MONTE CRISTO
PLAZA

DOMAIN
DEVELOPMENT



Located along Monte Cristo Road and Business 281

Leasing Inquiries

956.227.0505 |

www.domain-development.com

MONTE CRISTO
PLAZA

RENDERINGS







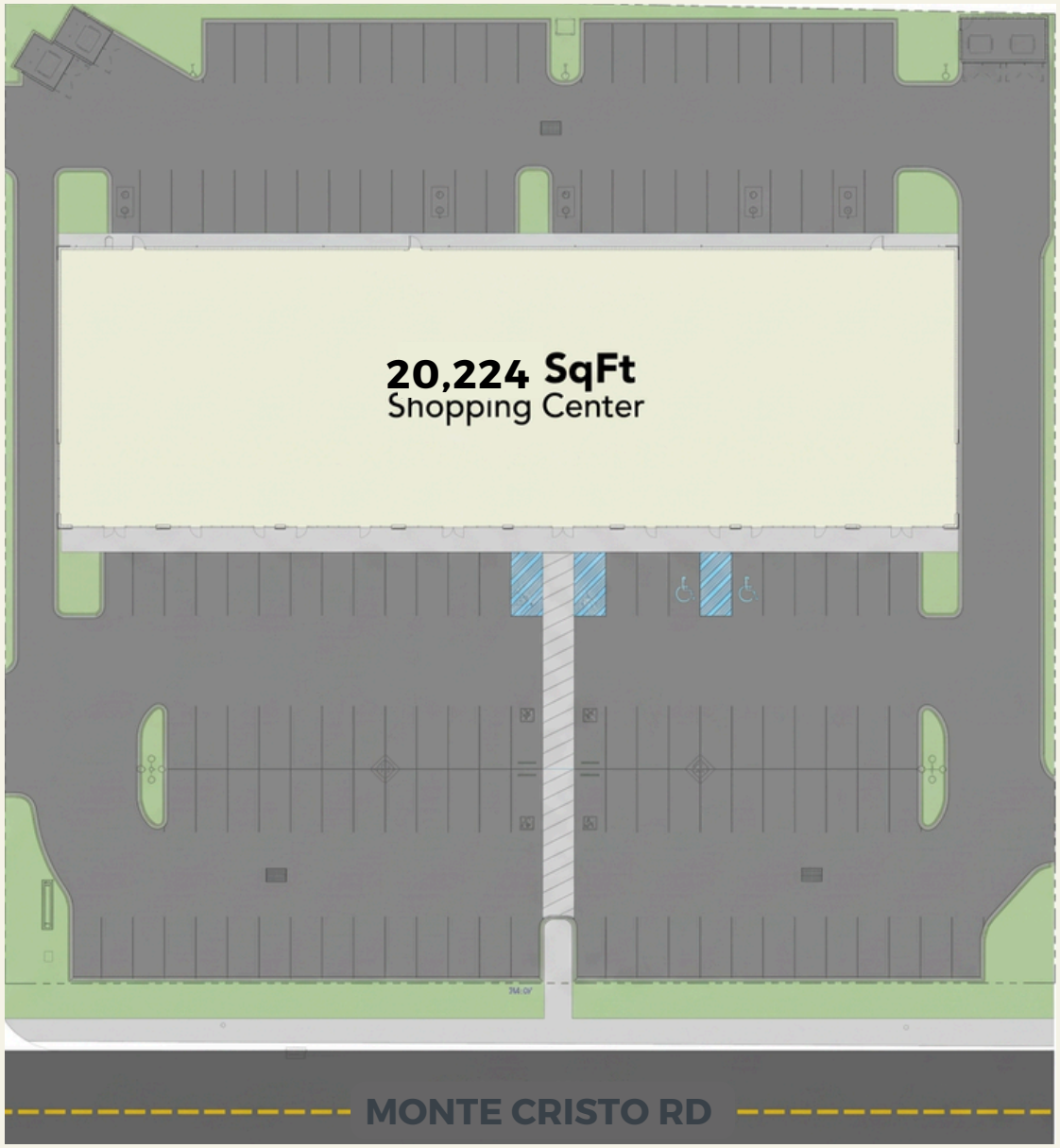
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(956) 227-0505 |Dan Cantu

