SHOPS at TRU
shopping center

403 W. TRENTON RD.|Edinburg TX 78539



LEASING INQUIRIES
Call Now | 956.227.0505

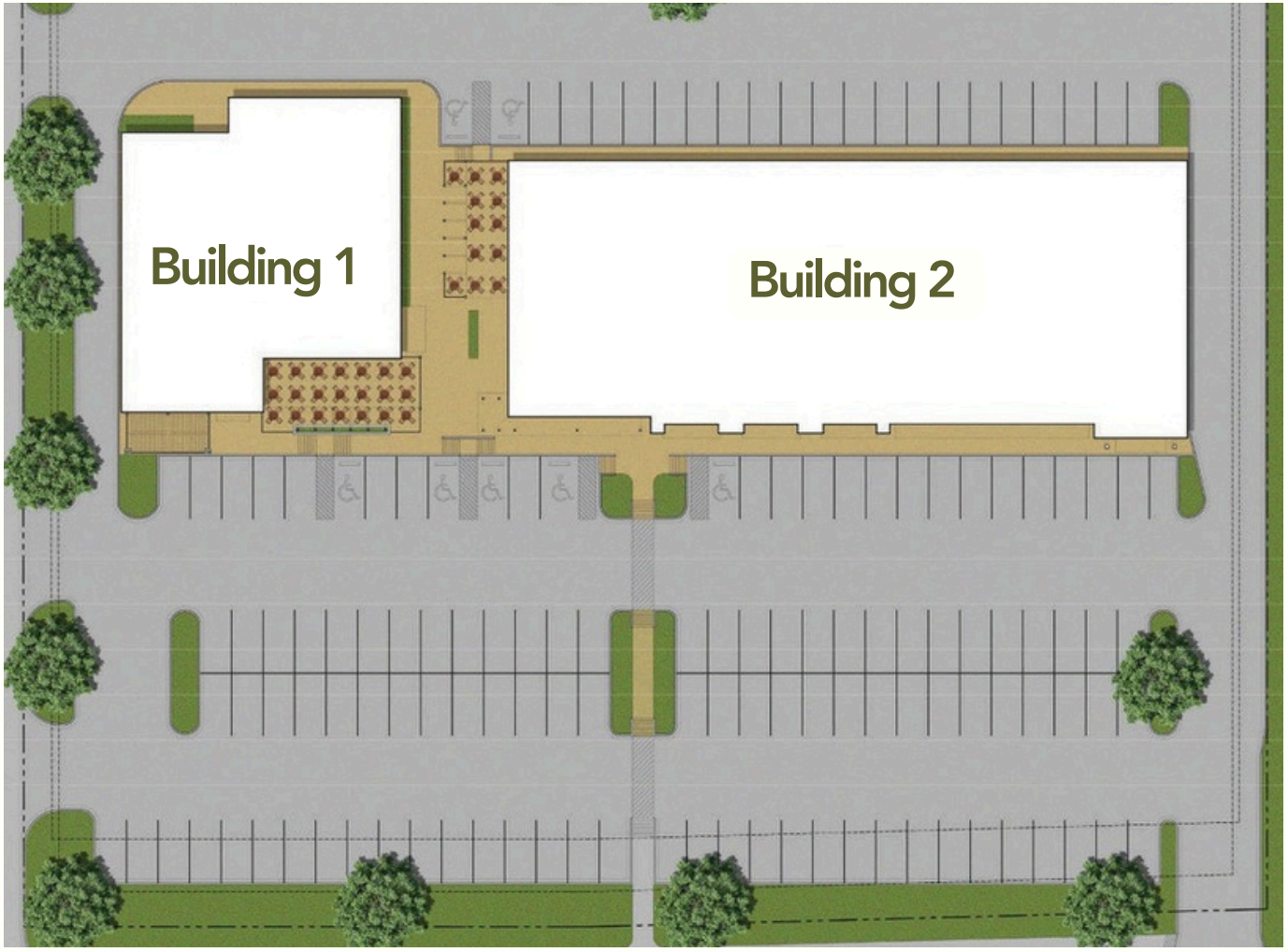
www.domain-development.com

DOMAIN
DEVELOPMENT

Key Legend

|403 W. TRENTON RD. EDINBURG, TX 78539

SHOPS at TRU
shopping center



Key Legend:

Building Size:
21,418 SqFt

1 6,538 sq. ft.
Terrace- 875 sq. ft.

2 14,880 sq. ft.
Terrace -708 sq. ft.

