

TRIMANI PLAZA

3601 S BUSINESS HWY 281 | EDINBURG, TX 78539



THE OFFERING

CBRE's South Texas Retail Investment Sales Team has been exclusively retained to offer Trimani Plaza, a 17,485 square foot, multi tenant retail center located at 3601 S Business 281 in Edinburg, Texas ("Property"). Built in 2019, the Property sits on a 1.84 acre signalized corner site with excellent visibility and access along a primary commercial corridor. The center is currently 93% occupied, offering stable in place income with upside through lease up of remaining vacancy.

Trimani Plaza is a medical focused retail center anchored by Humana, operating as Center Well Senior Primary Care, occupies approximately 72% of the property with 5 years remaining on their 10 year lease, providing credit backed cash flow. Humana also pays the lowest rent at the property (\$13.91/sf/yr), which is significantly below market rents in the area. This provides a new owner the opportunity to significantly increase future cash flow when Humana's lease expires.

The Property benefits from strong demographics, including \$100K+ average household incomes within one mile and a population of over 237,000 residents within five miles. Trimani Plaza is offered at \$3,678,800, representing a 7.00% in place cap rate, an attractive \$210 PSF basis, and average in place base rents of \$15.42 PSF. With modern construction, credit anchored tenancy, and a growing trade area, Trimani Plaza offers investors a compelling value add retail opportunity in South Texas.



TRIMANI PLAZA

INVESTMENT HIGHLIGHTS



Newer Construction Value Add Center (2019)

Trimani Plaza is a modern retail center located on a signalized corner, 93% occupied, with minimal near term capital needs and upside through lease up of remaining vacancy.



Strong Demographics

High income trade area with \$100K+ average household incomes within 1 mile and 237,000+ residents within 5 miles.



Excellent Visibility & Frontage

Unobstructed frontage and exposure along S Business 281, a primary commercial corridor in Edinburg.



Anchored Strong Credit Tenant

Humana (NYSE:HUM) occupies approximately 72% of Trimani Plaza with ~5 years of remaining lease term, providing stable, credit backed income.



NNN Leases with Annual Rent Increases

Humana and Ricardo's have built in annual rent increases with NNN leases.



Attractive Entry Basis & In Place Rents

Offered at \$210 PSF with average in place base rents of \$15.42 PSF, providing strong current yield and long term upside.

