



**Center Highlights**

Trenton Crossing is a dynamic mixed-use power center offering retail and office space. This center is anchored by one of the metro area's four Target stores and contains a lineup of robust tenants including Marshalls, Ross, Bealls, Hobby Lobby and PetSmart. Trenton Crossing is at the heart of one of the most powerful retail nodes in northern McAllen and serves a trade area that has seen steady population growth.

**Center Address:** N 10th St at W Trenton Rd

**City/State:** McAllen, TX

**Property Size:** 266,127 sq. ft.

**Latitude/Longitude:** 26.27133 N, -98.21667 W

**Demographics**



**Population:**  
3-mile radius

**90,324**



**Traffic Counts:**  
N 10th St &  
Trenton Rd

**51,903**



**Average Household Income:**

**\$82,786**

**Contact Us**

**Carrie Murray**

Leasing Agent

Phone: 713.866.6959

Email: cmurray@weingarten.com

**Liz Baez**

Property Manager, Short-Term Leasing

Phone: 713.866.6920

Email: lbaez@weingarten.com

**Weingarten Realty Investors**

2600 Citadel Plaza Drive, Ste.125 • Houston, TX 77008 • 1.800.688.8865



**TENANT LIST**

|     |                             |           |
|-----|-----------------------------|-----------|
| A0A | Bealls (Stage)              | 25,000 SF |
| B0A | Available                   | 2,200 SF  |
| C0A | PetSmart                    | 19,701 SF |
| D0A | Hobby Lobby                 | 55,000 SF |
| E0A | Dollar Tree                 | 14,960 SF |
| F0A | Ross Dress for Less         | 30,164 SF |
| G0A | Bath & Body Works           | 3,700 SF  |
| G0C | Available                   | 4,300 SF  |
| G0F | Rack Room Shoes             | 6,000 SF  |
| G0J | rue21                       | 6,000 SF  |
| G0L | Foxy Nails                  | 1,500 SF  |
| G0N | Claire's                    | 1,800 SF  |
| G0S | America's Best Contacts     | 4,000 SF  |
| G2A | Available                   | 10,054 SF |
| G2H | VentureX                    | 12,700 SF |
| H0A | Marshalls                   | 30,000 SF |
| J0A | Mattress Firm               | 4,800 SF  |
| J0E | GameStop                    | 1,500 SF  |
| J0G | Las Tortas del Jack         | 1,500 SF  |
| J0H | T-Nails                     | 1,192 SF  |
| J0K | Available                   | 2,191 SF  |
| J0N | Nuri Tacos                  | 3,238 SF  |
| J0P | Exotic Berry                | 1,453 SF  |
| J0R | Available                   | 2,445 SF  |
| J0T | H&R Block                   | 1,538 SF  |
| J0V | GNC                         | 1,500 SF  |
| K0A | Available                   | 2,800 SF  |
| K0C | Kay Jewelers                | 2,500 SF  |
| K0D | Sally Beauty                | 1,500 SF  |
| K0F | Vision Source               | 1,736 SF  |
| K0H | Just A Cut                  | 1,407 SF  |
| K0K | Bodyworks Ultra Lipo Clinic | 1,800 SF  |
| K0M | RGV Water Tree              | 1,500 SF  |
| K0N | A-Max Auto Insurance        | 1,060 SF  |
| K0P | Home Design Center          | 1,782 SF  |
| K0R | Classic Cleaners            | 1,400 SF  |
| 1   | Target                      |           |
| 2   | Kohl's                      |           |





# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

|  |                |                               |                     |
|--|----------------|-------------------------------|---------------------|
| <b>Weingarten Realty Investors</b>                                 | <b>9006271</b> |                               | <b>713-866-6000</b> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.    | Email                         | Phone               |
| <b>Patrick Manchi</b>  | <b>338804</b>  | <b>pmanchi@weingarten.com</b> | <b>713-866-6907</b> |
| Designated Broker of Firm  | License No.    | Email                         | Phone               |
| <b>Patrick Manchi</b>  | <b>338804</b>  | <b>pmanchi@weingarten.com</b> | <b>713-866-6907</b> |
| Licensed Supervisor of Sales Agent/ Associate                      | License No.    | Email                         | Phone               |
| Sales Agent/Associate's Name                                       | License No.    | Email                         | Phone               |

Buyer/Tenant/Seller/Landlord Initials

Date