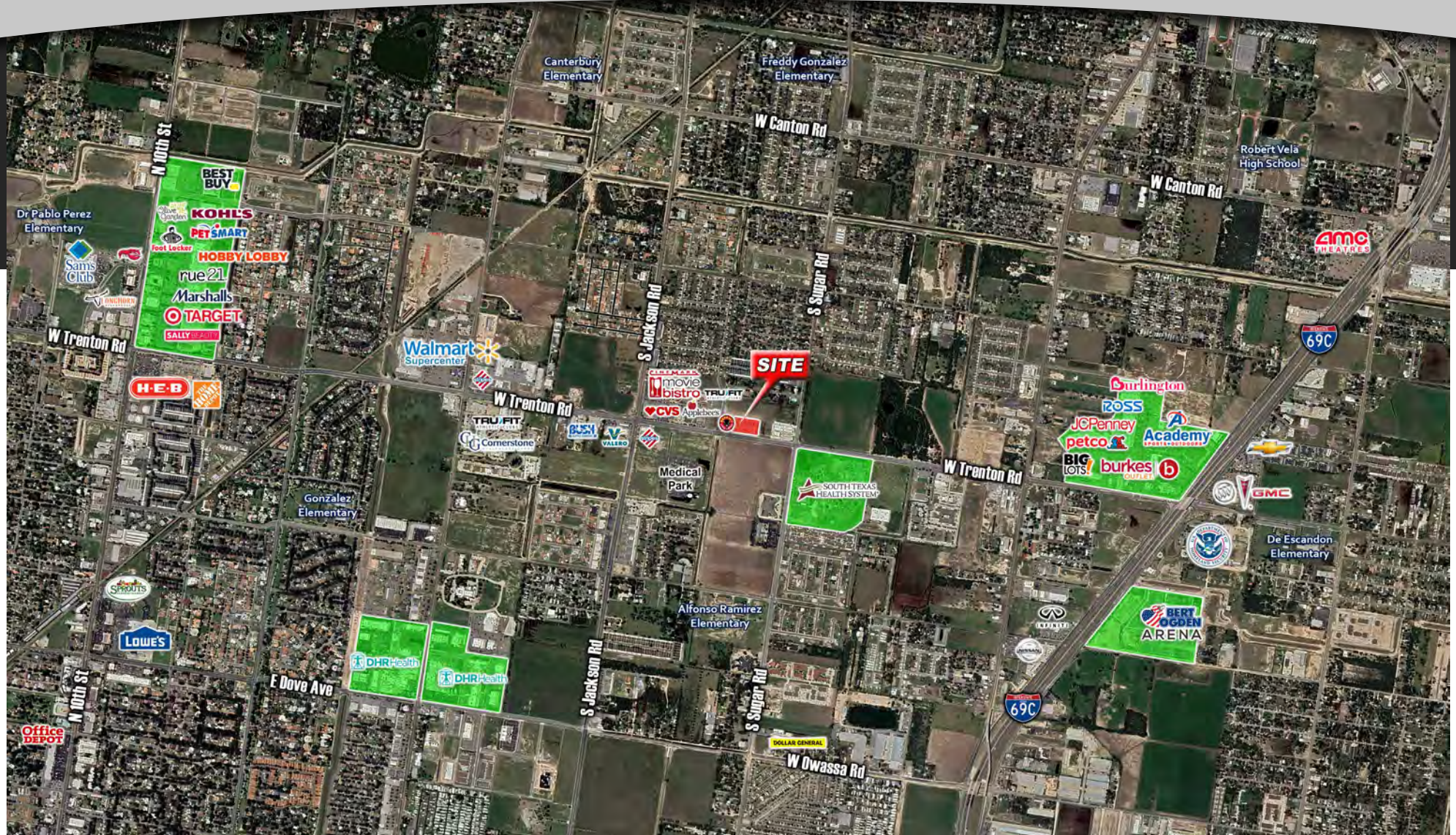
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Population Summary	1 mile	3 miles	5 miles
2000 Total Population	2,461	54,105	158,667
2010 Total Population	5,278	74,383	215,544
2020 Total Population	9,234	89,531	250,006
2020 Group Quarters	130	566	2,092
2025 Total Population	9,644	95,678	266,363
2020-2025 Annual Rate	0.87%	1.34%	1.28%
2020 Total Daytime Population	12,877	107,612	271,459
Workers	8,191	58,172	123,774
Residents	4,686	49,440	147,685
Household Summary			
2000 Households	675	17,100	47,267
2000 Average Household Size	3.57	3.09	3.31
2010 Households	1,583	24,451	66,101
2010 Average Household Size	3.26	3.02	3.23
2020 Households	2,813	29,232	76,623
2020 Average Household Size	3.24	3.04	3.24
2025 Households	2,942	31,208	81,621
2025 Average Household Size	3.23	3.05	3.24
2020-2025 Annual Rate	0.90%	1.32%	1.27%
2010 Families	1,298	18,360	51,717
2010 Average Family Size	3.62	3.52	3.68
2020 Families	2,280	21,879	59,596
2020 Average Family Size	3.62	3.55	3.70
2025 Families	2,377	23,305	63,341
2025 Average Family Size	3.63	3.56	3.70
2020-2025 Annual Rate	0.84%	1.27%	1.23%
Housing Unit Summary			
2000 Housing Units	733	20,014	54,055
Owner Occupied Housing Units	74.8%	54.8%	56.6%
Renter Occupied Housing Units	17.5%	30.6%	30.9%
Vacant Housing Units	7.8%	14.6%	12.6%
2010 Housing Units	1,684	26,703	72,153
Owner Occupied Housing Units	66.7%	55.0%	55.7%
Renter Occupied Housing Units	27.3%	36.6%	35.9%
Vacant Housing Units	6.0%	8.4%	8.4%
2020 Housing Units	3,085	32,221	84,095
Owner Occupied Housing Units	57.0%	53.9%	55.0%
Renter Occupied Housing Units	34.2%	36.9%	36.1%
Vacant Housing Units	8.8%	9.3%	8.9%
2025 Housing Units	3,204	34,457	89,802
Owner Occupied Housing Units	55.3%	53.8%	54.9%
Renter Occupied Housing Units	36.6%	36.8%	36.0%
Vacant Housing Units	8.2%	9.4%	9.1%
Median Household Income			
2020	\$67,385	\$57,556	\$47,687
2025	\$75,828	\$61,795	\$51,146
Median Home Value			
2020	\$177,243	\$159,455	\$131,927
2025	\$211,059	\$176,047	\$144,849
Per Capita Income			
2020	\$26,332	\$25,649	\$19,967
2025	\$27,740	\$28,450	\$22,031
Median Age			
2010	31.5	31.1	29.2
2020	32.1	32.8	30.9
2025	31.5	33.5	31.8



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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