Parking Spaces:
168

Traffic Count:
26,200 VPD

Site Entrances:
4 Ingress/Egress

LEASING INQUIRIES
Call Now | 956.227.0505

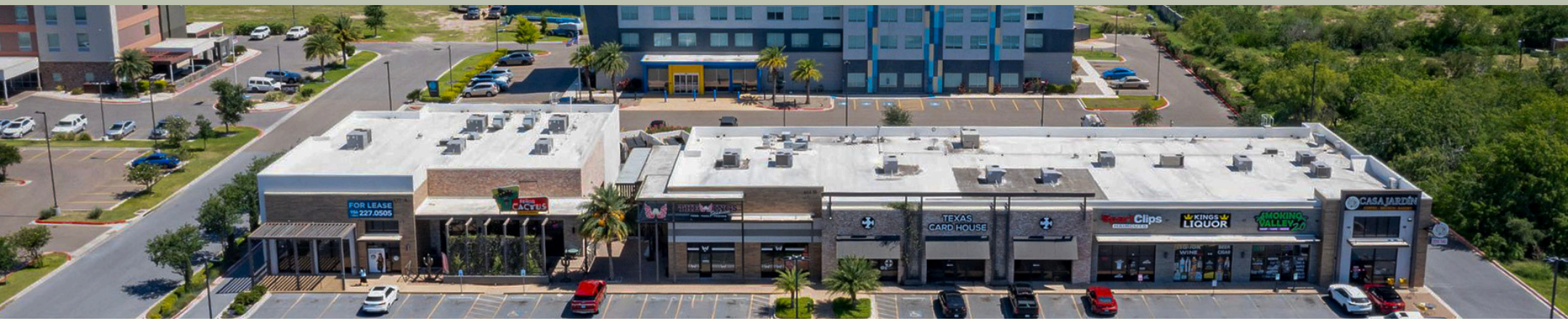
www.domain-development.com

DOMAIN DEVELOPMENT

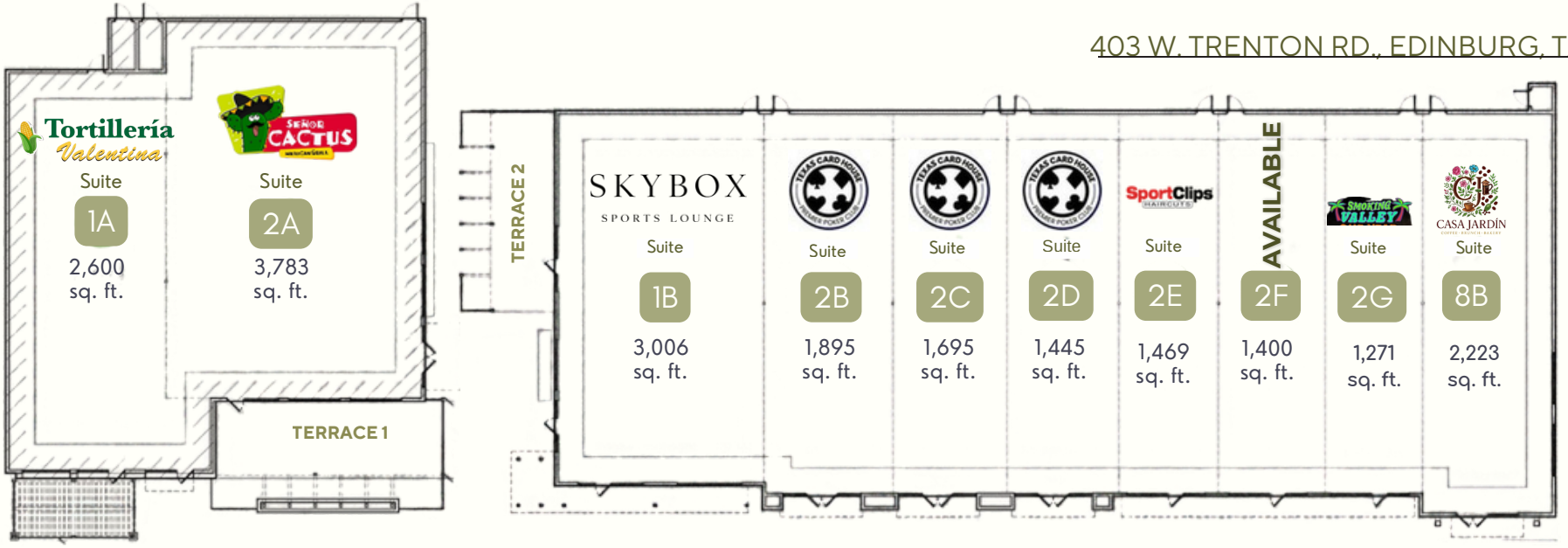
Tenant Map

|403 W. TRENTON RD. EDINBURG, TX 78539

SHOPS at TRU
shopping center



403 W. TRENTON RD., EDINBURG, TX 78539



BUILDING 1 **BUILDING 2**

LEASING INQUIRIES
Call Now | 956.227.0505

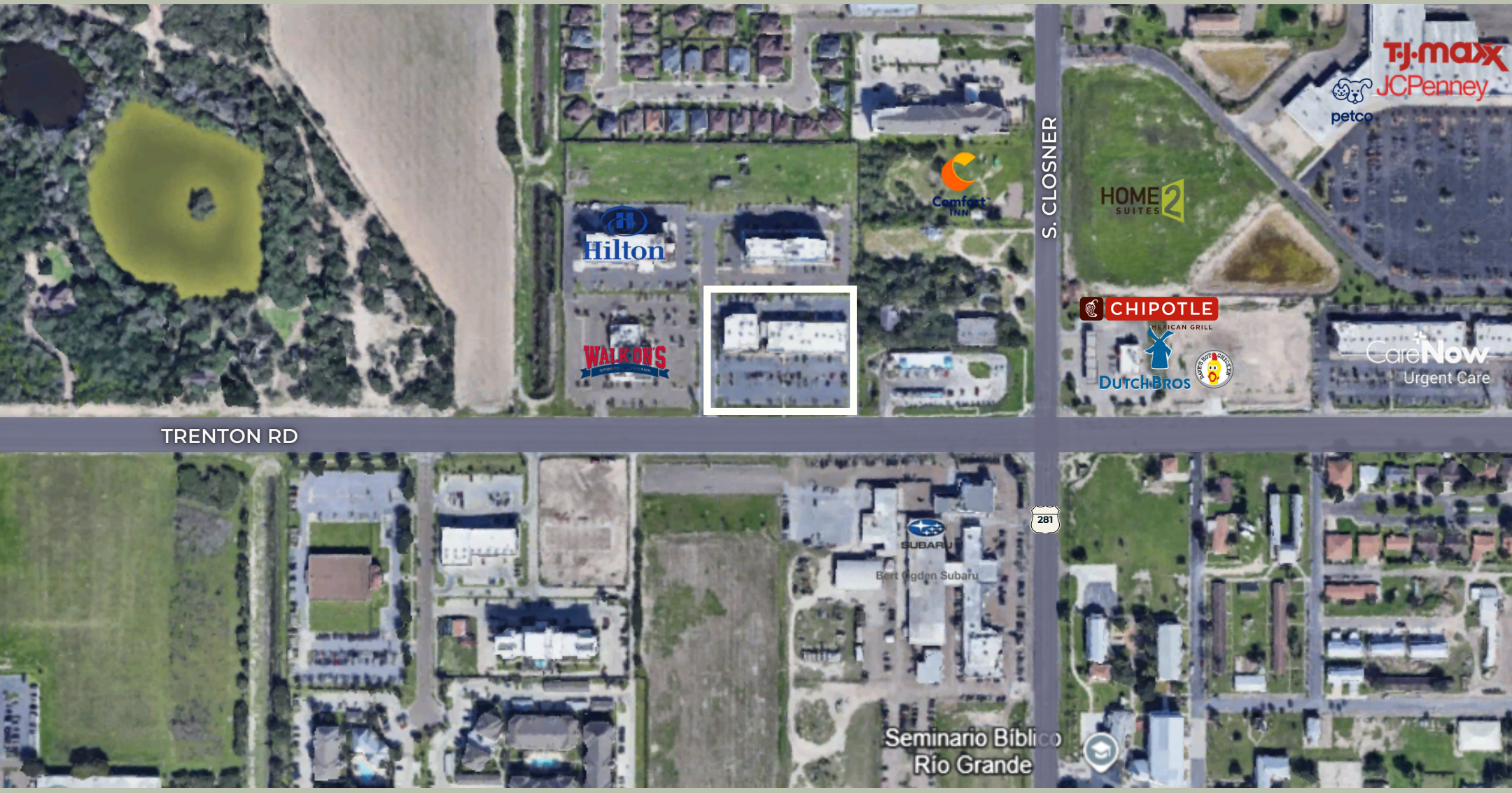
www.domain-development.com

DOMAIN DEVELOPMENT

Aerial Map

|403 W. TRENTON RD. EDINBURG, TX 78539

SHOPS at TRU
shopping center



LEASING INQUIRIES
Call Now | 956.227.0505

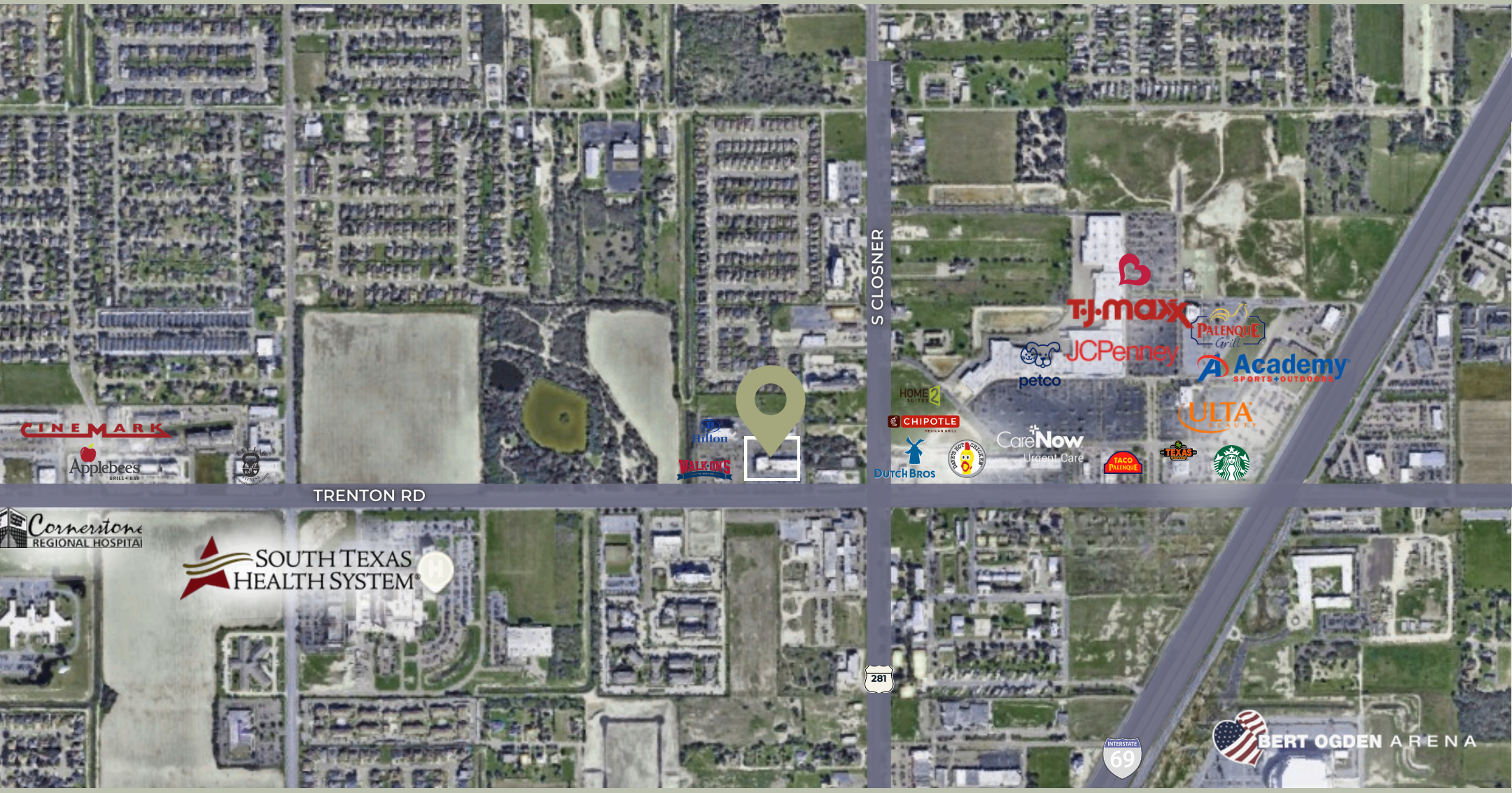
