



8,036 SF RETAIL AVAILABLE FOR LEASE

TRENTON PLAZA

2001 W. TRENTON RD | MCALLEN | TEXAS

CBRE



PROPERTY OVERVIEW

FOR SUBLEASE

The Property is a 98,426 square foot neighborhood center positioned on 12.08 acres along the main east/west thoroughfare in Edinburg, Texas. The Property is located in a high growth, affluent trade area with average household incomes of over \$112,000 within a one-mile radius of the shopping center. Trenton Plaza is a well-maintained property that offers a unique combination of stability provided by two long-term anchors and upside potential through the lease up of vacant space and rent growth.

The Property benefits from the area's high traffic counts, driven by the area's growth as well as its location across the street from some of the Rio Grande's premier medical facilities including: South Texas Health Systems Edinburg, Solara Specialty Hospital, and Driscoll Children's Hospital. The Property is 76% occupied with below market average rents of \$14.38 psf.

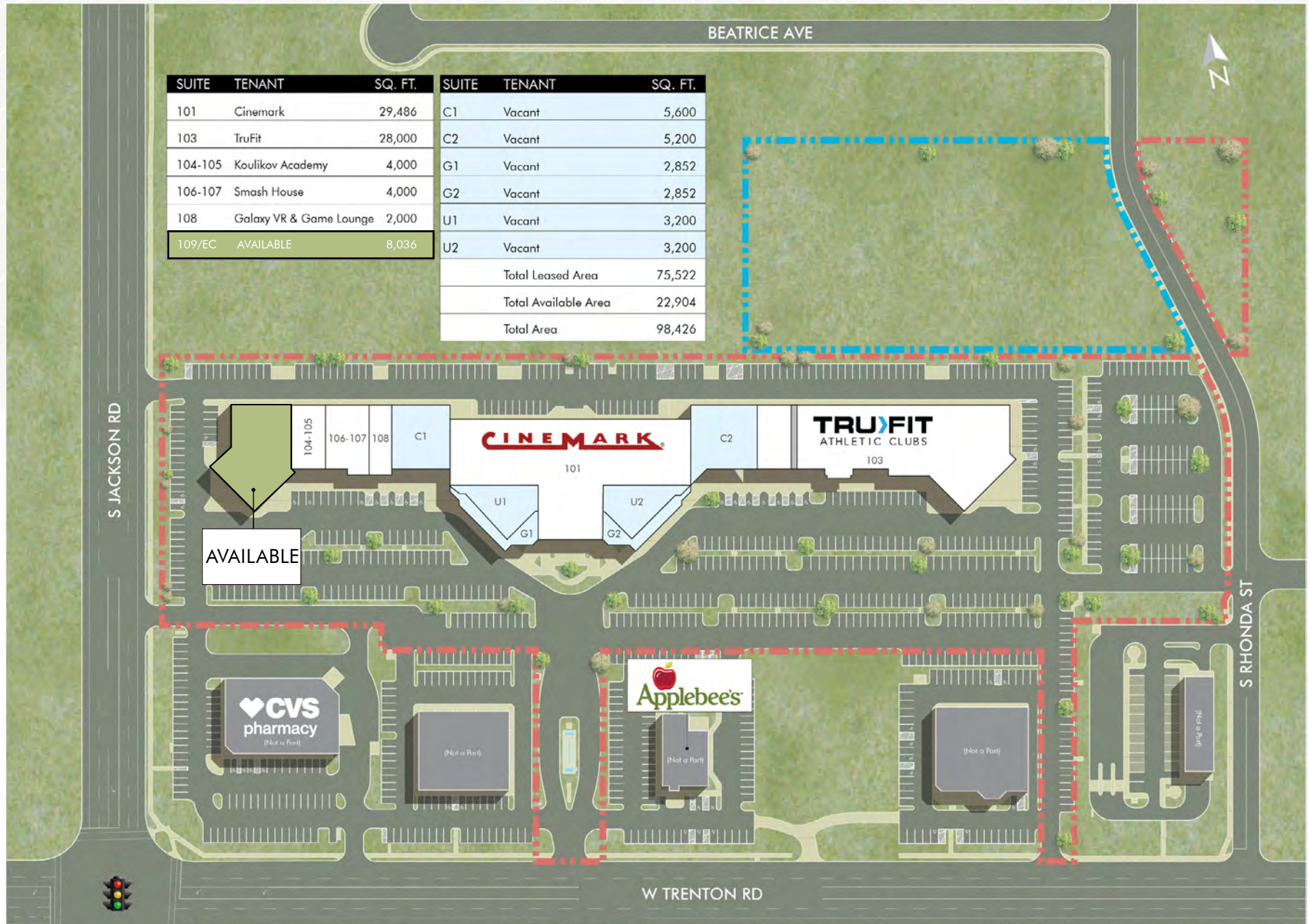
PROPERTY HIGHLIGHTS

- Cinemark and TruFit have been successful at the Property for 10+ years and are paying below market rents.
- Trenton Plaza has a unique mix of stability and value-add tenants. The available space offers upside potential through both lease up and rental growth.

