

SHOPS @ TRU

shopping center

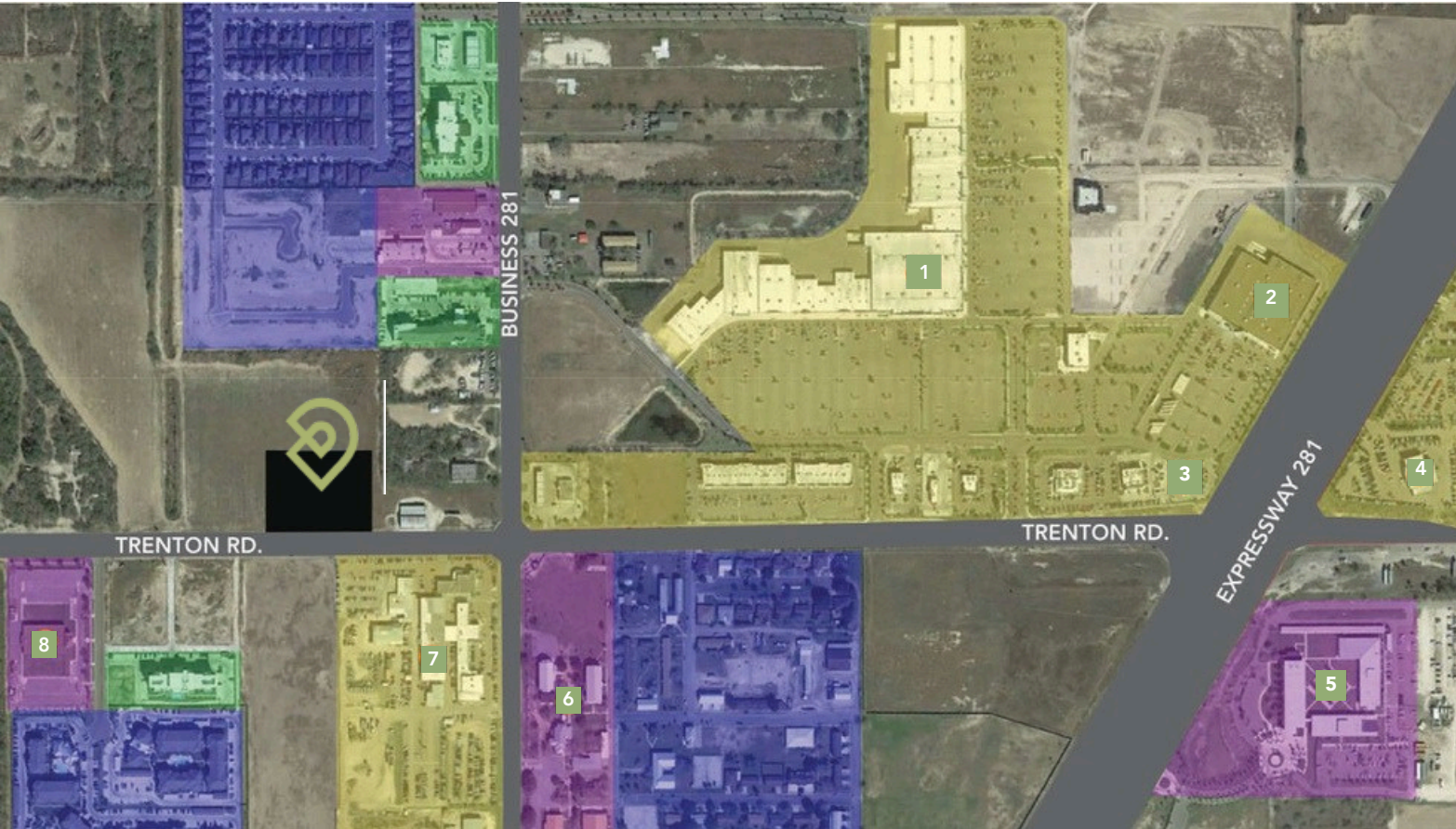
403 W. TRENTON RD.
Edinburg, TX 78539



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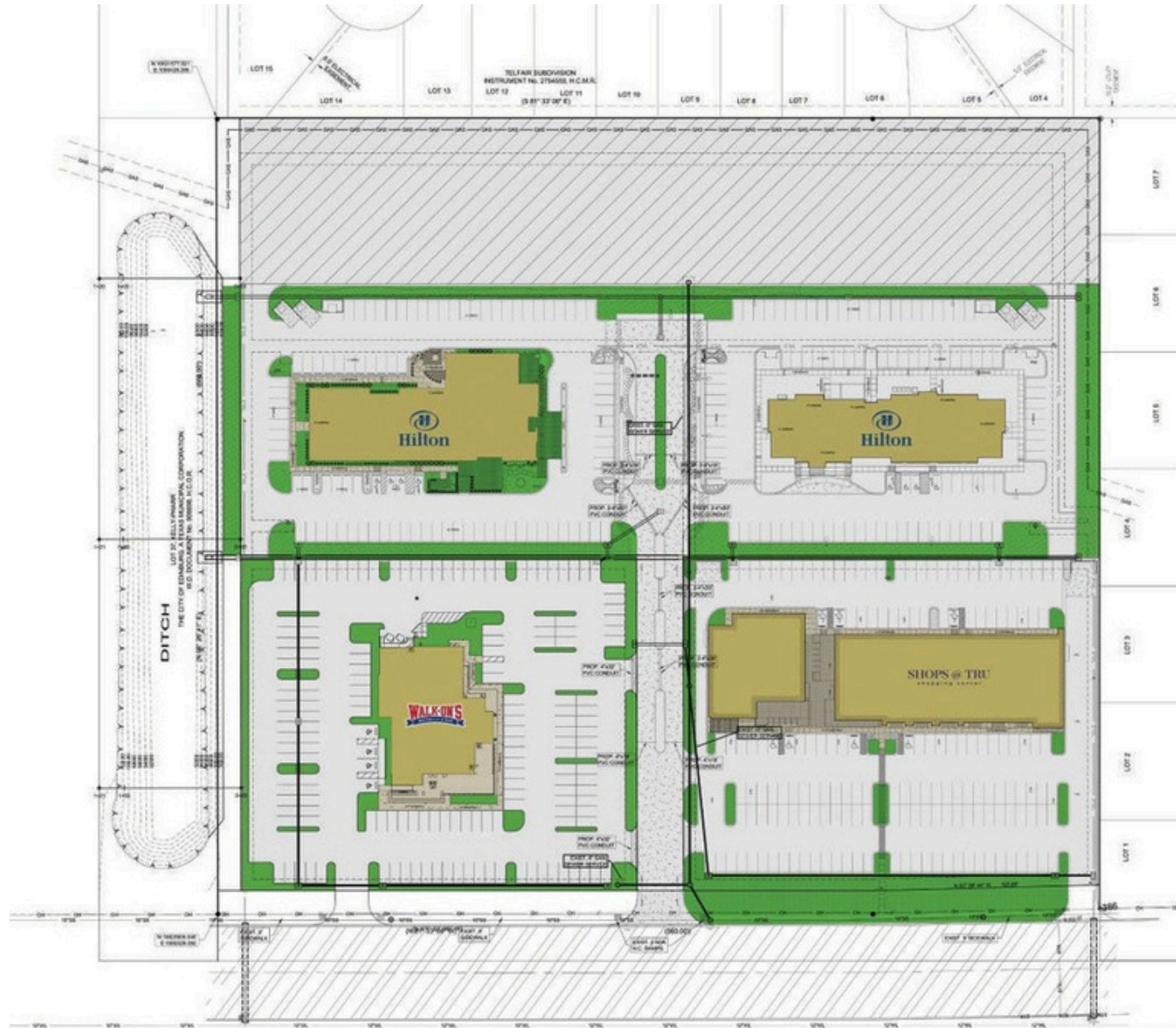
KEY LEGEND

- 1 Shoppes at Rio Grande
- 2 Valley Academy sports &
- 3 Outdoors Starbucks Bert
- 4 Ogen Buick GMC U.S.
- 5 Border Patrol Rio Grande
- 6 Bible Institue Bert Ogden
- 7 Mazda/Subaru Hidalgo
- 8 County Apraisal

COLOR LEGEND

- Site Location
- Retail
- Offices
- Residences
- Roads
- Hotels

TENANT MAP | 403 W. TRENTON RD., EDINBURG, TX 78539



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KEY LEGEND

- 1** 6,538 sq. ft.
Terrace 875 sq. ft.
- 2** 14,880 sq. ft.
Terrace 708 Sq. ft.