www.domain-development.com

DOMAIN
DEVELOPMENT

Birds Eye View

|403 W. TRENTON RD. EDINBURG, TX 78539

SHOPS at TRU
shopping center



LEASING INQUIRIES
Call Now | 956.227.0505

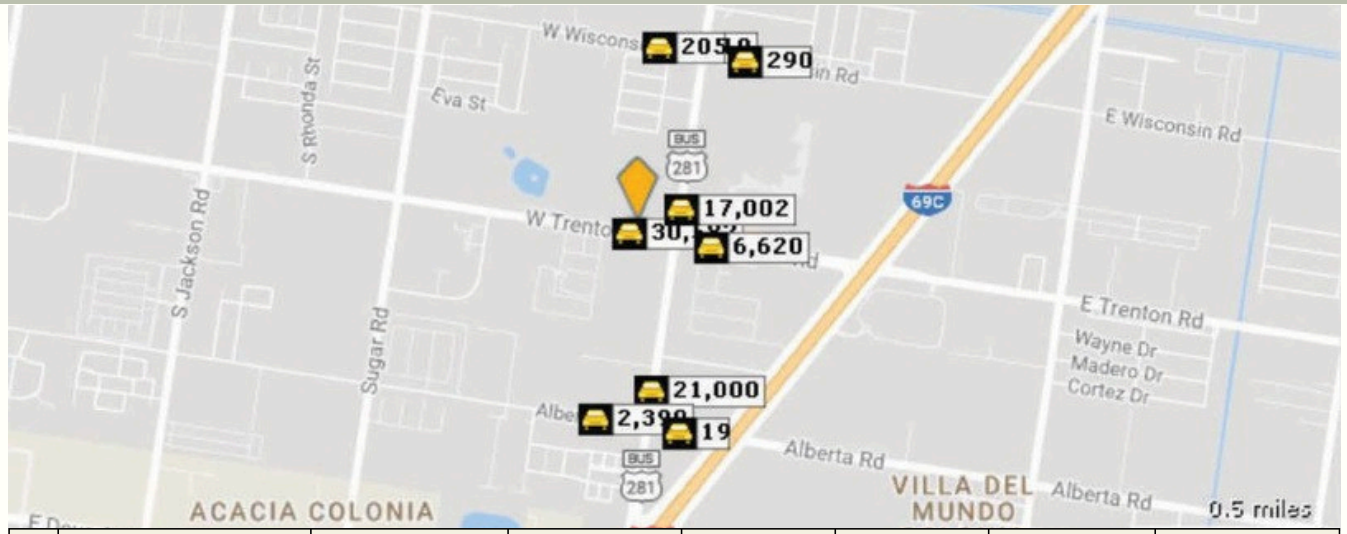
www.domain-development.com

DOMAIN DEVELOPMENT

Vehicle Count

|403 W. TRENTON RD. EDINBURG, TX 78539

SHOPS at TRU
shopping center



	STREET	CROSS STREET	CROSS STR DIST	COUNT YEAR	AVG DAILY VOLUME	VOLUME TYPE	MI FROM SUBJ PROPERTY
1	W Trenton Rd	S. Sugar Rd	0.63 W	2015	11,510	MPSI	.03
2	W Trenton Rd	Professional Dr	0.16 W	2016	30,582	MPSI	.03
3	S Closner Blvd	E. Ternton Rd	0.09 S	2016	17,002	MPSI	.13
4	E 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

Terms & Demographics

