



REAL ESTATE

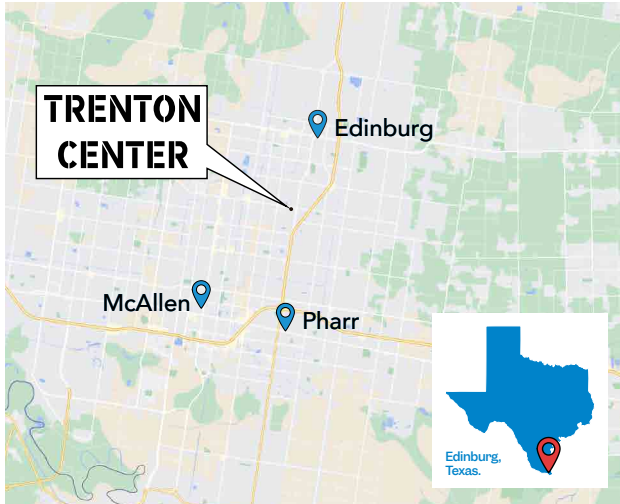
A Varco REAL ESTATE PROJECT

FOR LEASE

500 W Trenton Rd, Edinburg, TX 78539

Latitude and Longitude | 26.261668, -98.176079

Available Space | 1,280 - 5,452 SQ.FT



Highlights

- Trenton Center is a few miles West of Business US-281.
- This prime location has a high traffic count along Trenton Rd and Professional Drive
- University of Texas at Rio Grande Valley is 3.3 miles away with over 32,000 students
- DHR Health in close proximity of 2.6 miles and with approximately 5,000 employees

Traffic Count

- W Trenton Rd: 31,527
- S Interstate Hwy 69c : 83,341

Nearest

INTERNATIONAL	HOSPITAL	AIRPORT	HIGHWAY
🕒 28 min 🚗 14.2 mi	🕒 2 min 🚗 0.5 mi	🕒 12 min 🚗 9.2 mi	🕒 13 min 🚗 7.6 mi

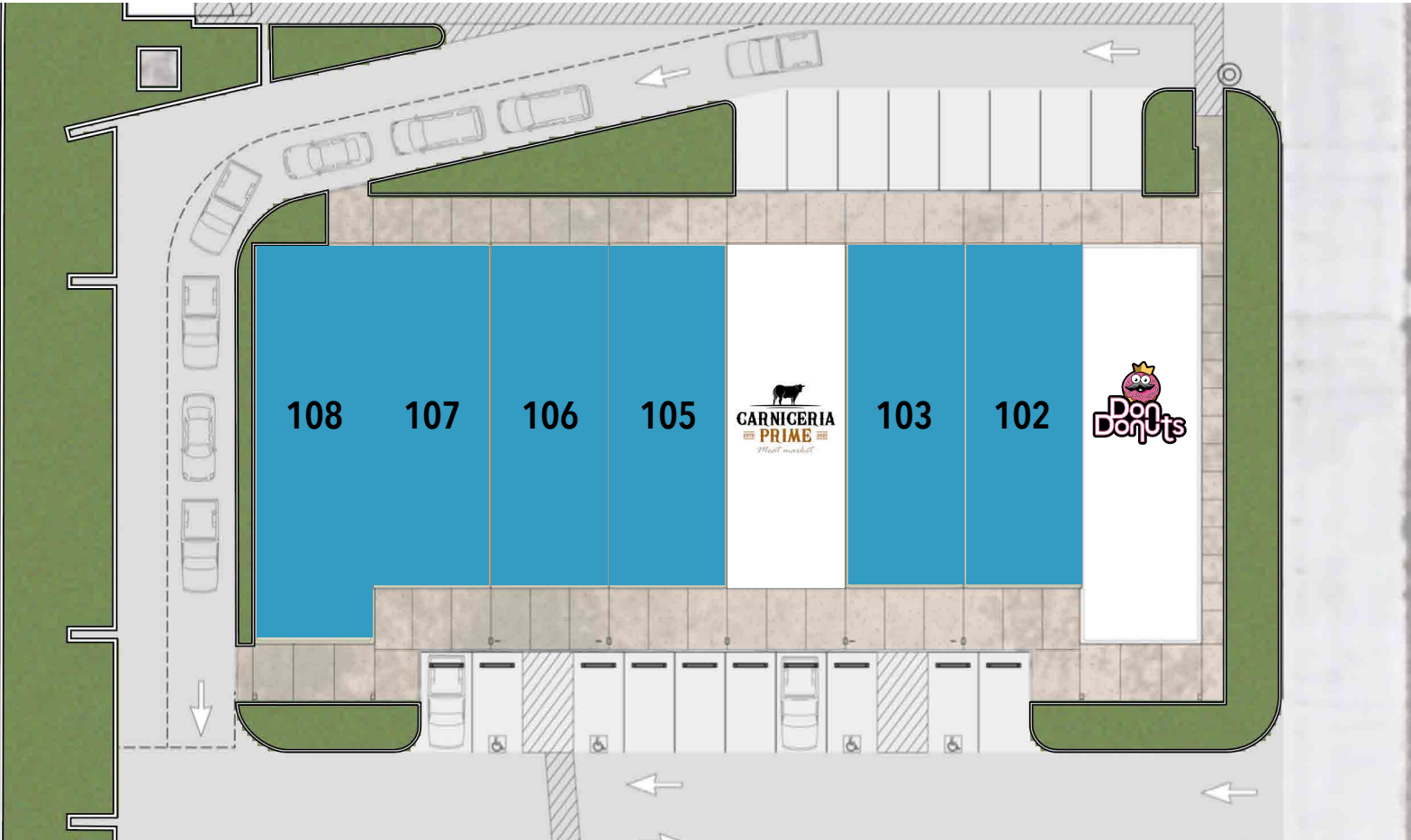
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Available Space

102	1,280 SF
103	1,302 SF
105	1,302 SF
106	1,302 SF
107	1,309 SF
108	1,539 SF

Current Tenants

101	Don Donuts	1,539 SF
104	Carniceria Prime	1,302 SF

Gross Leasable Area

10,875 SF

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Demographics

Population	1 Mile	3 Mile	5 Mile
	8,283	88,265	249,102

Daytime Population	1 Mile	3 Mile	5 Mile
	13,328	106,327	268,247

Median HH Income	1 Mile	3 Mile	5 Mile
	\$78,552	\$59,633	\$53,874



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