

1013 W TRENTON RD, EDINBURG, TX 78539

±76 ACRES MIXED USE



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Executive Summary

Strategically positioned along Edinburg's high-traffic Trenton Road corridor, this infill property offers a rare large-scale development opportunity in one of the fastest-growing cities in the United States. With immediate access to I-69C/US-281 and N. McColl Road, the site provides excellent regional connectivity while sitting at the heart of the city's premier healthcare, education, and retail cluster. Its frontage and visibility along Trenton Road ensure daily exposure to thousands of vehicles, patients, students, and shoppers.

Currently designated for mixed-use—including healthcare campuses, select-service or extended-stay hotels, K-12/charter education, or retail development—the property provides unmatched flexibility. Its adjacency to South Texas Health System Edinburg, minutes from DHR Health's regional hospital and clinics, and proximity to the University of Texas Rio Grande Valley (UTRGV) positions it as a natural extension of Edinburg's medical and education corridor. This unique clustering strengthens patient flows, student pipelines, and guest traffic—creating compelling synergies for institutional and commercial users alike.

The surrounding market reinforces the site's value: UTRGV's enrollment exceeded 34,000 students in Fall 2024, while Bert Ogden Arena (9,000 capacity) and Vackar Stadium generate year-round event demand. Retail power centers like Trenton Crossing (Target, Best Buy, Kohl's, Hobby Lobby) and the H-E-B at 10th & Trenton further anchor the corridor, drawing regional shoppers and providing everyday convenience.

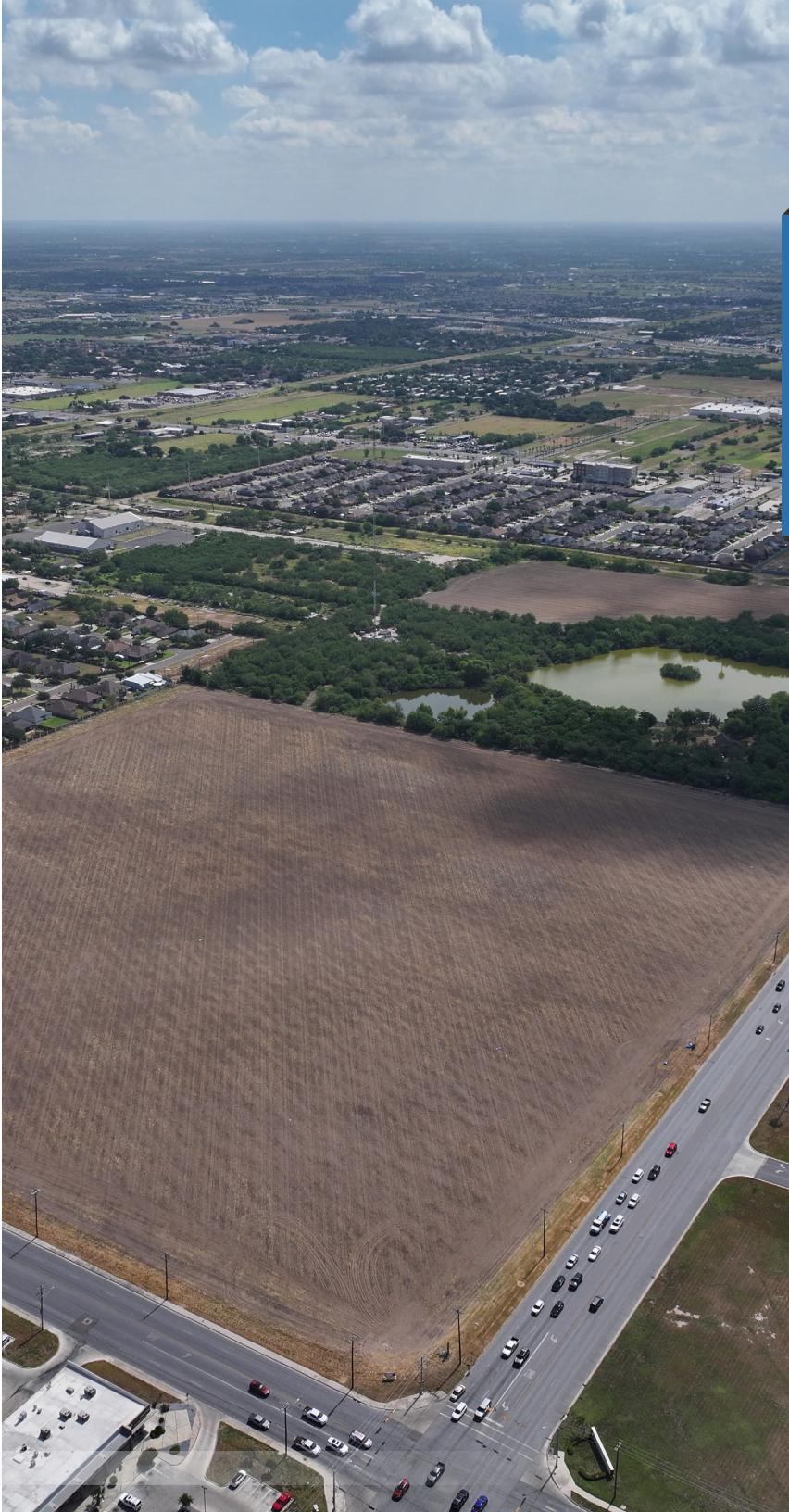
With strong population growth (+2.6% YoY, 2023–2024), a young workforce (median age 29.9), and robust employment in education, healthcare, and retail, Edinburg continues to outperform national trends. Corporate expansions such as Zoho further validate the city's emergence as a regional business hub.

