



TRENTON CROSSING SHOPPING CENTER

N 10th St at W Trenton Rd, McAllen, TX

**WEINGARTEN
REALTY**

Trenton Crossing is a dynamic mixed-use power center offering retail and office space. This center is anchored by one of the metro area’s four Target stores and contains a lineup of robust tenants including Marshalls, Ross, Hobby Lobby and PetSmart. Trenton Crossing is at the heart of one of the most powerful retail nodes in northern McAllen and serves a trade area that has seen steady population growth.

PROPERTY SIZE 265,921 SQ. FT.

LAT/LONG 26.27133 N, -98.21667 W

TRAFFIC COUNTS N 10TH ST & TRENTON RD - 51,903

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This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

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TENANT LIST

A0A	Available	25,000 SF	G2H	Available	12,700 SF	K0D	Sally Beauty	1,500 SF
B0A	Available	2,200 SF	H0A	Marshalls	30,000 SF	K0F	Vision Source	1,736 SF
C0A	PetSmart	19,701 SF	J0A	Mattress Firm	4,800 SF	K0H	Just A Cut	1,407 SF
D0A	Hobby Lobby	55,000 SF	J0E	GameStop	1,500 SF	K0K	Bodyworks Ultra	
E0A	Dollar Tree	14,960 SF	J0G	Las Tortas del Jack	1,500 SF		Lipo Clinic	1,800 SF
F0A	Ross Dress for Less	30,164 SF	J0H	T-Nails	1,192 SF	K0M	RGV Water Tree	1,500 SF
G0A	Bath & Body Works	3,700 SF	J0K	Available	1,019 SF	K0N	A-Max Auto	
G0C	Available	4,300 SF	J0L	Crumbl Cookies	1,172 SF		Insurance	1,060 SF
G0F	Rack Room Shoes	6,000 SF	J0N	Nuri Tacos	3,238 SF	K0P	Home Design	
G0J	rue21	6,000 SF	J0P	Exotic Berry	1,453 SF		Center	1,782 SF
G0L	Foxy Nails	1,500 SF	J0R	Available	2,445 SF	K0R	Marco's Pizza	1,400 SF
G0N	Claires	1,800 SF	J0T	H&R Block	1,538 SF	1	Target	0 SF
G0S	America's Best		J0V	Available	1,500 SF	2	Kohl's	0 SF
	Contacts	4,000 SF	K0A	Available	2,800 SF			
G2A	Available	9,893 SF	K0C	Kay Jewelers	2,500 SF			



