



Located on the highly-travelled corner
of N. McColl Rd. & Freddy Gonzalez Dr.



Brentwood Plaza

1701 S. McColl Rd | Edinburg, TX 78541

LEASING PLAN

Detention Area



Brentwood Plaza

AT A GLANCE








McCull Rd.

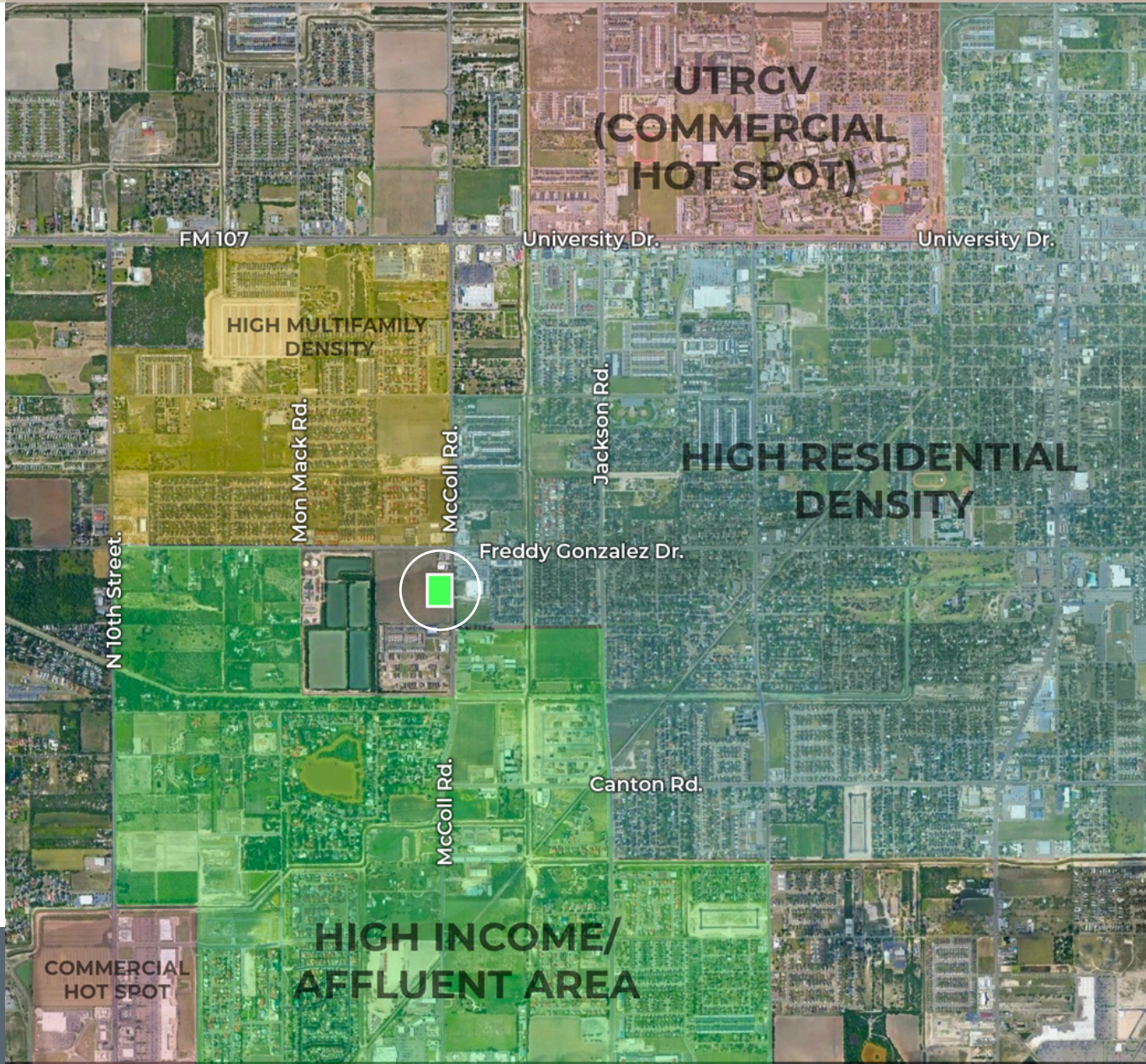


Brentwood Plaza SURROUNDING AREA

KEY LEGEND

-  High Multifamily Density
-  Commercial Hotspot
-  High-Income Area
-  High Residential Density
-  Brentwood Plaza

Population Density
4-Mile Radius: 128,455



Leasing Inquiries 956.227.0505

Terms & Demographics

Terms Description

Asking Rent	\$24 + NNN Inline; \$30 + NNN Endcap Annually \$2 + NNN Inline; \$2.50 + NNN Endcap Monthly
NNN	\$6/ SF Annually \$0.50/SF Monthly
Delivery Condition	Grey Shell
Tenant Improvement	\$30.00/ SF
Minimum Term	5 Years

Demographics

Distance	1 Mile	3 Miles	5 Miles
2020 Population	9,909	78,237	178,674
Avg. HH Income	\$91,570	\$73,627	\$62,792

Leasing Inquiries 956.227.0505