



Shoppes at Rio Grande Valley

NEC I-69C & Trenton Rd

Edinburg, Texas



Location:

NWC of I-69C & Trenton Rd
Edinburg, Texas 78539

Available: Small Shop, Anchor, Junior Anchor, & Pad Sites

Highlights:

- Shopping Center with 500,000 SF of retail currently and plans to develop an additional 250,000 SF. Planned mixed use components to be added including a multi-story 100+ rooms Courtyard by Marriott and a three-story 200 unit garden style apartment complex
- Anchored by Academy Sports + Outdoors, JCPenney, and Burlington with numerous national retailers including Ross, TJ Maxx, Big Lots, Party City, Burke's Outlet, Shoe Dept., Melrose, Dollar Tree, Ulta, GNC, Children's Place, Carter's, Starbucks, Texas Roadhouse, IHOP, Palenque Grill, and many more

Demographics:

	3 mile	5 mile	10 mile
2020 Population	76,321	224,810	553,686
2024 population	83,335	241,451	595,794
Daytime Population	88,884	246,439	564,979
Average HH Income	\$70,072	\$65,662	\$62,082

Ron Riemer | First Hartford Realty Corporation
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149 Colonial Road
Manchester, CT 06042



www.firsthartford.com

All information contained herein is from sources deemed reliable; however, no presentation or warranty is made to the accuracy thereof.



