

TRENTON TOWN CENTER

NWC of Trenton & McColl

3911 - 4039 S. MCCOLL RD
EDINBURG, TEXAS 78539



SERGIO A. ADAME, CCIM • BROKER-OWNER

956.412.1412 | sergio@apirealtor.com

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.

FOR LEASE

895 SF - 2,400 SF AVAILABLE

\$20-\$26 PSF + \$5.49 NNN

www.apirealestate.com

PROPERTY DETAILS

- ◆ 30,030 SF Shopping Center on 4.61 AC
- ◆ High Traffic Volume
- ◆ Easy Access to Trenton & McColl
- ◆ Shadow Anchored by Walmart
- ◆ Nearby Big Box Retailers, Major Chain Restaurants, Shopping Centers, Medical Parks, & Offices

AREA RETAILERS



5,595 sf Total
Units: 5






\$20-\$26 PSF +
\$5.49 NNN



W. Trenton Rd: 27,495 VPD
S. McColl St: 22,434 VPD
(TXDOT)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 2023 Population	6,504	97,330	240,102
 Daytime Population	10,459	112,479	265,948
 Average HH Income	\$135,125	\$91,600	\$78,431

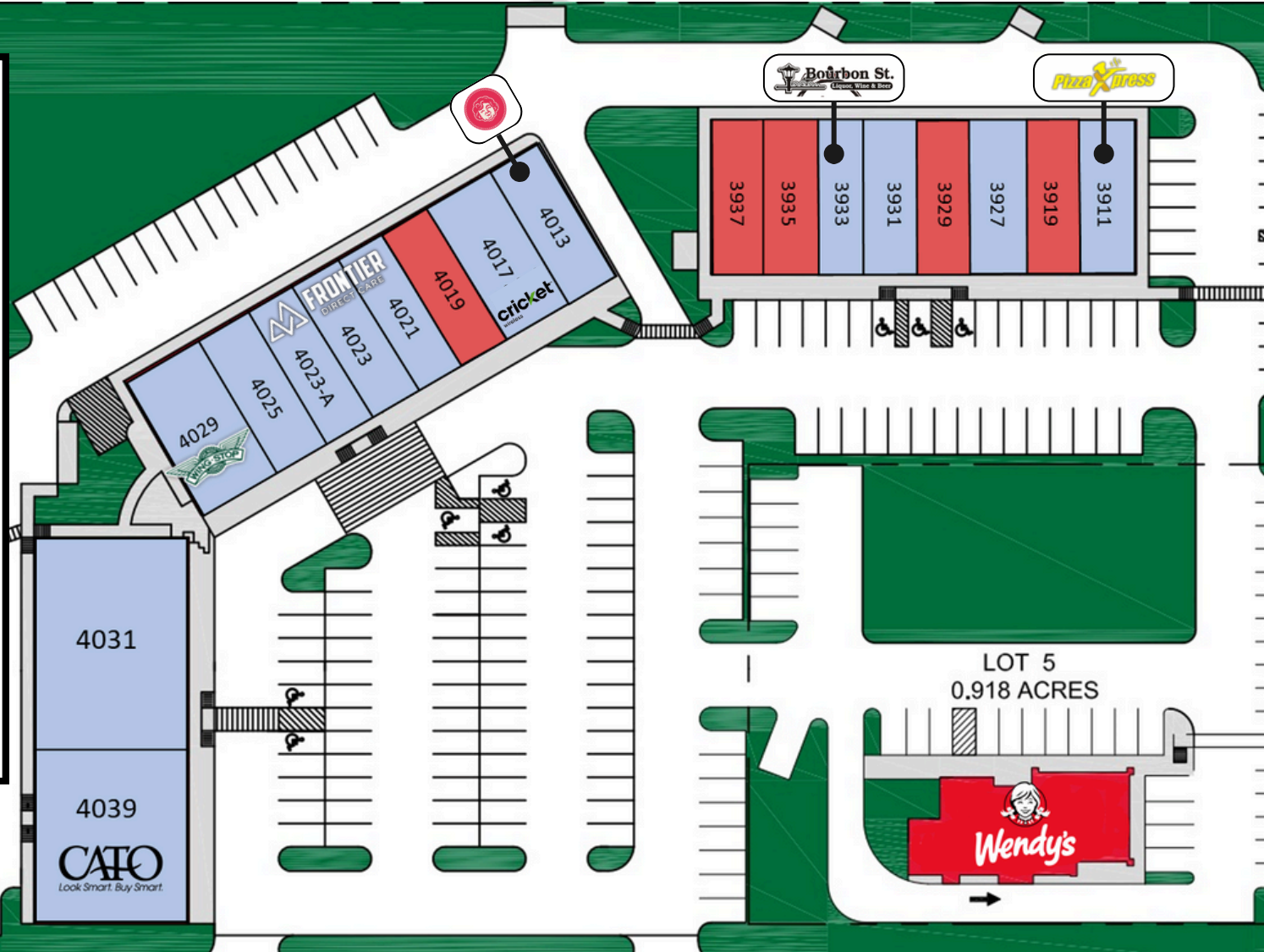
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SUITE	TENANT	SF
BUILDING 1		
3911	Pizza Express	1,500 sf
3919	Available (2nd Gen Retail)	1,200 sf
3927	5 Star Nails	1,400 sf
3929	Available	895 sf
3931	Vapor Box Plus	1,305 sf
3933	Bourbon St. Liquor	1,200 sf
3935	Available	1,200 sf
3937	Available	1,200 sf
BUILDING 2		
4013	Gorditas Doña Lula	1,500 sf
4017	Cricket Wireless	1,200 sf
4019	Available	1,100 sf
4021	Frontier Direct Care	1,200 sf
4023	Frontier Direct Care	1,200 sf
4023-A	Frontier Direct Care	1,146 sf
4025	Yogurt Shop	1,500 sf
4029	Wingstop	2,254 sf
BUILDING 3		
4031	Taj Mahal	5,000 sf
4039	Cato's Fashion	4,000 sf



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- ◆ Shadow Anchored by Wal-Mart
- ◆ Houses tenants such as Cato's Fashion, Wingstop, & Cricket Wireless.
- ◆ Neighbored by Wendy's Subway, Discount Tire, Chase, Burger King, Stripes, and more!
- ◆ Approximately 2.5 mi from I-69C



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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensees 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.

API REAL ESTATE	0534881	info@apire.us	(956) 412-1412
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
SERGIO A. ADAME, CCIM	0534881	sergio@apirealtor.com	(956) 412-1412
DESIGNATED BROKER	LICENSE NO.	EMAIL	PHONE
SALES AGENT	LICENSE NO.	EMAIL	PHONE
BUYER/TENANT/SELLER/LANDLORD INITIALS	DATE		