

ROBIN BUSINESS PARK

NEC OF 10TH ST & ROBIN AVENUE

7112 N. 10TH STREET
MCALLEN, TEXAS 78504



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2021 Population	12,172	97,669	238,170
Daytime Population	14,788	109,265	266,222
Average HH Income	\$103,065	\$86,242	\$69,932

AVAILABLE SPACE

(Building D)
3,750 SF

FOR LEASE

18.00 PSF + NNN

(NNN are Landlord estimate - subject to change)

PROPERTY HIGHLIGHTS

- Total of 19,206 SF in 3 Buildings.
- Professional Business Park
- Near 10th & Trenton
- 1st & 2nd Generation Spaces Available
- Ample Parking
- Heavy Traffic

TRAFFIC COUNTS

10th St: 28,987 VPD
Trenton Rd: 24,106 VPD
(TXDOT 2021)

AREA RETAILERS



Marshalls



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BUILDING B: 7,830 SF

Suite 120: T-Mobile - 4,706 SF

Suite 130: PSI - 2,506 SF

BUILDING C: 14,539 SF

Suite C1: Skinn Bar - 1,580 SF

Suite C2A: JP & Associates Realtors Modern Living - 1,680 SF

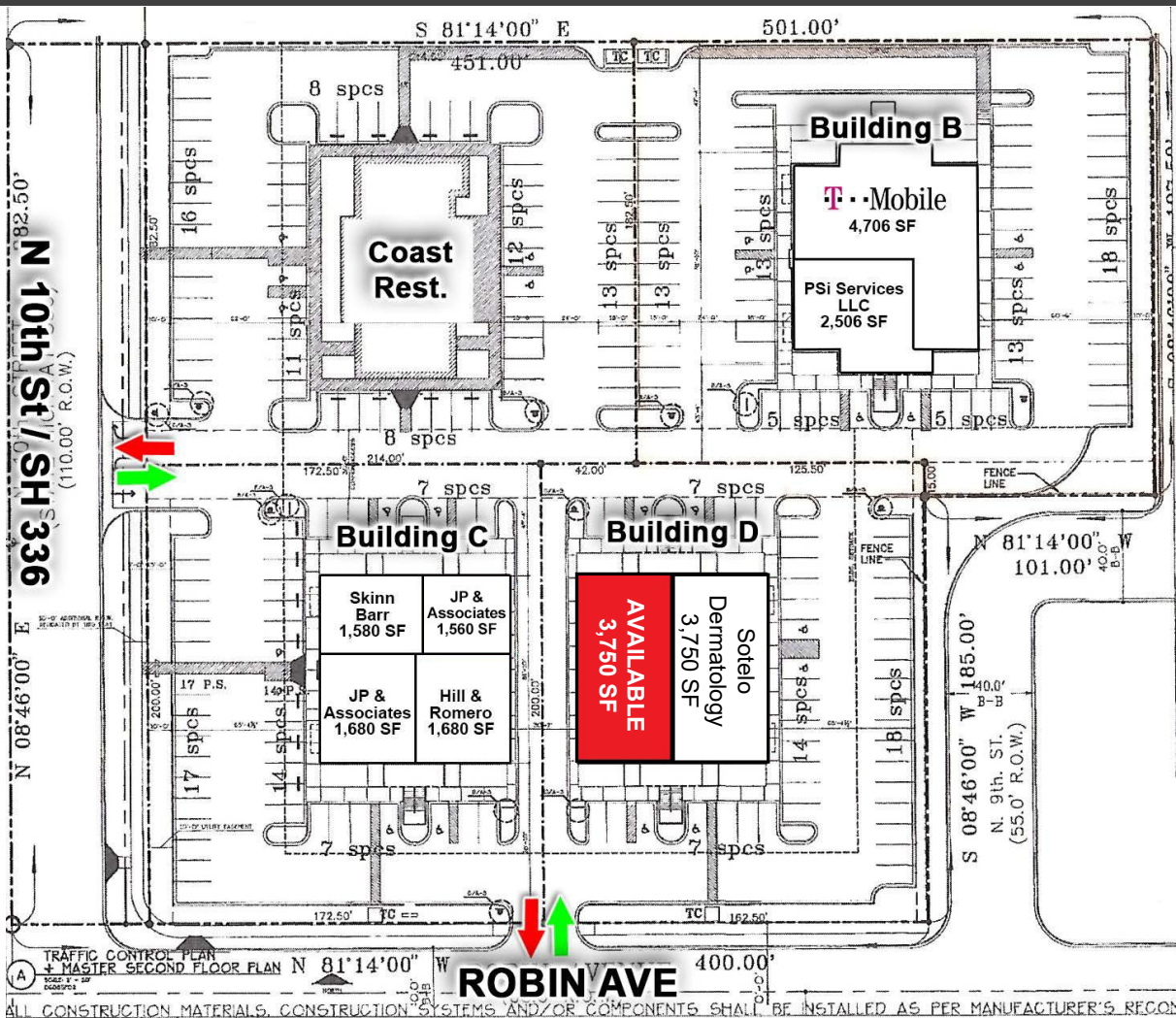
Suite C2B: Hill & Romero - 1,680 SF

Suite C4: JP & Associates Realtors Modern Living - 1,560 SF

BUILDING D: 8,138 SF

Suite A: AVAILABLE - 3,750 SF

Suite B: Sotelo Dermatology - 3,750 SF



API REAL ESTATE