Total Approx. Construction:

21,418 sq. ft.

Parking Provided:

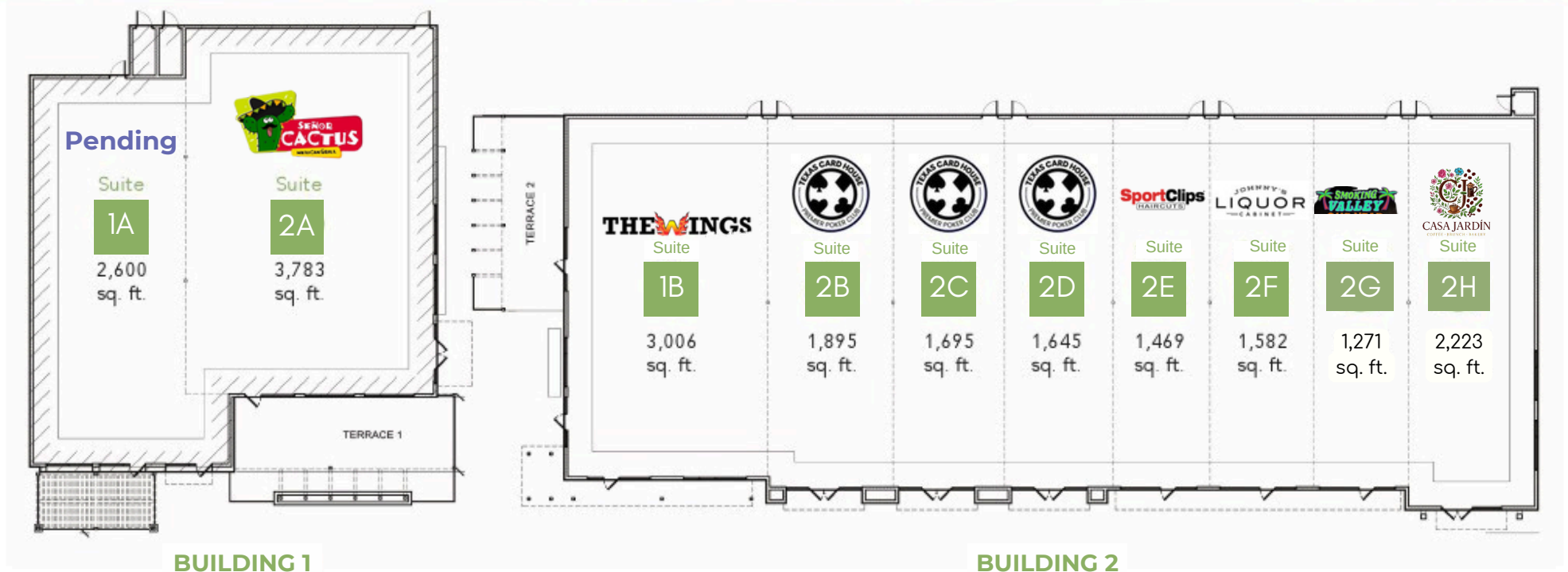
168 Spaces

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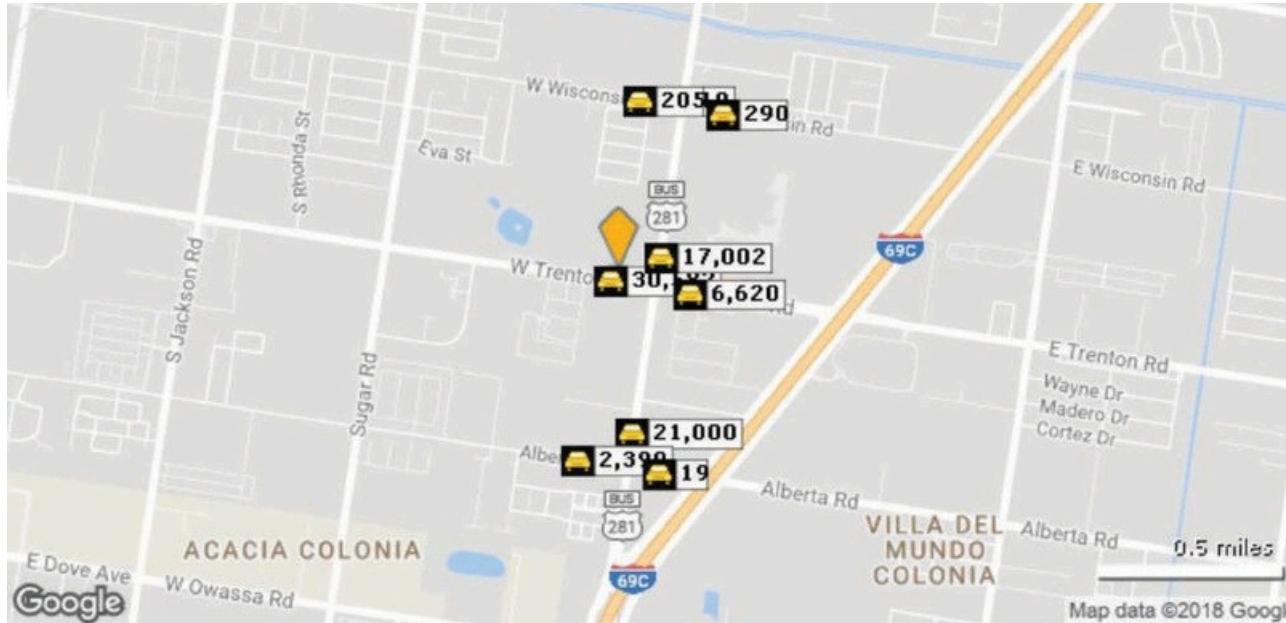


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Traffic Count Report

Building Type: General Retail

Secondary: -

GLA: 6,277 SF

Year Built: -

Total Available: 6,020 SF

% Leased: 4.09%

Rent/SF/Yr: Negotiable

	STREET	CROSS STREET	CROSS STR DIST	COUNT YEAR	AVG DAILY VOLUME	VOLUME TYPE	MILES FROM SUBJECT PROP
1	W Trenton Rd W	S. Sugar Rd	0.63 W	2015	11,510	MPSI	.03
2	Trenton Rd	Professional Dr	0.16 W	2016	30,582	MPSI	.03
3	S Closner Blvd E	E. Trenton Rd	0.09 S	2016	17,002	MPSI	.13
4	Trenton Rd	S. Emlert St	0.03 W	2016	6,620	MPSI	.21
5	S Closner Blvd	Conquest Ave	0.09 N	2016	21,000	MPSI	.44
6	W Wisconsin Rd	Amado St	0.47 W	2015	1,210	MPSI	.48
7	W Wisconsin Rd	Alvarez St	0.03 W	2016	205	MPSI	.48
8	E Wisconsin Rd	S. Closner Blvd	0.11 W	2016	290	MPSI	.53
9	W Alberta Rd	S. Closner Blvd	0.13 E	2016	2,390	MPSI	.53
10	E Alberta Rd	S. Closner Blvd	0.09 W	2016	19	MPSI	.57

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TERMS

	Description
Asking Rent	Building A-\$30+NNN endcap
NNN	Bld B-\$24+NNN inline - \$27+NNN endcap
Delivery Condition	Est. \$4.80/ SF
Tenant	Grey Shell
Improvement	\$20.00/ SF
Min. Term	5 years

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2017 Population	5,297	78,170	230,269
Avg. HH Income	\$74,239	\$78,664	\$67,577



TOP RETAILERS IN THE AREA



PROJECTED HIGHLIGHTS

- + Seeking high quality restaurants and retail users.
- + Ground up development with nice finishes and design.
- + Outstanding exposure with high visibility from 10th Street which averages approximately 31,000 vpd and at Intersection of Trenton and 10th Street.
- + New Auburn Road construction to begin immediately.
- + Expected delivery Spring of 2019.



LOCATION HIGHLIGHTS

- + Only 0.5 miles from Expressway 28 1/I-69.
- + Retailers in the area include: HEB coming soon, Academy, Burlington, Ross, TJ Maxx, JC Penny, Ulta and many more.
- + Restaurants include: Palenque Grill, Texas Roadhouse, Starbucks, IHOP, Taco Palenque, Wings Stop, Pizza Hut and More.
- + High income residences within 3 mile radius.

