

2228 TRENTON RD
MCALLEN, TX 78504

RETAIL PROPERTY FOR LEASE

2,340 - 3,000 SF



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

LAURA LIZA PAZ, SIOR
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NAI Rio Grande
Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Trenton Commerce Plaza encompasses approximately 7,640 square feet of premier commercial space, of which 5,340 SF is available. Strategically situated at the high-traffic intersection of Trenton Road and 23rd Street in North McAllen. This well-positioned plaza offers exceptional visibility and advantages from its proximity to a diverse range of shopping centers, dining establishments, professional offices, and residential neighborhoods.

Currently, two suites are available for lease, including a prominent end-cap space that Vantage Bank formerly occupied. This suite features three teller lanes that can be converted into a drive-thru, making it particularly suitable for businesses requiring such services. The property's location near major retailers, including Trenton Town Center, Walmart Supercenter, Target, and Trenton Crossing Shopping Center, enhances its attractiveness as an excellent opportunity for any enterprise seeking to establish a presence in a dynamic retail environment.

OFFERING SUMMARY

Lease Rate:	\$2.10 SF/month- \$25.20 yearly
NNN:	\$0.35 SF/month-\$4.20 yearly
Suite 100: Motor Bank w/3 Teller Lanes	3,000 SF
Suite 300:	2,340 SF
Total Building Size:	7,640 SF
Year Built:	2005
Parking Spaces:	56 Spaces

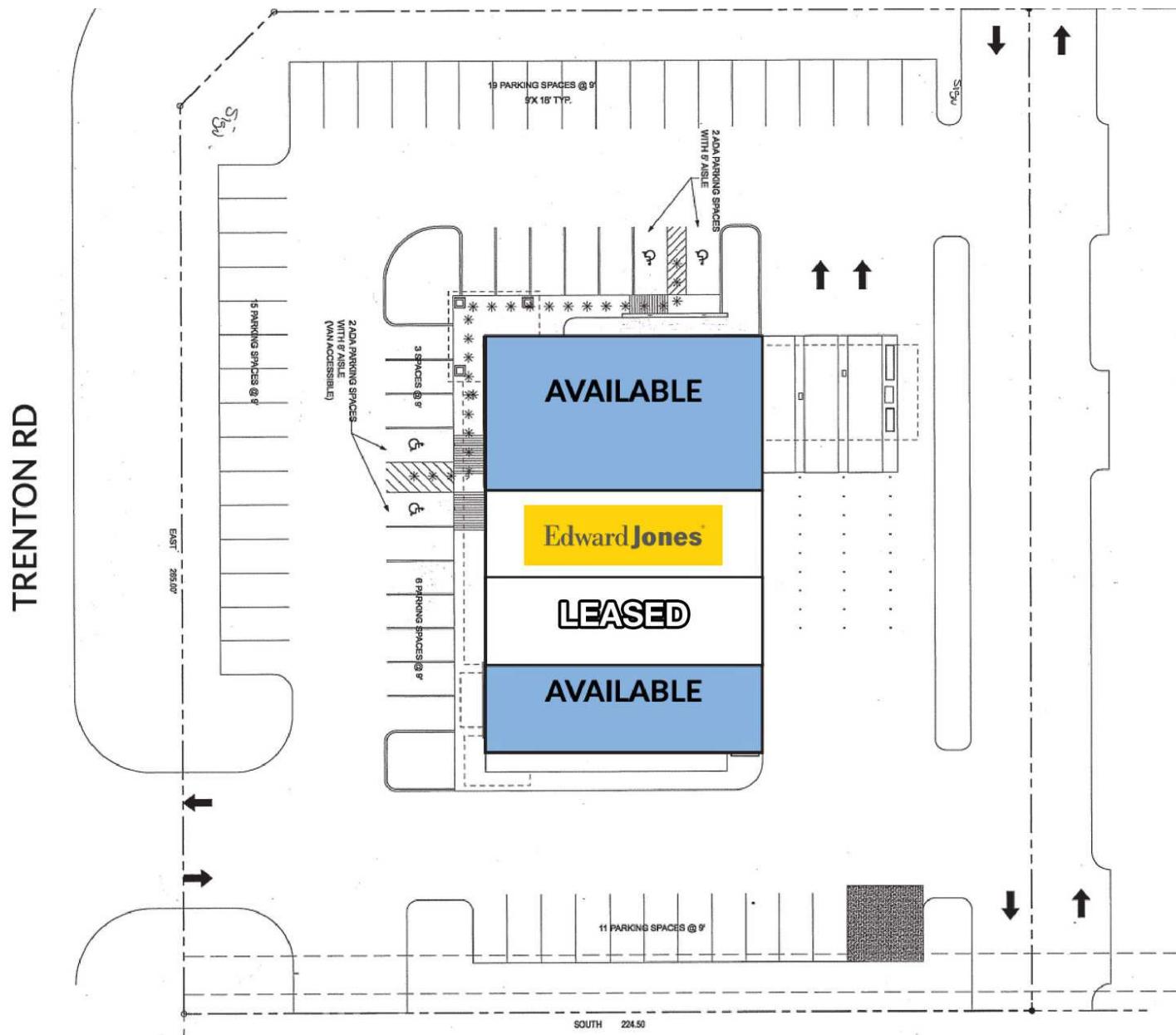
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SITE PLAN