Commercial • Residential • Industrial • Property Management

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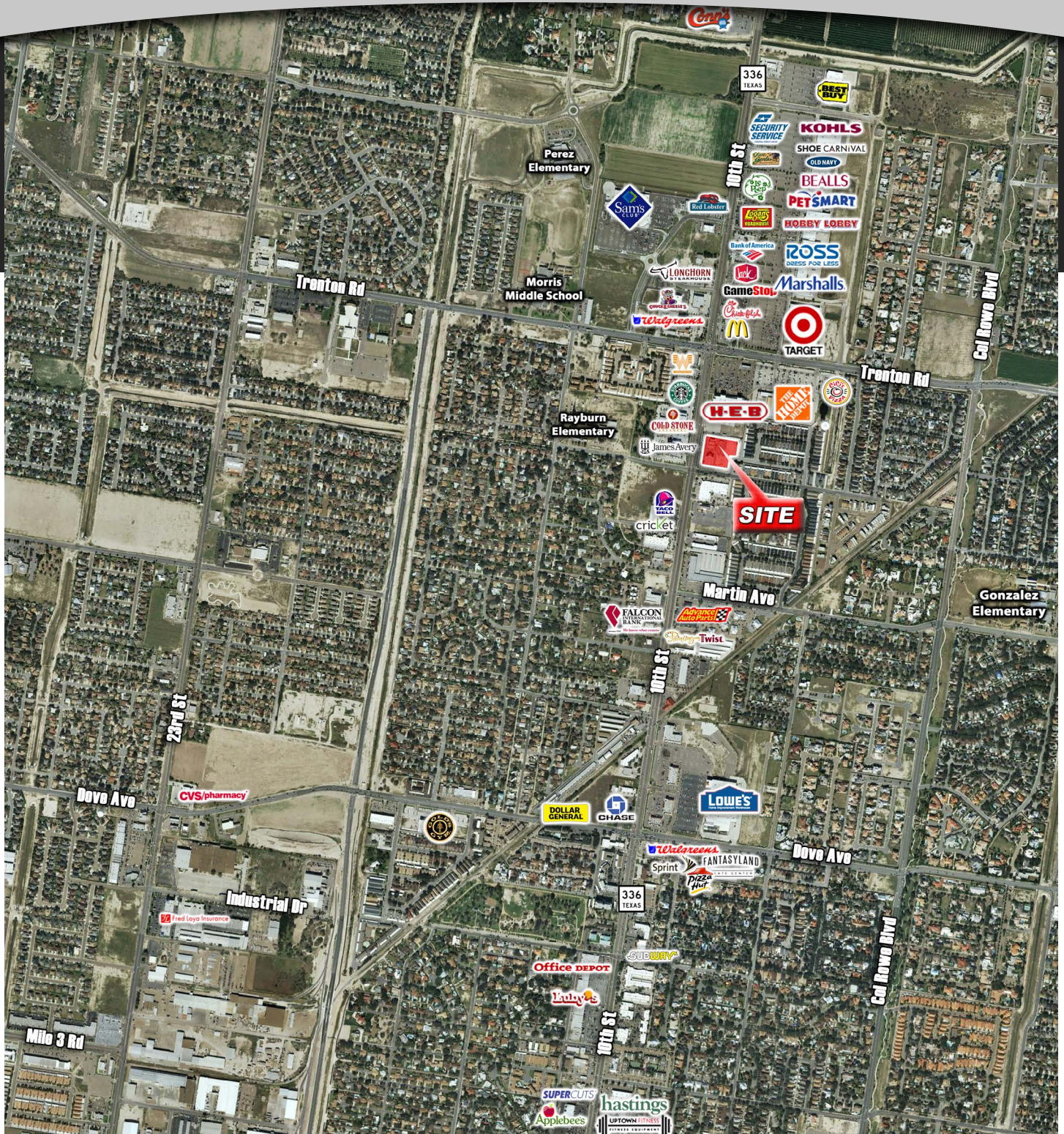
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Population Summary			
2000 Total Population	9,485	56,436	152,424
2010 Total Population	11,502	82,011	204,443
2021 Total Population	12,172	97,669	238,170
2021 Group Quarters	0	297	2,109
2026 Total Population	12,784	105,040	254,002
2021-2026 Annual Rate	0.99%	1.47%	1.30%
2021 Total Daytime Population	14,788	109,265	266,222
Workers	8,267	56,749	130,333
Residents	6,521	52,516	135,889
Household Summary			
2000 Households	3,118	18,421	46,756
2000 Average Household Size	3.04	3.04	3.21
2010 Households	3,815	27,009	64,548
2010 Average Household Size	3.01	3.03	3.14
2021 Households	4,019	32,153	75,238
2021 Average Household Size	3.03	3.03	3.14
2026 Households	4,217	34,557	80,268
2026 Average Household Size	3.03	3.03	3.14
2021-2026 Annual Rate	0.97%	1.45%	1.30%
2010 Families	3,009	20,785	49,791
2010 Average Family Size	3.40	3.48	3.59
2021 Families	3,142	24,581	57,680
2021 Average Family Size	3.43	3.49	3.61
2026 Families	3,290	26,371	61,413
2026 Average Family Size	3.44	3.50	3.61
