

CROSSPOINT BUSINESS CENTER

2509 W. TRENTON RD., EDINBURG, TX 78539

FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$3,950.00 per month (Gross)
Building Size:	3,000 SF
Available SF:	3,000 SF
Lot Size:	0.307 Acres
Year Built:	2003
Zoning:	C
Market:	Edinburg
Submarket:	McAllen, Mission, Edinburg

PROPERTY OVERVIEW

3,000 sf available For Lease. Crosspoint Business Center is ideal for medical and office users and has close proximity to hospitals, medical facilities, retail and rooftops. High traffic area with great visibility.

LOCATION OVERVIEW

From N. 10th, head East on Trenton Road past McColl Road, property is on the North side of Trenton, just before Palm Valley Animal Shelter

PROPERTY HIGHLIGHTS

- Suitable for any Professional Use
- High Traffic Area
- Great Visibility
- Two Spaces Within This Suite
- Easy Access to Freeway & Other Major Roadways
- Active HOA
- Prefer Minimum of 3 Year Lease

CHARLES MARINA, CCIM, CRB, GRI

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PROPERTY INFORMATION

Property Type	Yes
Property Subtype	Office Building
Zoning	C
Lot Size	0.307 Acres
APN #	C9462-01-00A-0002-00
Corner Property	Yes
Amenities	Great Visibility Close proximity to hospitals & medical facilities Near retail, restaurants & rooftops
MLS #	470881

LOCATION INFORMATION

Street Address	2509 W. Trenton Rd.
City, State, Zip	Edinburg, TX 78539
County	Hidalgo
Market	Edinburg
Sub-market	McAllen, Mission, Edinburg
Township	Edinburg
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	Expressway 281
Nearest Airport	McAllen International Airport (MFE)

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface

BUILDING INFORMATION

Building Size	3,000 SF
Building Class	B
Tenancy	Single
Number of Floors	1
Average Floor Size	3,000 SF
Year Built	2003
Gross Leasable Area	3,000 SF
Condition	Good
Roof	Flat
Free Standing	No
Number of Buildings	1
Floor Coverings	Tile
Foundation	Slab

UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes
Restrooms	Yes
Landscaping	Yes