Combining prime frontage, institutional adjacency, and flexible development potential, 1013 W Trenton Rd represents a standout opportunity for developers, healthcare providers, educational institutions, and investors seeking to capitalize on South Texas's growth trajectory.



PROPERTY OVERVIEW

Address	1013 W Trenton Road, Edinburg, TX 78539
Total Lot Size	±76.00 Acres (±3,310,560 SF)
Available Configurations	For Sale
Zoning	Mixed-Use (Buyer to Verify)
Permitted Uses	Healthcare Campus, Education Facilities, Hospitality, Retail, Mixed-Use Development
Traffic Counts	Trenton Road: ±48,000 Vehicles Per Day (estimated); Immediate connectivity to I-69C/US-281
Frontage	Prominent Trenton Road frontage with regional visibility
Occupancy	Vacant Land
Nearby Anchors	South Texas Health System Edinburg, DHR Health, UTRGV (34k+ students), Bert Ogden Arena, H-E-B, Trenton Crossing Power Center (Target, Best Buy, Kohl's, Hobby Lobby)
Nearby Developments	Active medical and higher-ed corridor; expanding retail and entertainment districts
Access	Immediate access to I-69C/US-281
Utility Infrastructure	City Water, Sewer, and Power Available (Buyer to Verify)
Ideal Uses	Hospital/ASC/Behavioral/Rehab Campus, Select-Service Hotel, Charter/Health-Science School, Retail/Service Development



Property Summary



PROPERTY HIGHLIGHTS

HIGH-GROWTH TRADE AREA

Situated in one of the fastest-growing cities in the United States, this ±76-acre site benefits from Edinburg's continued population expansion, strong workforce demographics, and a young median age of 29.9. The location is ideal for healthcare, hospitality, education, or mixed-use development.

EXCEPTIONAL FRONTAGE & VISIBILITY

Featuring prominent frontage along Trenton Road with immediate connectivity to I-69C/US-281, the property captures consistent traffic from daily commuters, patients, students, and regional shoppers.

FLEXIBLE DEVELOPMENT OPTIONS

With potential for healthcare campuses, select-service hotels, retail, education, or institutional uses, the property supports a wide variety of development configurations to match market demand.

STRONG DEMOGRAPHICS & TRAFFIC GENERATORS

Surrounded by South Texas Health System Edinburg, DHR Health, UTRGV (34,000+ students), Bert Ogden Arena, and Trenton Crossing Power Center, the site benefits from steady weekday and weekend demand drivers.

INSTITUTIONAL & RETAIL SYNERGY

The property's position along Edinburg's "medical spine" leverages existing patient flows, student pipelines, and shopper traffic, creating powerful synergies for healthcare, education, and commercial users.

PRIME REGIONAL ACCESS

Immediate access to I-69C/US-281 and N. McColl Road ensures connectivity to the broader Rio Grande Valley, positioning the site as a central hub for institutional and commercial expansion.

FULL UTILITIES AVAILABLE

City water, sewer, and electricity are available at or near the site (buyer to verify), allowing streamlined development timelines.

SIGNIFICANT FUTURE GROWTH POTENTIAL

With Edinburg's population increasing +2.6% year-over-year and corporate expansions such as Zoho reinforcing demand, the site represents a long-term opportunity for developers and investors to capitalize on South Texas's robust growth trajectory.

Property Summary



PROPERTY SUMMARY

LOCATION OVERVIEW

Market Overview

The Edinburg commercial real estate market continues to demonstrate exceptional growth, fueled by one of the fastest population increases in the nation, robust healthcare expansion, and the city's position as a regional hub for higher education and entertainment. As the county seat of Hidalgo County and home to the University of Texas Rio Grande Valley (UTRGV), Edinburg attracts healthcare providers, service industries, and developers seeking large-scale opportunities in a thriving, high-traffic trade area.

The 1013 W Trenton Road property is strategically located along one of the city's busiest arterials, with immediate connectivity to I-69C/US-281 and N. McColl Road. The corridor is anchored by South Texas Health System Edinburg, the DHR Health campus, UTRGV's growing Edinburg campus, and entertainment venues such as Bert Ogden Arena and Vackar Stadium. These anchors, combined with retail destinations like Trenton Crossing and H-E-B, generate consistent traffic flows and seamless access to surrounding residential neighborhoods, employment centers, and regional amenities.

Demographic trends within Edinburg and the broader Rio Grande Valley support sustained long-term commercial demand. With a population of approximately 109,000 in 2024 (+2.6% YoY), a median age of 29.9, and more than 34,000 UTRGV students, the area benefits from a young, expanding consumer base with strong healthcare, education, and retail demand drivers. Within a 5-mile radius, the combination of residents, students, and visiting patients creates a dynamic customer mix that fuels demand for retail, hospitality, housing, and institutional services.

As developers and investors continue to focus on high-growth submarkets in South Texas, 1013 W Trenton Road stands out as a rare opportunity to acquire a large-scale parcel with unmatched healthcare and education adjacency. Its combination of strong demographics, exceptional accessibility, and development flexibility positions it to benefit from the Rio Grande Valley's rapid expansion and sustained investor interest in the Edinburg market.

Demographics



CATEGORY	1 Mile	3 Miles	5 Miles
Population	±6,500	±48,000	±132,000
Households	±2,000	±14,800	±40,500
Avg. Household Income	±\$62,000	±\$59,500	±\$57,800
Median Age	~29.5	~29.7	~29.9

SUBJECT PROPERTY

W Trenton Rd