2021-2026 Annual Rate	0.92%	1.42%	1.26%
Housing Unit Summary			
2000 Housing Units	3,362	21,168	53,817
Owner Occupied Housing Units	58.5%	58.8%	55.6%
Renter Occupied Housing Units	34.2%	28.2%	31.3%
Vacant Housing Units	7.3%	13.0%	13.1%
2010 Housing Units	4,044	29,135	70,648
Owner Occupied Housing Units	63.2%	59.9%	55.2%
Renter Occupied Housing Units	31.2%	32.8%	36.2%
Vacant Housing Units	5.7%	7.3%	8.6%
2021 Housing Units	4,301	34,921	82,730
Owner Occupied Housing Units	63.6%	59.9%	56.2%
Renter Occupied Housing Units	29.8%	32.2%	34.7%
Vacant Housing Units	6.6%	7.9%	9.1%
2026 Housing Units	4,520	37,568	88,323
Owner Occupied Housing Units	65.0%	61.1%	57.5%
Renter Occupied Housing Units	28.3%	30.9%	33.4%
Vacant Housing Units	6.7%	8.0%	9.1%
Median Household Income			
2021	\$76,041	\$63,471	\$50,615
2026	\$79,786	\$70,655	\$55,011
Median Home Value			
2021	\$201,652	\$187,395	\$163,704
2026	\$286,243	\$271,982	\$254,935
Per Capita Income			
2021	\$34,059	\$28,377	\$22,067
2026	\$37,624	\$31,961	\$24,872
Median Age			
2010	33.4	31.9	30.1
2021	34.9	33.6	32.0
2026	36.2	34.1	32.9



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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