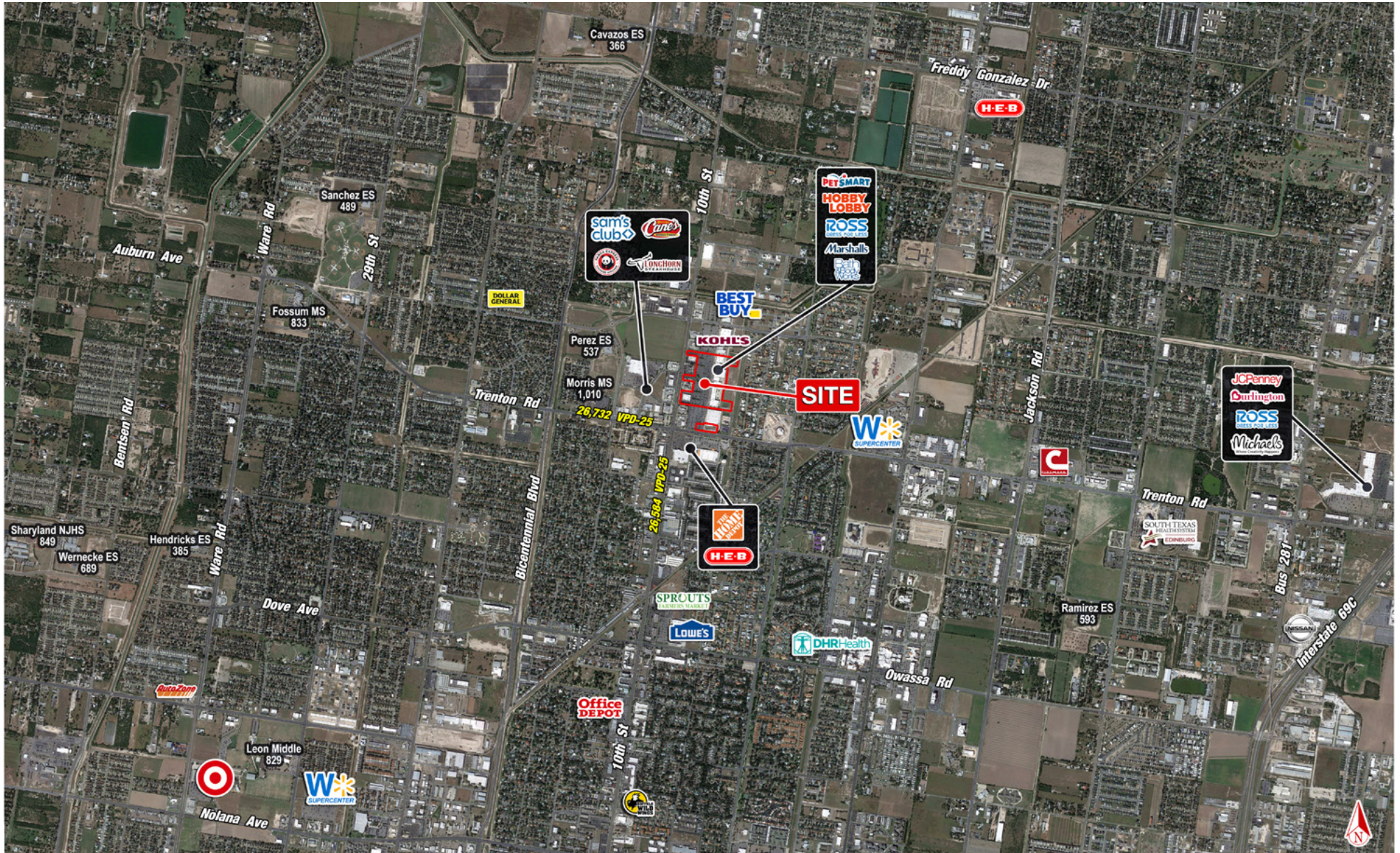


TRENTON CROSSING - NORTH MCALEN

N 10TH ST. & TRENTON RD., MCALEN, TX 78504

SHOP COS.



Andrew Sudderth | ANDREW@SHOPCOMPANIES.COM | 512-384-1137

Dylan Kelly | DYLAN@SHOPCOMPANIES.COM | 512-384-1138

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PROJECT SCOPE

Spaces available in this dynamic mixed-use power center anchored by Target at the intersection of North 10th Street and Trenton Road in McAllen, Texas.

DETAILS

- 1,019 sf available
- 1,500 sf available
- 1,800 sf available
- 1,782 sf available
- 1,800 sf available
- 2,445 sf available
- Lease Rates: Please call for info
- \$3.55 psf CAM/insurance
- \$2.61 psf tax
- \$6.16 psf NNN

JOIN

TRAFFIC COUNTS

- o 10th Street: 26,584 VPD-25
- o Trenton Road: 26,732 VPD-25

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	8,802	98,003	236,401
Avg. HH Income	\$131,585	\$107,426	\$89,175
Total Housing Units	3,056	35,698	83,287
Daytime Population	12,287	110,959	263,764
Median Home Value	\$273,394	\$228,418	\$208,928

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LEGEND

TENANT	SQ FT
1 Teriyaki Madness	1,500
2 Jersey Mike's Subs	1,500
3 Mattress Firm	4,800
4 The Dolly Llama	1,500
5 H&R Block	1,538
6 Available	2,445
7 Exotic Berry North 10th St.	1,453
8 Nuri Tacos	3,238
9 Crumbl Cookies	1,172
10 Available	1,019
11 T-Nails	1,192
13 HomeGoods	24,806
14 Wild Birds Unlimited of McAllen Texas	2,200
15 PetSmart	19,701
16 Hobby Lobby	55,000
17 Dollar Tree	14,960
18 Ross Dress for Less	30,164
19 Bath & Body Works	3,700

LEGEND - CONT.

TENANT	SQ FT
20 Sephora	4,300
21 Rack Room Shoes	6,000
22 Daiso	6,000
23 Available	1,500
24 Claires	1,800
25 America's Best Contacts & Eyeglasses	4,000
26 Marshalls	30,000
28 Casa de Hilo	2,800
29 Kay Jewelers	2,500
30 Sally Beauty Supply	1,500
31 Vision Source	1,736
32 Just A Cut	1,407
33 Available	1,800
34 Milan Laser	1,500
35 A-Max Auto Insurance	1,060
36 Available	1,782
37 Marcos Pizza	1,400

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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. 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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

9002835

License No.

shop@shopcompanies.com

Email

214.960.4545

Phone

RAND HOROWITZ

Designated Broker of Firm

513705

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