PRICING SUMMARY

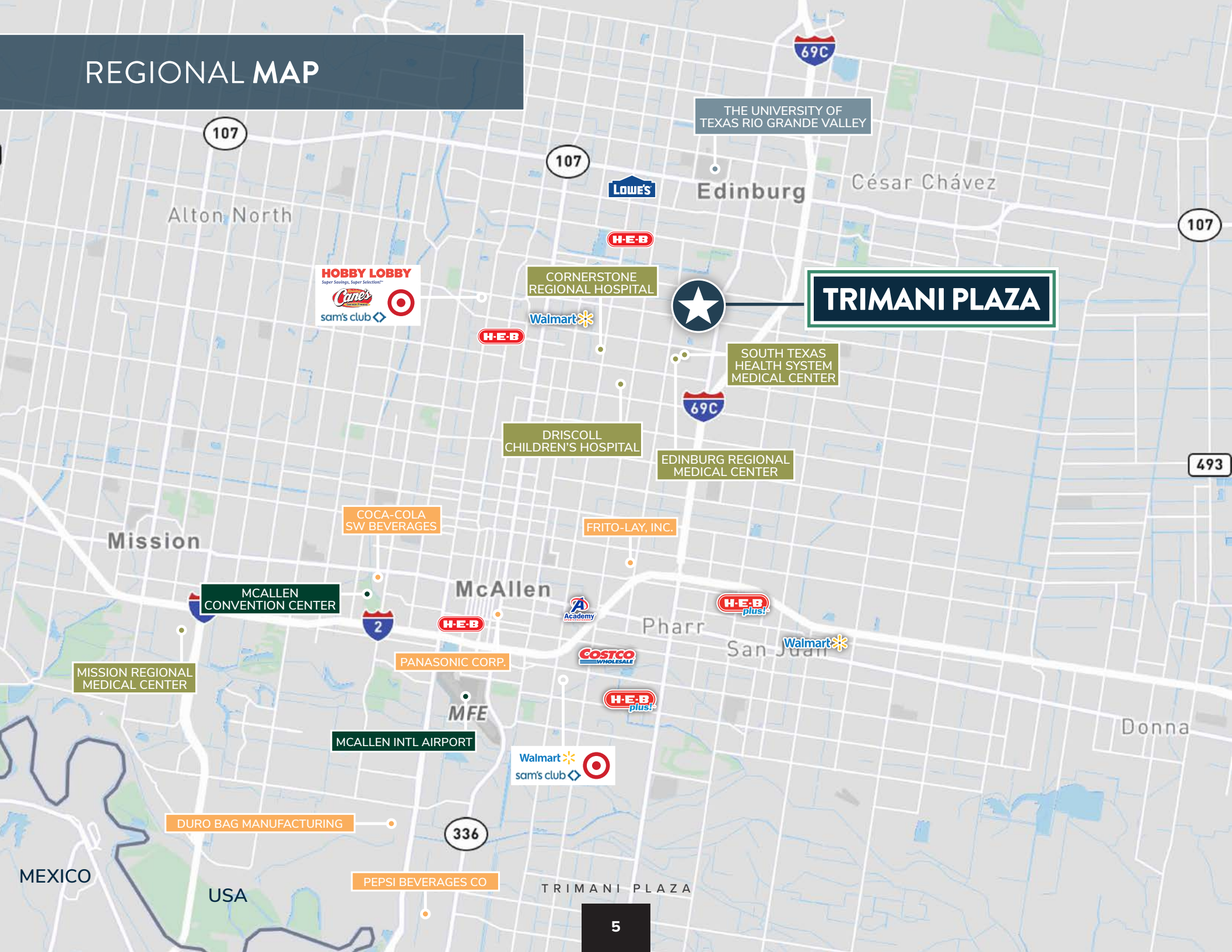
ASKING PRICE	PRICE PSF	IN-PLACE CAP RATE
\$3,678,800	\$210	7.00%

PROPERTY DETAILS

Location	3601 S Business 281 Edinburg, TX 78539
Building Size	17,485
Year Built	2019
Land Area	1.84
Occupancy	93%
Key Tenants	Humana, Amazing Valley Health Services, Ricardo's Restaurant



REGIONAL MAP



TRIMANI PLAZA



THE UNIVERSITY OF TEXAS RIO GRANDE VALLEY

Edinburg

César Chávez

Alton North

107

107

107

LOWE'S

H-E-B

HOBBY LOBBY
Cane's
sam's club

CORNERSTONE REGIONAL HOSPITAL

Walmart

H-E-B

SOUTH TEXAS HEALTH SYSTEM MEDICAL CENTER

69C

DRISCOLL CHILDREN'S HOSPITAL

EDINBURG REGIONAL MEDICAL CENTER

493

Mission

COCA-COLA SW BEVERAGES

FRITO-LAY, INC.

MCALLEN CONVENTION CENTER

McAllen

Pharr

H-E-B plus!

Walmart

MISSION REGIONAL MEDICAL CENTER

PANASONIC CORP.

COSTCO WHOLESALE

San Juan

H-E-B

Academy

MFE

MCALLEN INTL AIRPORT

H-E-B plus!

