

222 E MONTE CRISTO RD
EDINBURG, TEXAS 78541



SERGIO A. ADAME, CCIM • BROKER-OWNER
956.412.1412 | sergio@apirealtor.com

FOR LEASE
AVAILABLE: 1,200 SF
\$15.00 + \$20.00 PSF

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.

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PROPERTY DETAILS

- ◆ 9,440 SF Strip Center in a Fast-Growing Area
- ◆ Located at SW quadrant of US-281/Closner Blvd & Monte Cristo Rd/FM 1925
- ◆ Easy Access, Excellent Visibility
- ◆ Nearby various retailers, chain restaurants & schools

AREA RETAILERS



Units: 1

Available: 1,200 SF



\$15.00 -

\$20.00 PSF



E. Monte Cristo Rd: 25,173 VPD




W. Monte Cristo Rd: 33,043 VPD

N. Bus. Hwy. 281: 16,853 VPD

N. I-69C: 35,846 VPD

(TXDOT)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 2024 Population	2,207	47,348	122,096
 Daytime Population	3,474	50,073	112,863
 Average HH Income	\$64,289	\$64,148	\$76,030

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E. MONTE CRISTO RD. 25,173 VPD

12,321 VPD

SUITE 7&8 2,400 SF cricket wireless	SUITE 5&6 2,400 SF INTEGRITY SUPPLY COMPANY	SUITE 4 1,200 SF AVAILABLE UNIT	SUITE 1-3 2,400 SF CHILDREN'S DEPOT DAYCARE
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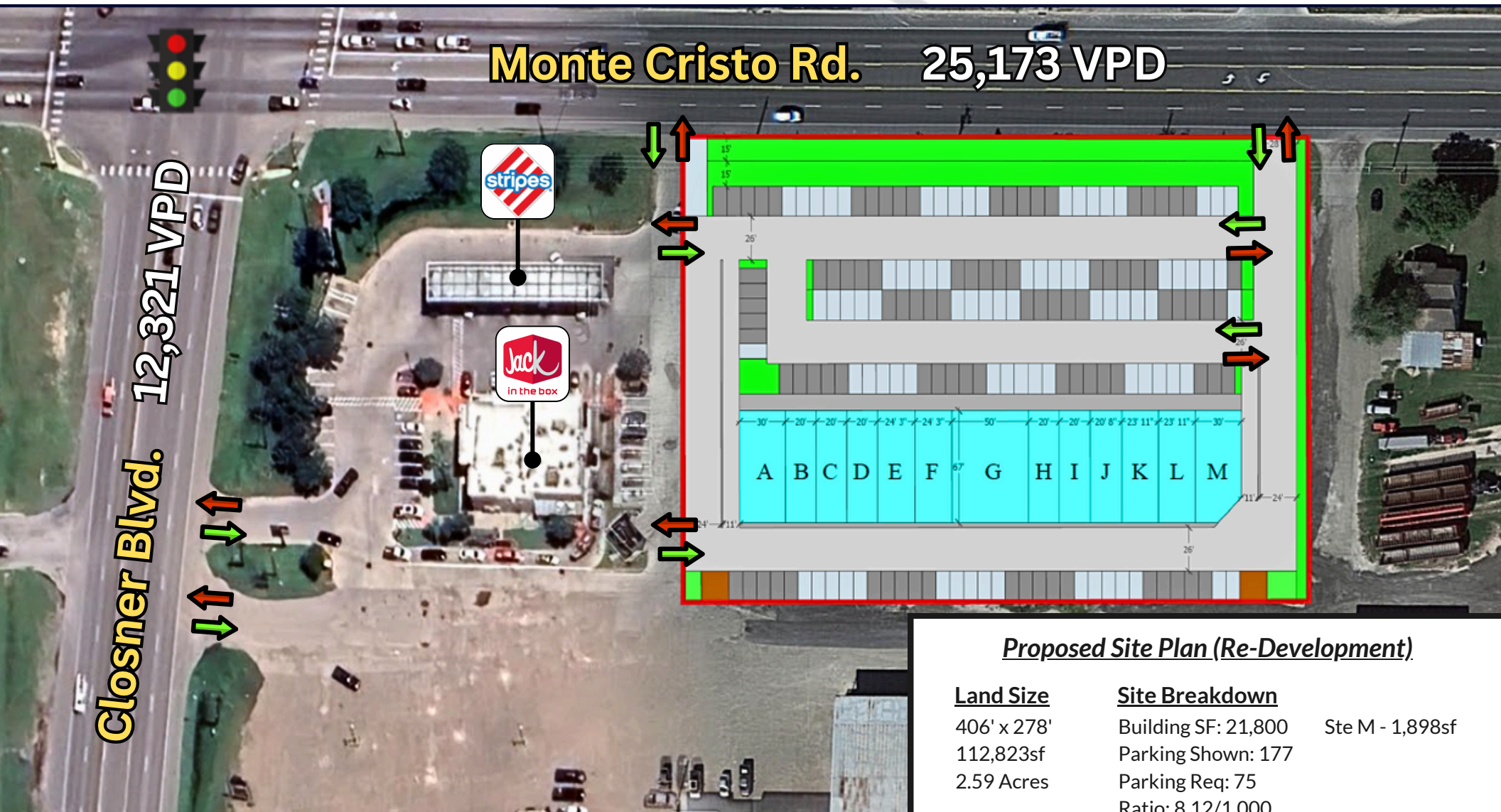
<u>Suite</u>	<u>Tenant</u>	<u>SF</u>
1-3	Children's Depot	3,600
4	AVAILABLE UNIT	1,200
5-6	Integrity Supply	2,400
7-8	Cricket Wireless	2,400

Edinburg Livestock Auction

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Monte Cristo Rd. 25,173 VPD

Closner Blvd. 12,321 VPD



Proposed Site Plan (Re-Development)

Land Size	Site Breakdown
406' x 278'	Building SF: 21,800 Ste M - 1,898sf
112,823sf	Parking Shown: 177
2.59 Acres	Parking Req: 75
	Ratio: 8.12/1,000

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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		