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ADDITIONAL PHOTOS

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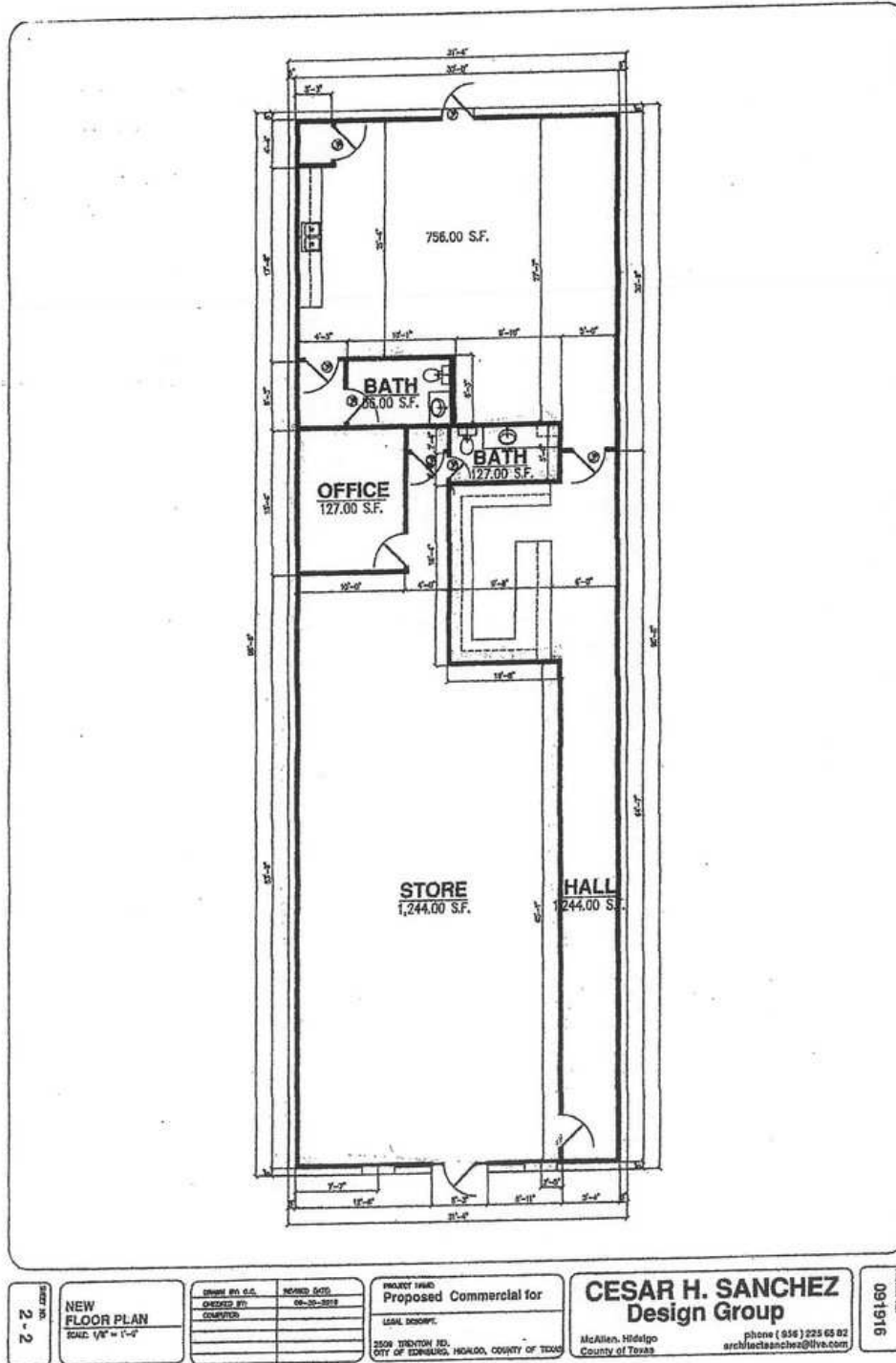