Donna

Walmart
sam's club

DURO BAG MANUFACTURING

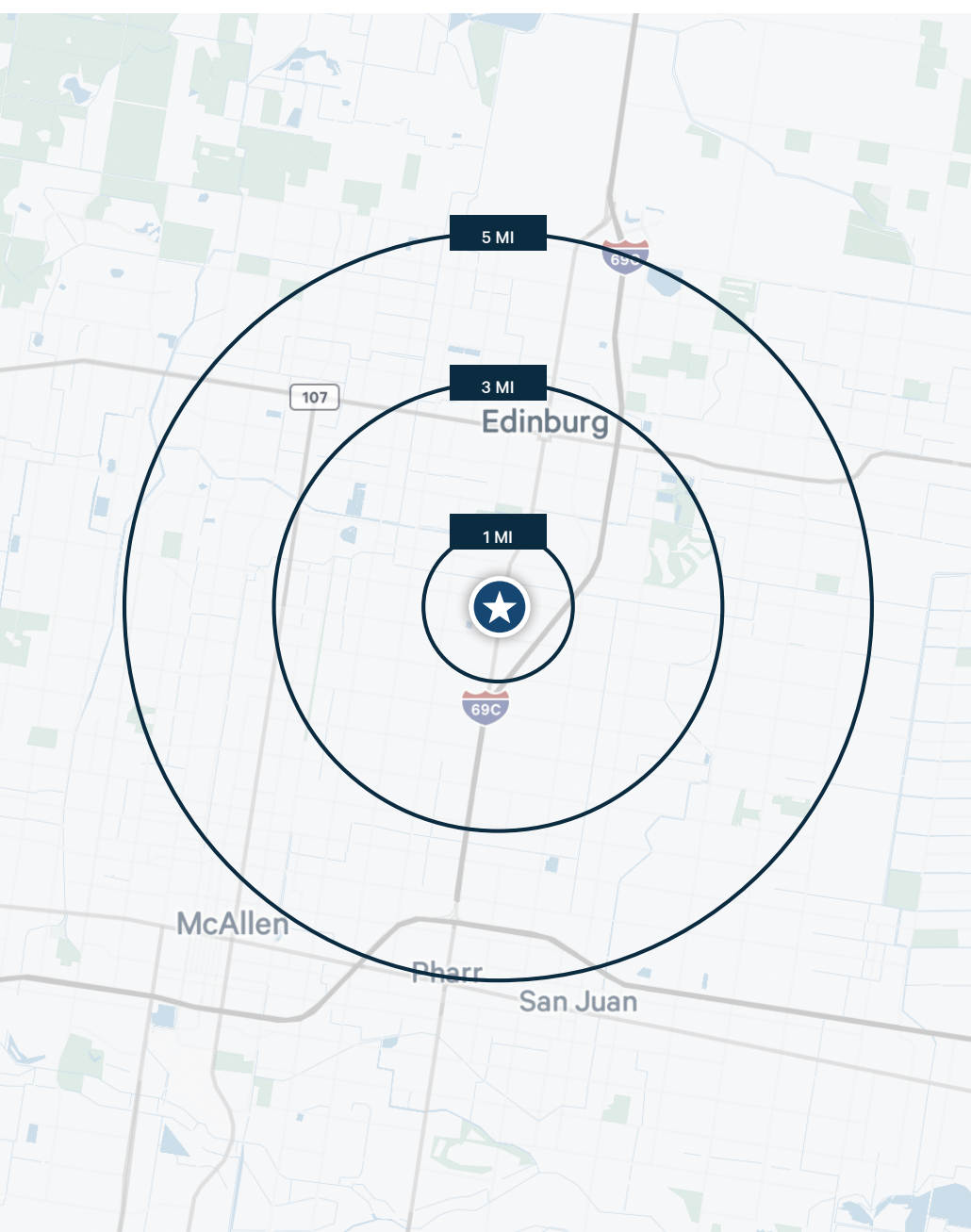
336

PEPSI BEVERAGES CO

TRIMANI PLAZA

MEXICO

USA



DEMOGRAPHIC INFORMATION

	1 MILE	3 MILES	5 MILES
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HOUSEHOLD INCOME

2025 Average Household Income	\$119,160	\$95,959	\$85,946
2030 Average Household Income	\$133,270	\$105,729	\$93,654

HOUSEHOLDS

COMPARE TO AVG HH INCOME FOR THE AREA OF \$70K-\$80K

2020-2025 - Compound Annual HH Growth	1.94%	1.95%	1.97%
2025-2030 - Compound Annual HH Growth	1.74%	1.29%	1.34%
2010 Households - Census	1,989	20,689	60,044
2020 Households - Census	2,888	27,333	74,196
2025 Households	3,194	30,243	82,214
2030 Households - Five Year Projection	3,482	32,240	87,886