MONTE CRISTO PLAZA
EDINGURG,TEXAS

DOMAIN
DEVELOPMENT

MONTE CRISTO
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SITE PLAN



DETAILS

Building Size:
20,224 SqFt

Parking Spaces
155

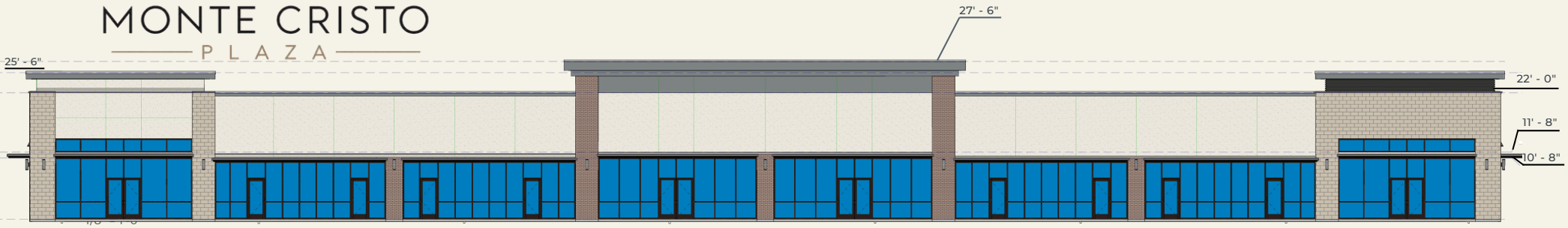
Traffic Count
26,200 VPD

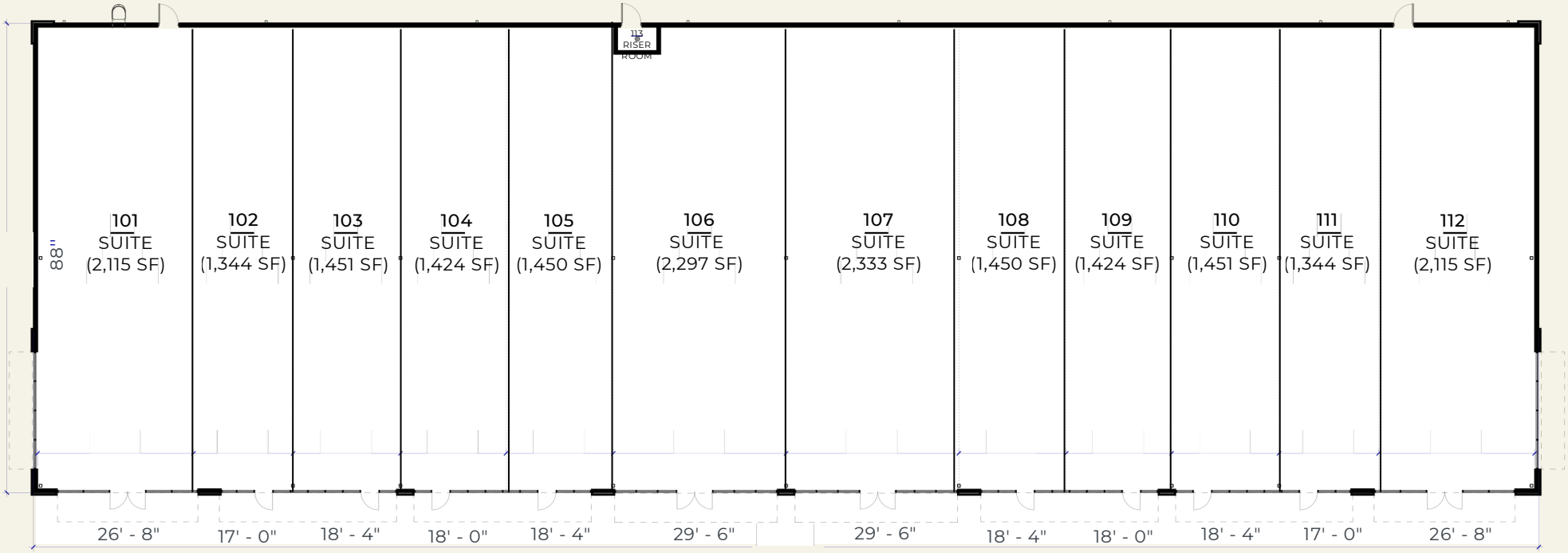
Site Entrances
2 Ingress/Egress

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LEASING PLAN

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AT A GLANCE



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AERIAL MAP



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SURROUNDING AREA

HIGH TRAFFIC LOCATION

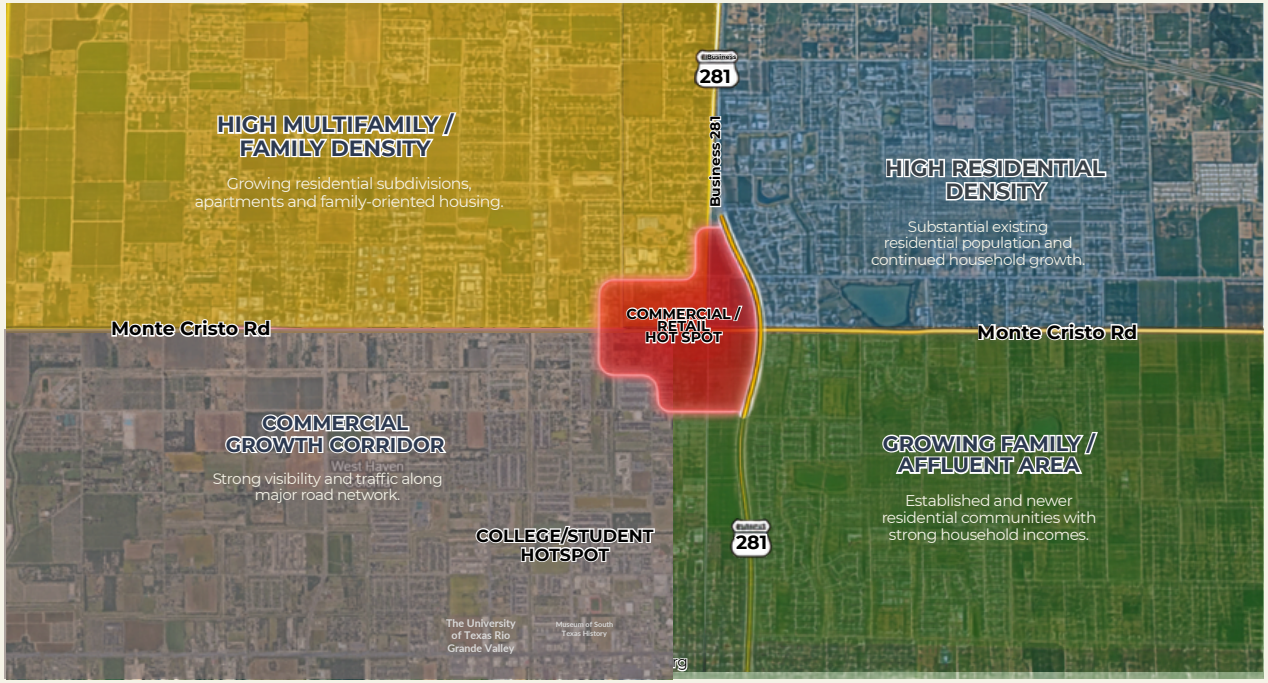
32,804+ VPD ON MONTE CRISTO RD | 13,806+ VPD ON BUSINESS HWY 281

Population Density

5-Mile Radius: 121,360

KEY LEGEND

- High Multifamily Density
- High Residential Density
- Growing Family /Affluent Residential Density
- Commercial Growth / College Density
- Commercial /Retail Density



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PLAZA

Terms & Demographics

Terms

Terms	Description
Asking Rent	$2.25 + NNN Inline; $ 2.67+ NNN Endcap Monthly $27+ NNN Inline; $32 + NNN Endcap Annually
NNN	$6/SF Annually $0.50 Monthly
Delivery Condition	Grey Shell
Tenant Improvement	$35.00/ SF
Minimum Term	5 Years

Demographics

Distance	1 Mile	3 Miles	5 Miles
2025 Population	4,591	50,681	121,360
Avg. HH Income	$55,196	$52,156	$57,902

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