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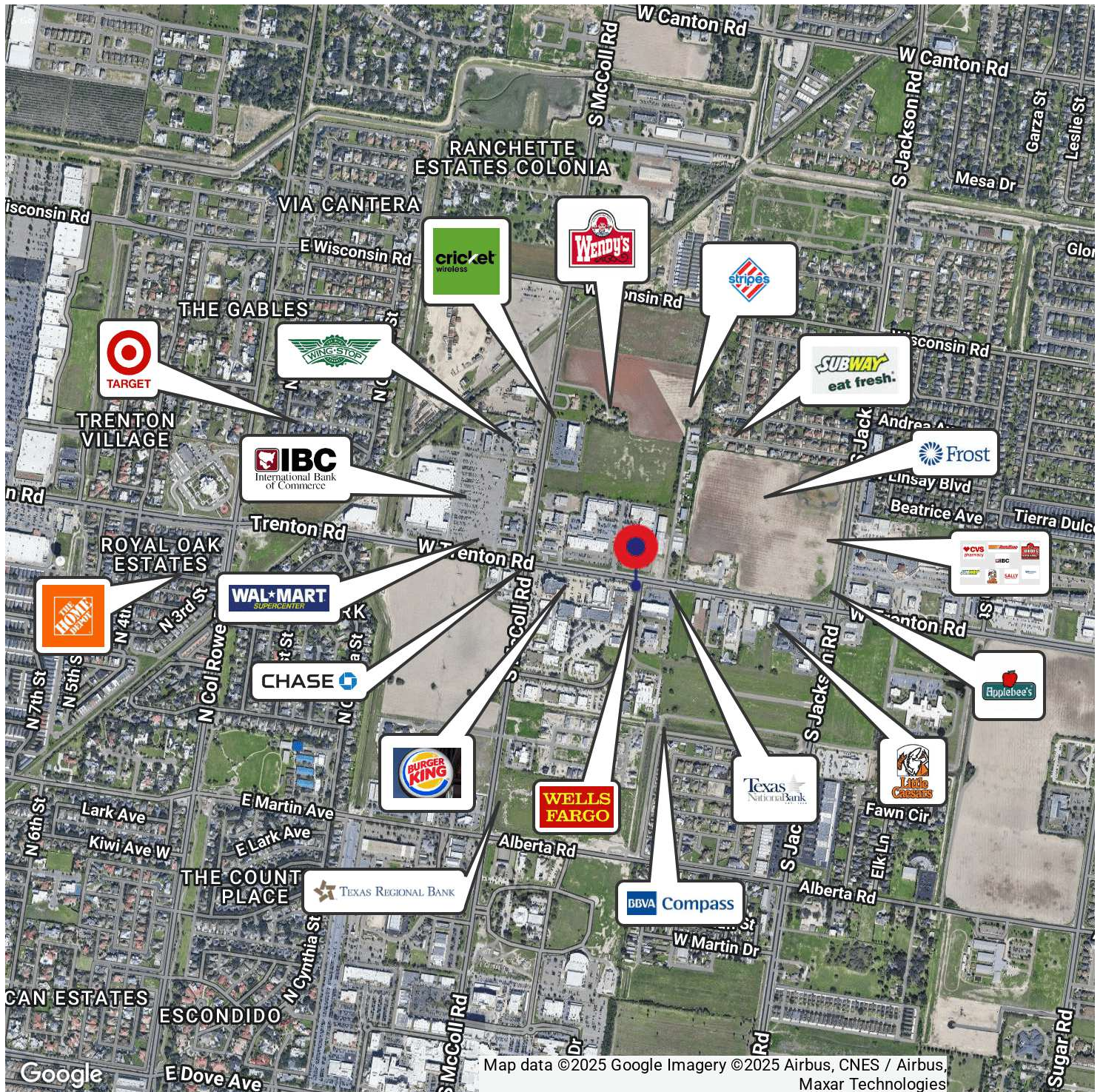
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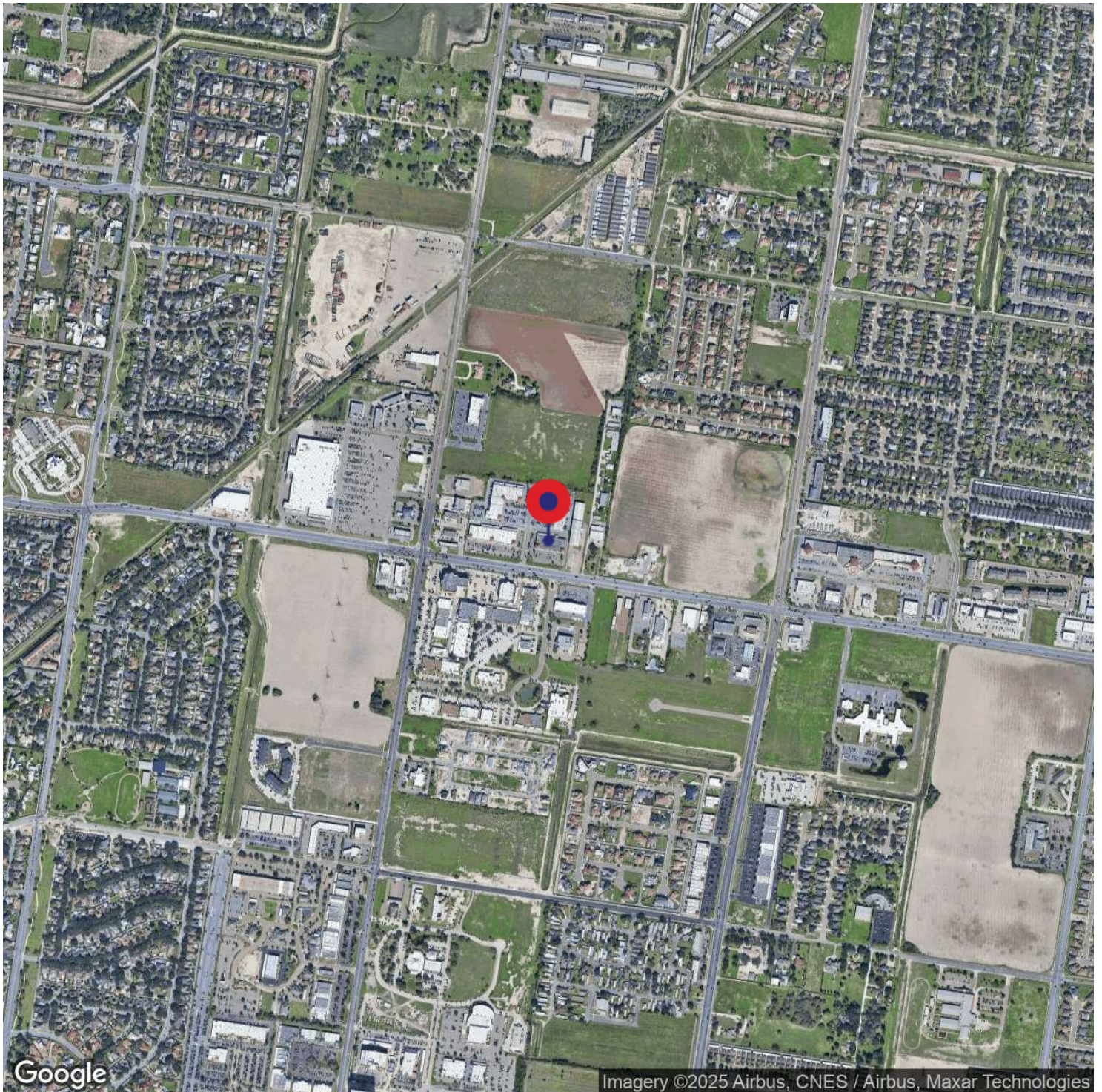