46% INCREASE IN THE LAST 15 YRS

POPULATION

2010 Population - Census	6,606	66,860	197,879
2020 Population - Census	8,613	82,633	227,341
2025 Population	9,096	87,027	239,634
2030 Population - Five Year Projection	9,582	90,321	249,725
2020-2025 Annual Population Growth Rate	1.04%	0.99%	1.01%
2025-2030 Annual Population Growth Rate	1.05%	0.75%	0.83%

50% INCREASE IN THE LAST 15 YRS



TRENTON RD: 33,662 VPD

69C 88,924 VPD

ALBERTA RD

WISCONSIN RD

BUSINESS HWY 281: 16,311 VPD

US BORDER PATROL SECTOR HEADQUARTERS

FUTURE HEB

BERT OGDEN ARENA

FUTURE COURTYARD MARRIOTT 100+ ROOMS

FUTURE RESIDENTIAL MULTIFAMILY 200+ UNITS

THE SHOPPES AT RIO GRANDE VALLEY 485,000 SF RETAIL

Academy, McDonald's, ULTA, five BELOW, JCPenney, petco, Burlington

TRIMANI PLAZA

AERIAL VIEW | NORTH



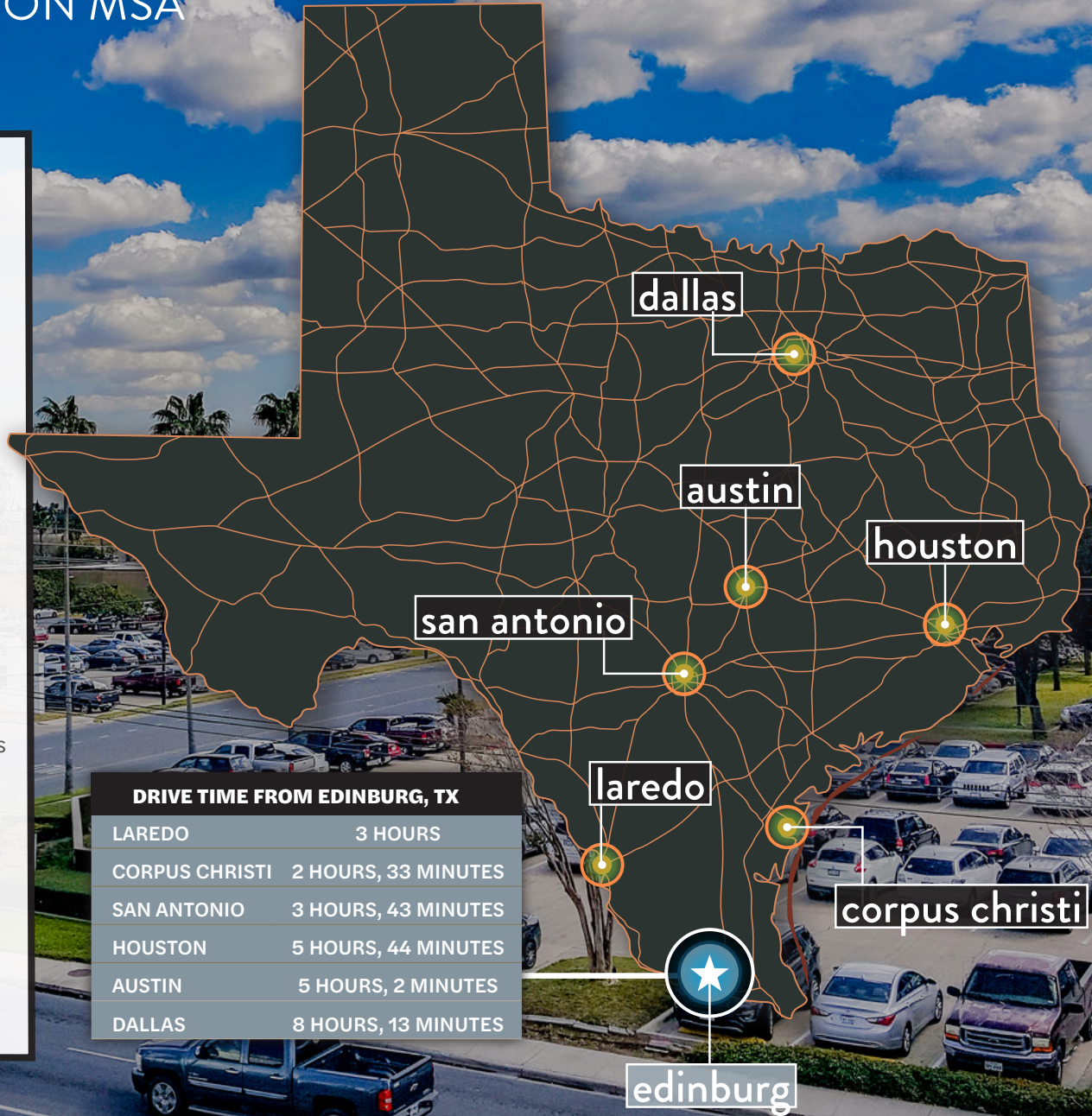
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MCALLEN-EDINBURG-MISSION MSA