|403 W. TRENTON RD. EDINBURG, TX 78539

SHOPS at TRU
shopping center

TERMS

Asking Rent NNN	Building A- $30+NNN endcap 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

2025
POPULATION
5 MILES



233,079

AVG. HH INCOME
3 MILE



$78,664

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population	5,726	78,170	233,079
Avg. HH Income	$74,239	$78,664	$67,577

LEASING INQUIRIES
Call Now | 956.227.0505

DOMAIN
DEVELOPMENT

Highlights

|403 W. TRENTON RD. EDINBURG, TX 78539

SHOPS at TRU
shopping center

PROJECTED HIGHLIGHTS

+ Seeking high-quality restaurants and retail users.
+ Ground up development with nice finishes and design.
+ Outstanding exposure with high visibility from Trenton which averages approximately 31,000 vpd.
+ Located on Trenton Rd, the 3-mile area contains an estimated 76,604 residents, supporting a substantial potential customer base.
+ Expected delivery in spring 2019.

LOCATION HIGHLIGHTS

+ Only 0.5 miles from Expressway 281/I-69.
+ Retailers in the area include: Academy, Burlington, Ross, TJ Maxx, JC Penny, Ulta and many more.
+ Restaurants include: Palenque Grill, Texas Roadhouse, Starbucks, IHOP, Dutch Bros, Taco Palenque, Wings Stop, Pizza Hut and More.
+ High income residences within 3 mile radius.

TOP RETAILERS IN THE AREA

Academy SPORTS+OUTDOORS
JCPenney
ULTA BEAUTY
Burlington
PALENQUE Grill
T.J.maxx
petco

LEASING INQUIRIES
Call Now | 956.227.0505

DOMAIN DEVELOPMENT