8,036
SF Available

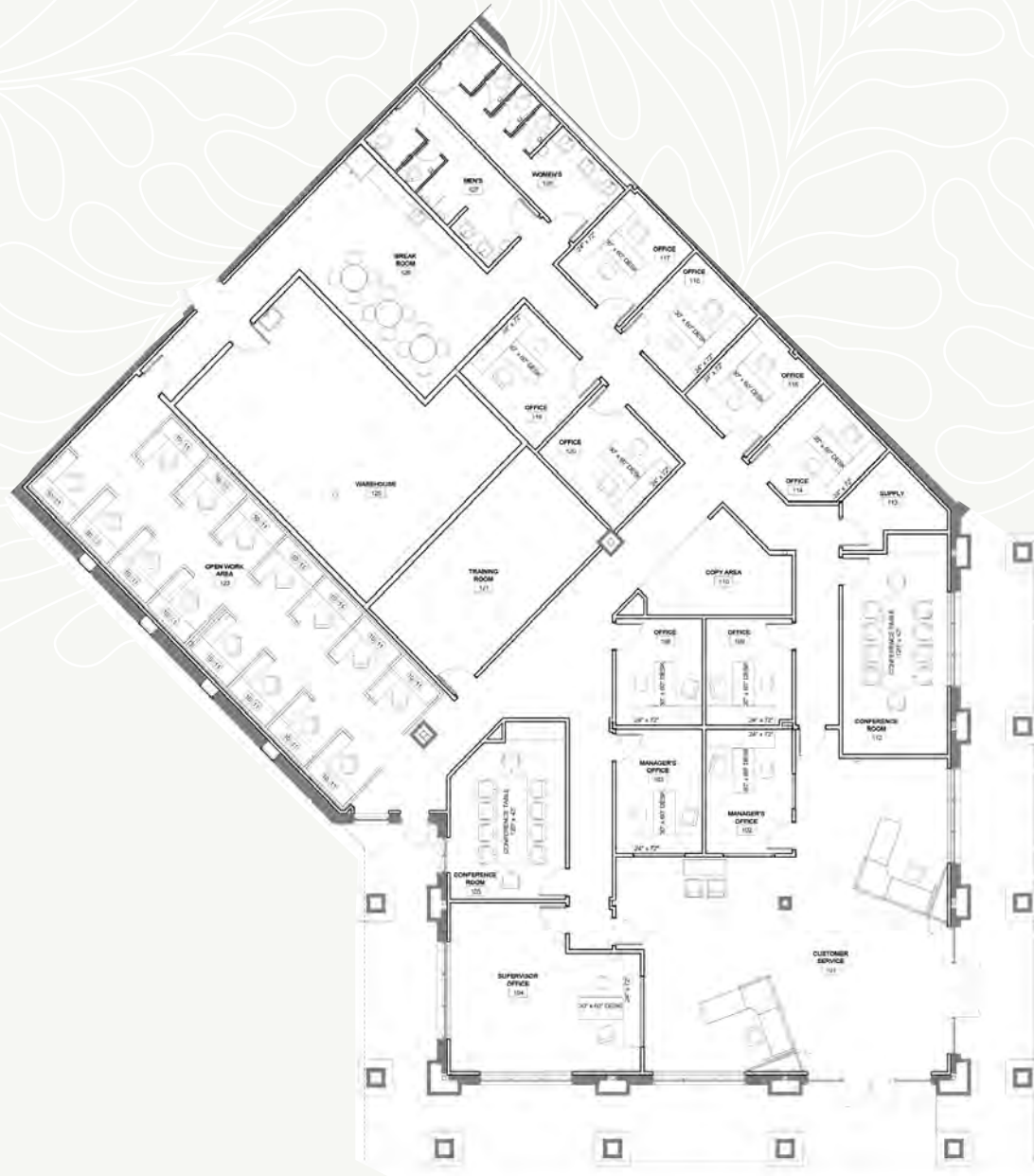
98,426
GLA

FLOOR PLAN



FLOOR PLAN

8,036 SF AVAILABLE



AERIAL VIEW NORTH



CVS
pharmacy

Applebee's

W. TRENTON RD

W. TRENTON RD

stripes



AERIAL VIEW

SOUTH



GREENPOINT URBAN LIVING
168 UNITS

ALFONSO RAMIREZ
ELEMENTARY SCHOOL
593 STUDENTS

LAS VILLAS AT MEADOWOOD

PREMIER HIGH SCHOOL
CAREER & TECH CENTER)
120 STUDENTS

SOUTH TEXAS HEALTH SYSTEM
CLINICS

SOUTH TEXAS HEALTH SYSTEM
EDINBURG



HALF MILE AERIAL

TRENTON PLAZA



THREE MILE AERIAL

TRENTON PLAZA



TRADE AREA DEMOS

TRENTON PLAZA



Demographics

	3 Mile	5 Miles	7 Miles
2024 Population - Current Year Estimate	97,509	254,044	398,764
2024 Daytime Population	123,133	274,632	430,856
2024 Total Households	34,878	86,022	130,848
2024 Average Household Income	\$95,177	\$82,513	\$81,509
2024 Median Age	33.8	33.1	33.5

Traffic Counts

	Vehicles per day
W Trenton Road	32,267 vpd
S Jackson Road	24,859 vpd



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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.

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.

_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate’s Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