AERIAL MAP

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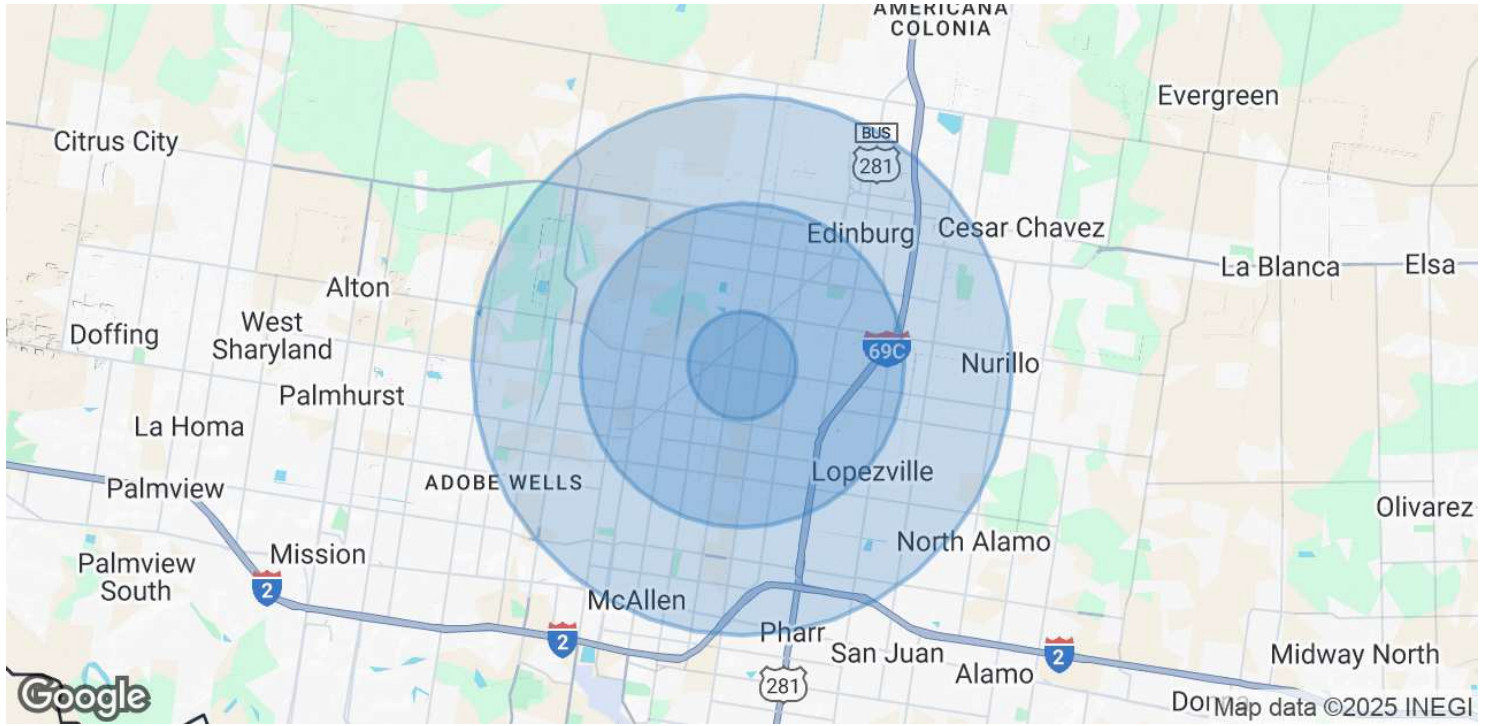
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,422	95,727	227,291
Average age	36	37	36
Average age (Male)	35	35	34
Average age (Female)	37	38	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,423	34,185	76,768
# of persons per HH	3.1	2.8	3
Average HH income	\$124,026	\$90,980	\$80,377
Average house value	\$335,896	\$240,382	\$206,245