DEMOGRAPHICS



POPULATION

1-Mile 9,090
 3-Mile 91,233
 5-Mile 228,626



NUMBER OF HOUSEHOLDS

1-Mile 2,939
 3-Mile 29,976
 5-Mile 71,263



AVERAGE HOUSEHOLD INCOME

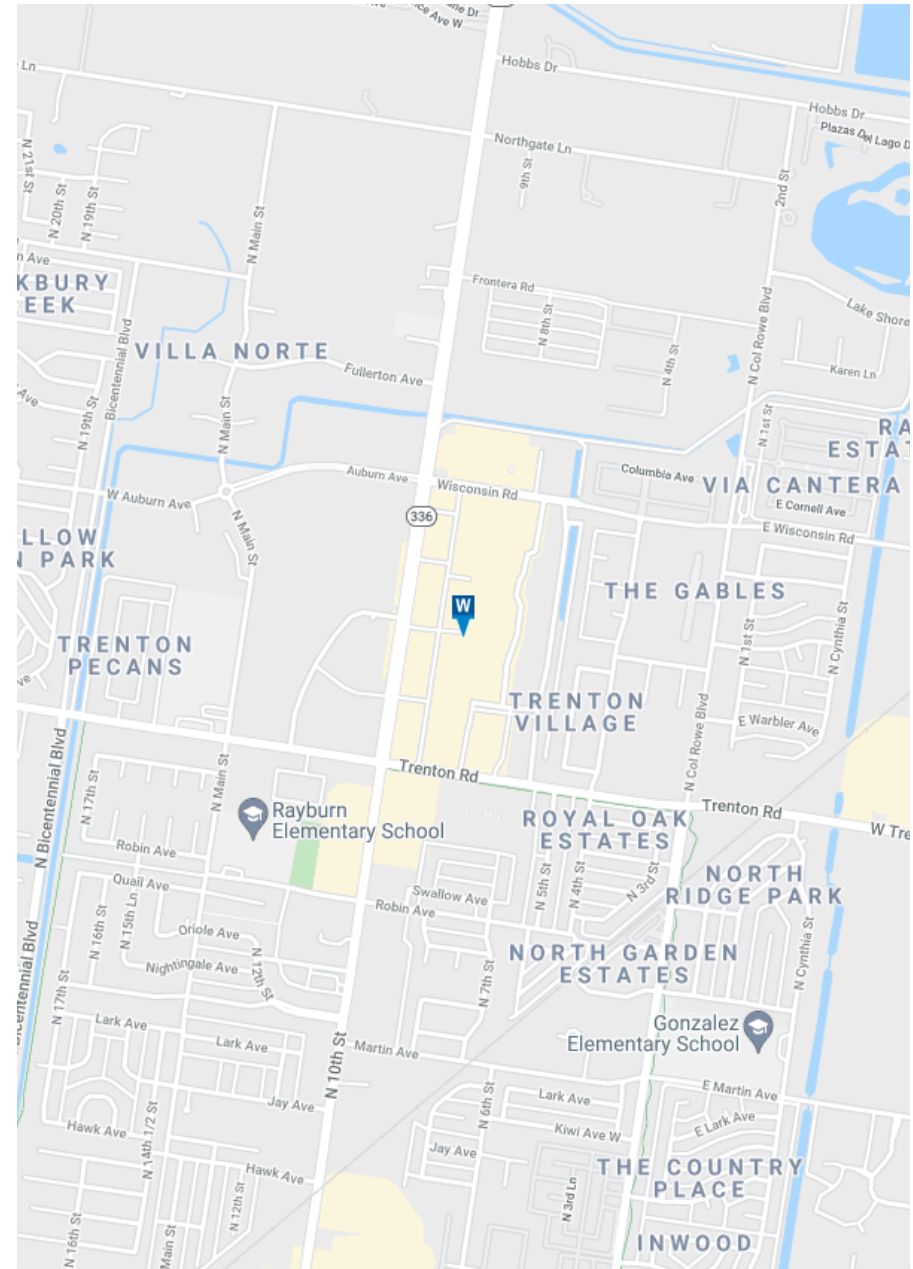
1-Mile \$107,672
 3-Mile \$84,885
 5-Mile \$68,526



TOTAL NUMBER OF EMPLOYEES

1-Mile 3812
 5-Mile 101055

Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	9,090	39,223	91,233	228,626
Average Household Income	\$107,672	\$94,891	\$84,885	\$68,526
Population Trends				
2000 Population	5,884	23,797	53,251	145,697
2010 Population	8,020	32,657	77,665	200,252
2020 Population	9,090	39,223	91,233	228,626
2025 Population	10,059	44,221	102,121	252,974
Absolute Growth 2010 to 2020'	13.34%	20.11%	17.47%	14.17%
Projected Growth 2020 to 2025'	10.66%	12.74%	11.93%	10.65%
Race & Ethnicity				
% White	18.81%	15.93%	14.52%	10.06%
% Black	1.08%	1.06%	1.12%	0.76%
% Asian	4.8%	4.51%	4.15%	2.33%
% Other	1.22%	0.9%	0.68%	0.46%
% Hispanic	74.09%	77.59%	79.54%	86.39%
Income & Education				
Median Household Income	73,305	73,400	66,039	50,509
Average Household Income	\$107,672	\$94,891	\$84,885	\$68,526
% College Graduates	50.96%	48.7%	46.79%	35.01%
Age				
Median Age	34	34.3	33.6	31.7
% Age < 18	25.97%	26.48%	27.45%	28.48%
% Age 65 +	11.06%	11.54%	11.27%	10.83%
Households & Housing				
Households	2,939	12,717	29,976	71,263
Average Household Size	3.09	3.08	3.03	3.18
Median Housing Value	\$193,154	\$169,633	\$162,689	\$134,632
% Owner Occupied Housing	61.83%	66.21%	61.06%	56.82%
% Renter Occupied Housing	32.53%	27.8%	31.89%	35.36%
% Vacant Housing	5.64%	5.99%	7.05%	7.82%
Workplace & Workers				
Number of Businesses	232	967	2,382	5,508
% White Collar	81.67%	77.15%	74.14%	66.48%
% Blue Collar	18.33%	22.85%	25.86%	33.52%



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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 on 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 listening 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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Date