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INTERIOR PHOTOS - SUITE 100

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INTERIOR PHOTOS - SUITE 300

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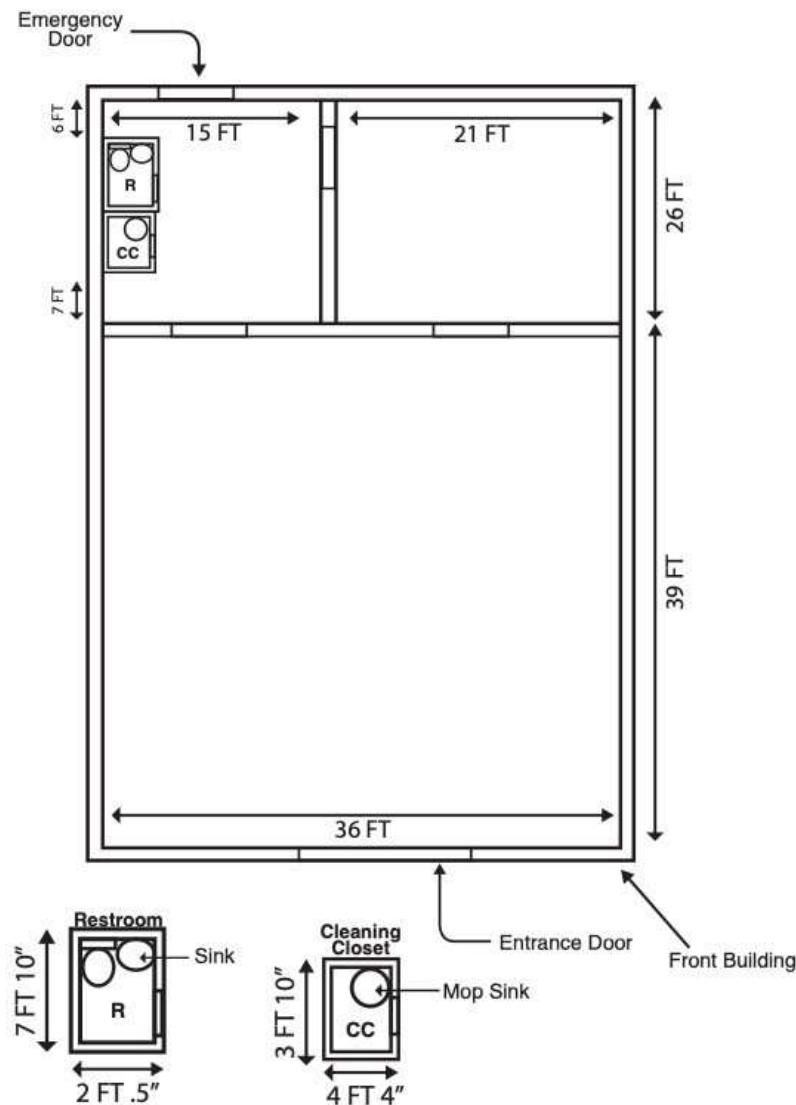
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FLOOR PLAN - SUITE 300