* Demographic data derived from 2020 ACS - US Census

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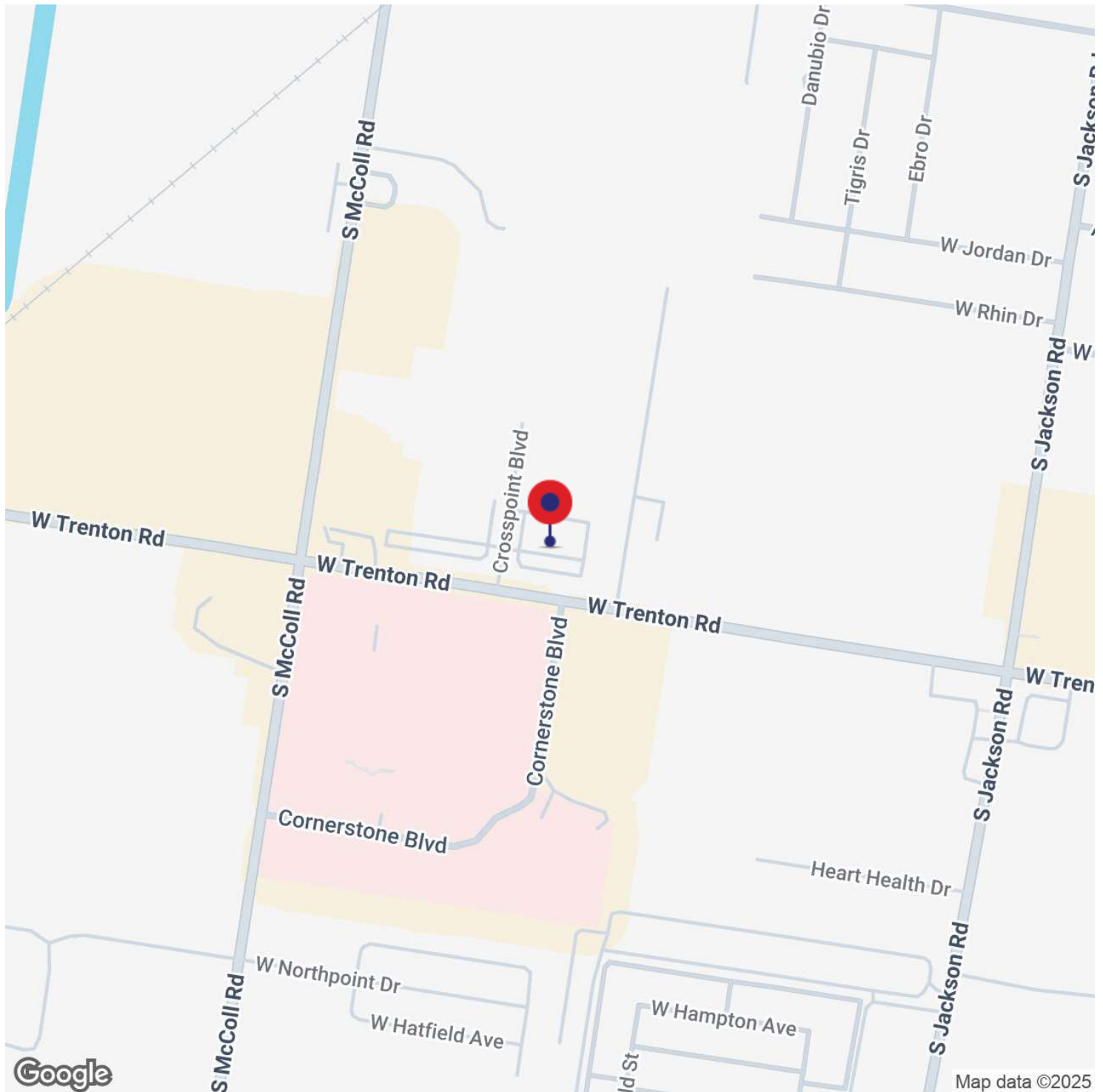
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DISCLAIMER

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DISCLAIMER

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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:
 - 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date