



The logo for Brentwood Plaza, consisting of a stylized 'B' and 'P' icon.  
**Brentwood Plaza**  
1701 S. McColl Rd | Edinburg, TX 78541

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

Leasing Inquiries 956.227.0505



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# Brentwood Plaza

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# LEASING PLAN

## Detention Area

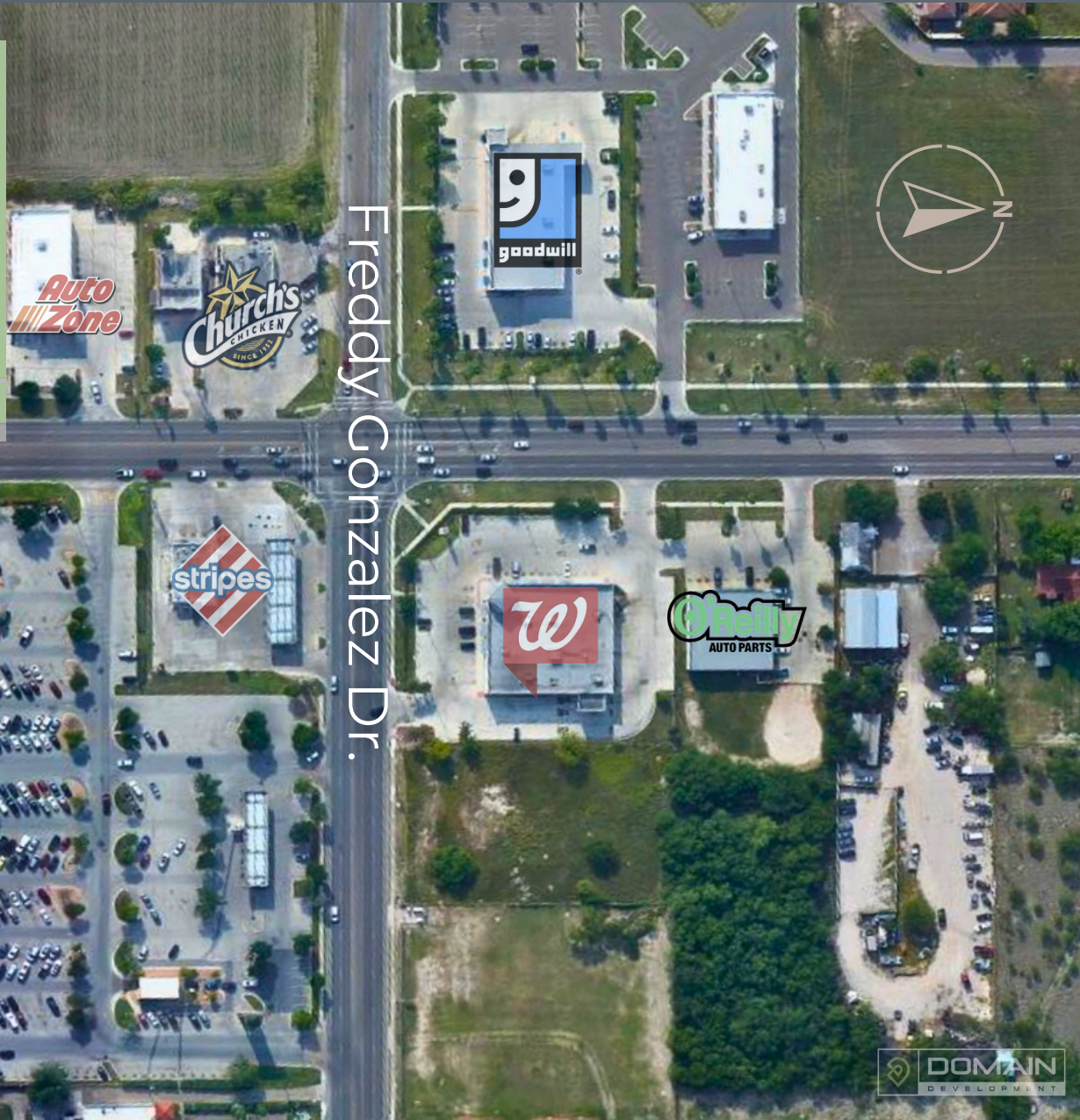


# Brentwood Plaza

## AT A GLANCE








McCull Rd.