The McAllen-Edinburg-Mission metropolitan area, showcases a distinct interplay between its key cities: Hidalgo, the engine of international trade, and the broader economic powerhouse of Edinburg. While the region benefits from its strategic location on the Texas-Mexico border, acting as a vital gateway for commerce and the facilitation of the flow of goods and services. Its infrastructure and proximity to crucial international crossings, such as the Anzalduas and Pharr-Reynosa bridges, make this MSA a critical hub for logistics, warehousing, and distribution, directly impacting the global supply chain.

The economic dynamism of Edinburg is fueled by a confluence of factors. While the entire region enjoys a lower cost of living, Edinburg is benefiting from a robust retail landscape, driven by a substantial regional population and cross-border consumerism. The city is also seeing growth in sectors like healthcare, education, and government. These factors, alongside proactive investments in infrastructure and economic development initiatives, are driving significant population growth, exceeding the state average. This influx is creating demand for housing and services, further solidifying Edinburg's position as a desirable place to live and a prime destination for investment within the rapidly expanding metropolitan area. In essence, Hidalgo manages the trade, while Edinburg is the city where the benefits of that trade are felt and where new opportunities are burgeoning.



REGIONAL ECONOMIC DRIVERS

SPACEX

The establishment and rapid expansion of SpaceX's Starbase facility has fundamentally repositioned the Rio Grande Valley as one of Texas's most dynamic emerging employment markets.

Today, SpaceX employs more than 4,000 workers locally, with approximately 70% of positions filled by regional residents, and its broader operations are estimated to support roughly 24,000 total jobs across the Valley through suppliers, construction, logistics, and service industries.

Looking ahead, continued investment in launch infrastructure, manufacturing capacity, and corporate headquarters functions is projected to drive the SpaceX workforce to 7,000–8,000 direct employees within the next five years, reinforcing sustained job creation well beyond aerospace alone. This growth is accelerating demand for industrial, flex, retail, office, and housing developments, while strengthening the region's long-term fundamentals through high-wage employment, workforce training initiatives, and billions of dollars in cumulative economic output—solidifying the Rio Grande Valley's emergence as a nationally significant advanced manufacturing and technology corridor.



4K Workers
Employed Locally



24K Jobs Supported
Regionally



7-8K Employees
Projected 5 Yr Growth

NEXTDECADE

The development of Rio Grande LNG by NextDecade has positioned the Rio Grande Valley as a critical node in the global energy supply chain and one of Texas's most significant emerging industrial markets. Located at the Port of Brownsville, the facility is designed to liquefy U.S. natural gas for export to international markets, reinforcing the region's long-term role in energy, logistics, and advanced industrial operations.

At peak construction, Rio Grande LNG is generating over 5,000 jobs, with a strong emphasis on local workforce participation, and upon completion is expected to support approximately 400–700 permanent, high-wage operational positions across engineering, maintenance, logistics, and terminal operations. With total capital investment exceeding \$18 billion, the project is accelerating demand for industrial and workforce-driven real estate, strengthening port and infrastructure capacity, and driving sustained economic growth over the next five years as additional liquefaction trains come online—further solidifying the Rio Grande Valley's emergence as a nationally significant industrial and energy corridor.



\$18B+ Capital
Infrastructure Investment



5K Peak
Construction Jobs



400-700 High-Wage
Permanent Jobs

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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