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2228 Trenton Rd Suite #300
2,340 Sq FT



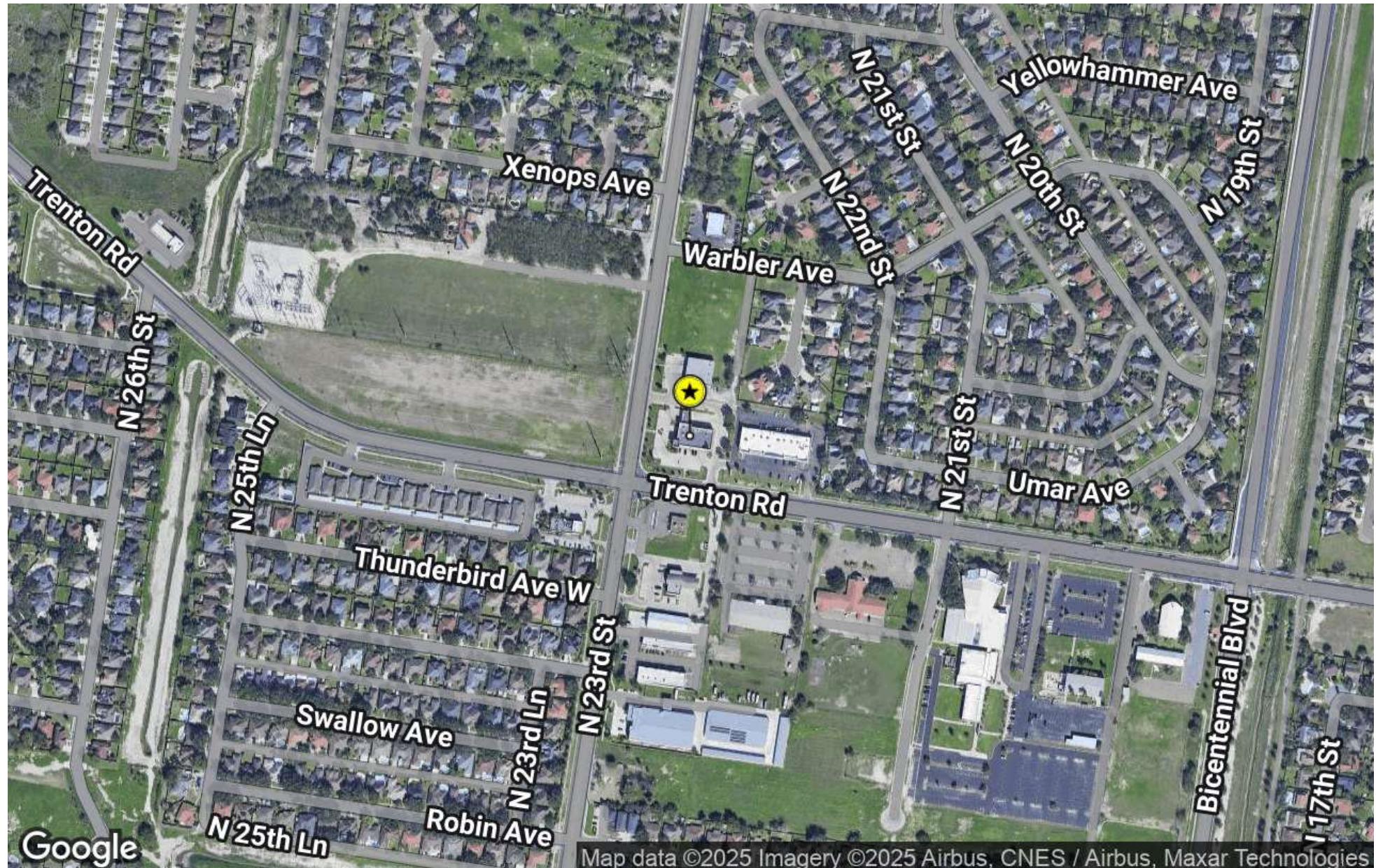
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AERIAL MAP

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The information contained herein has been obtained from sources we believe to be reliable; however, NAI Rio Grande Valley have not verified, and will not verify, any of the information contained herein, nor have the aforementioned Broker conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

Buyer/Tenant/Seller/Landlord Initials

Date