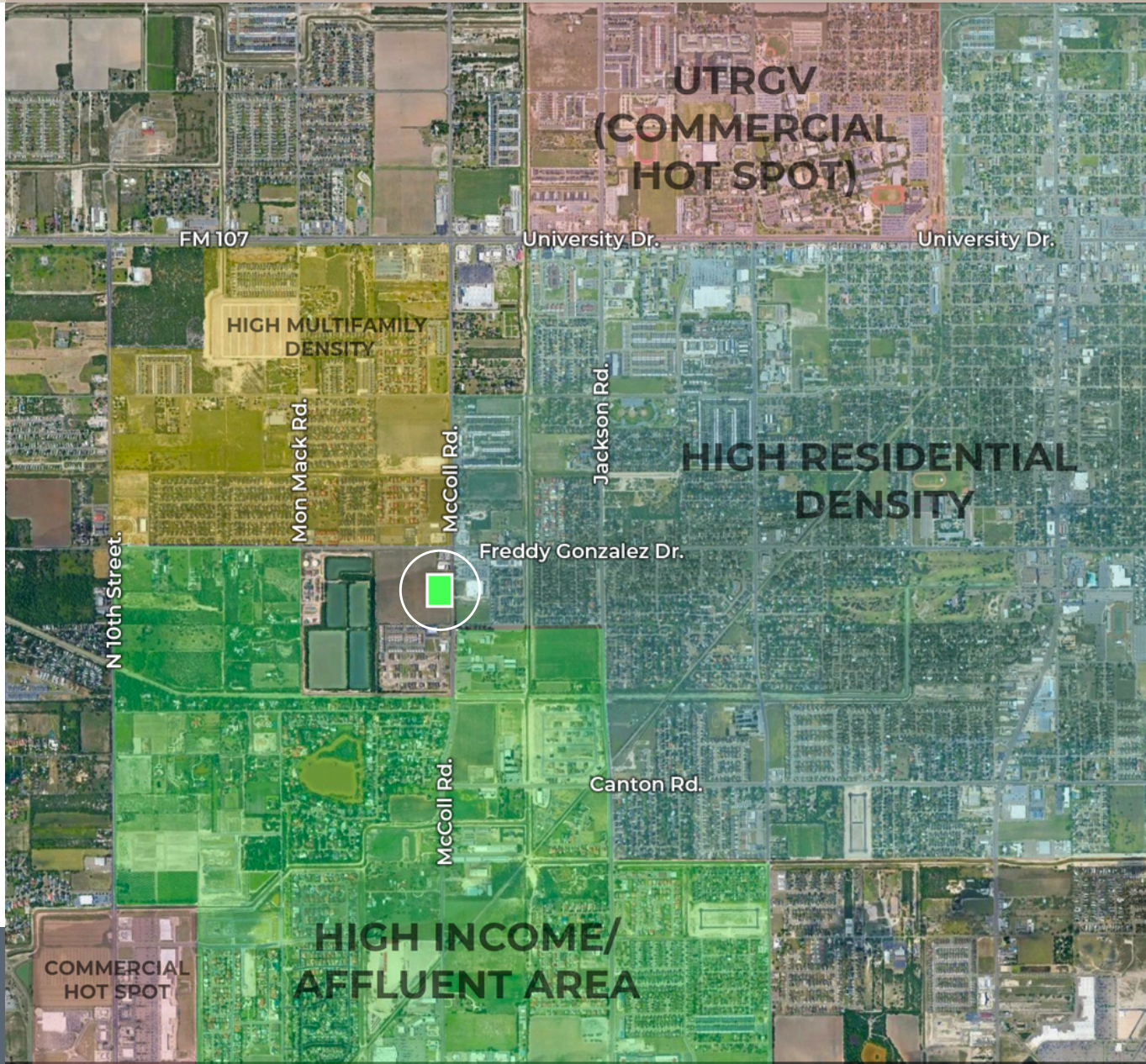


# Brentwood Plaza SURROUNDING AREA

## KEY LEGEND

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

Population Density  
4-Mile Radius: 128,455



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## 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

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