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Oblique Aerial



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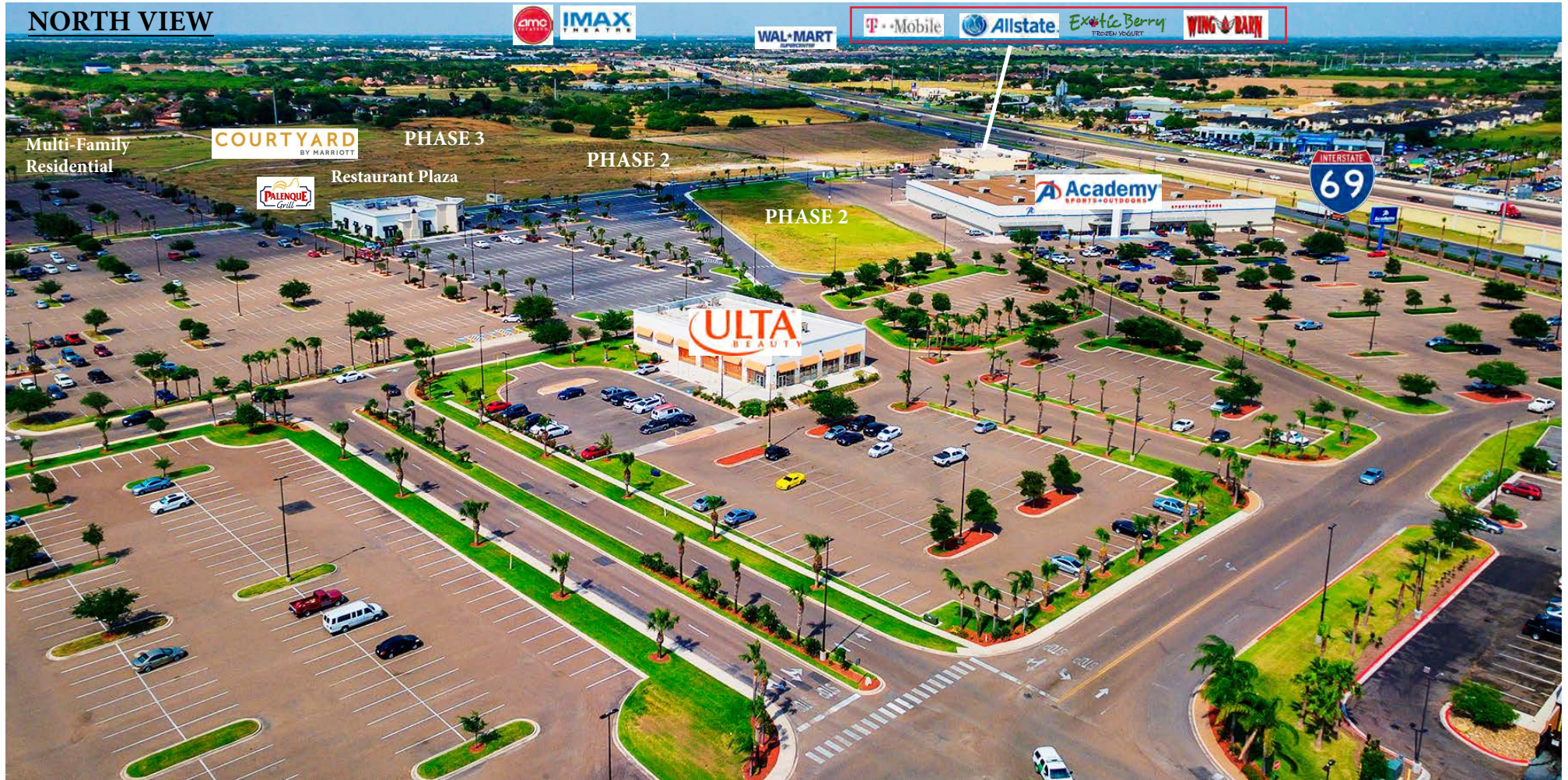
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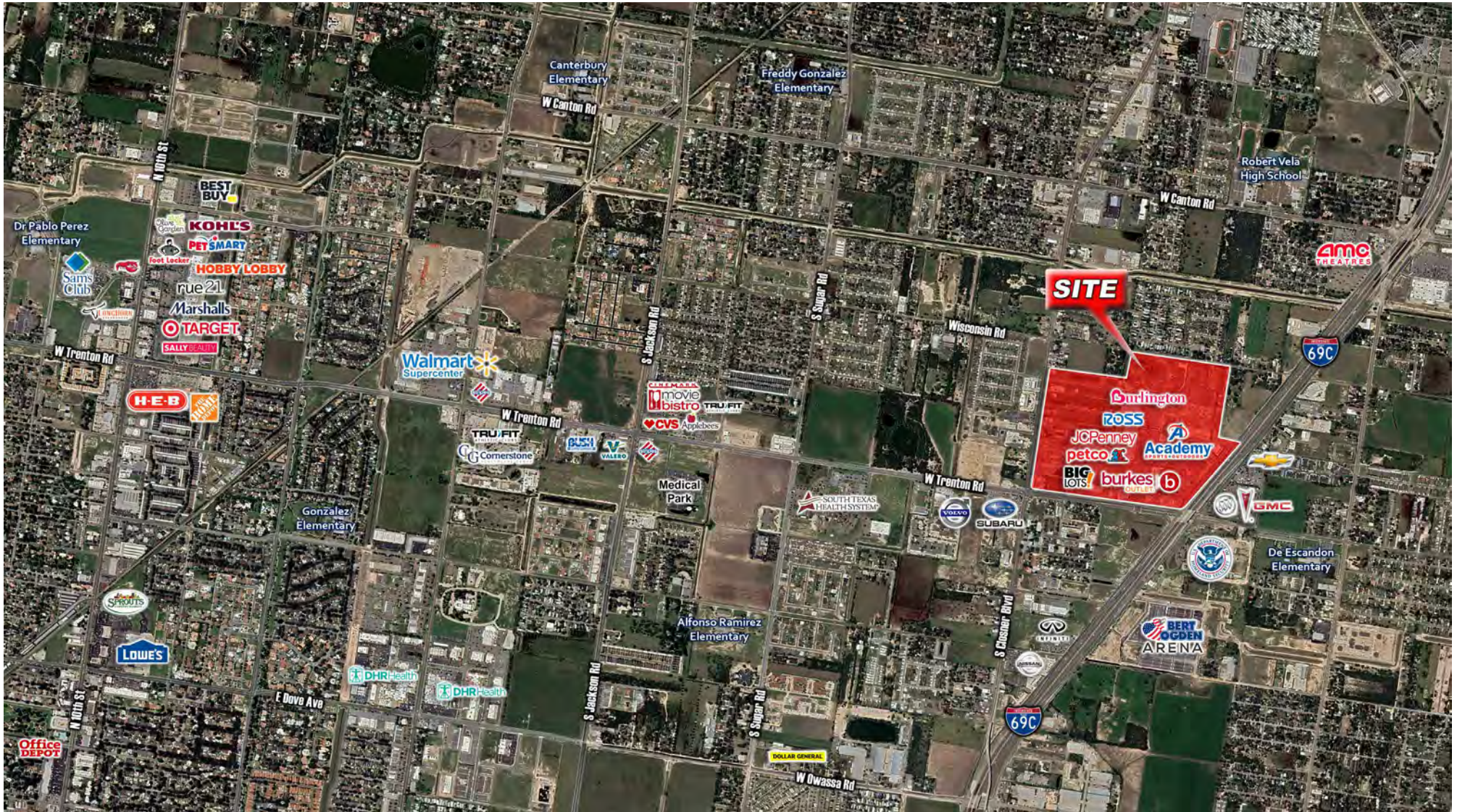
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Retail Aerial



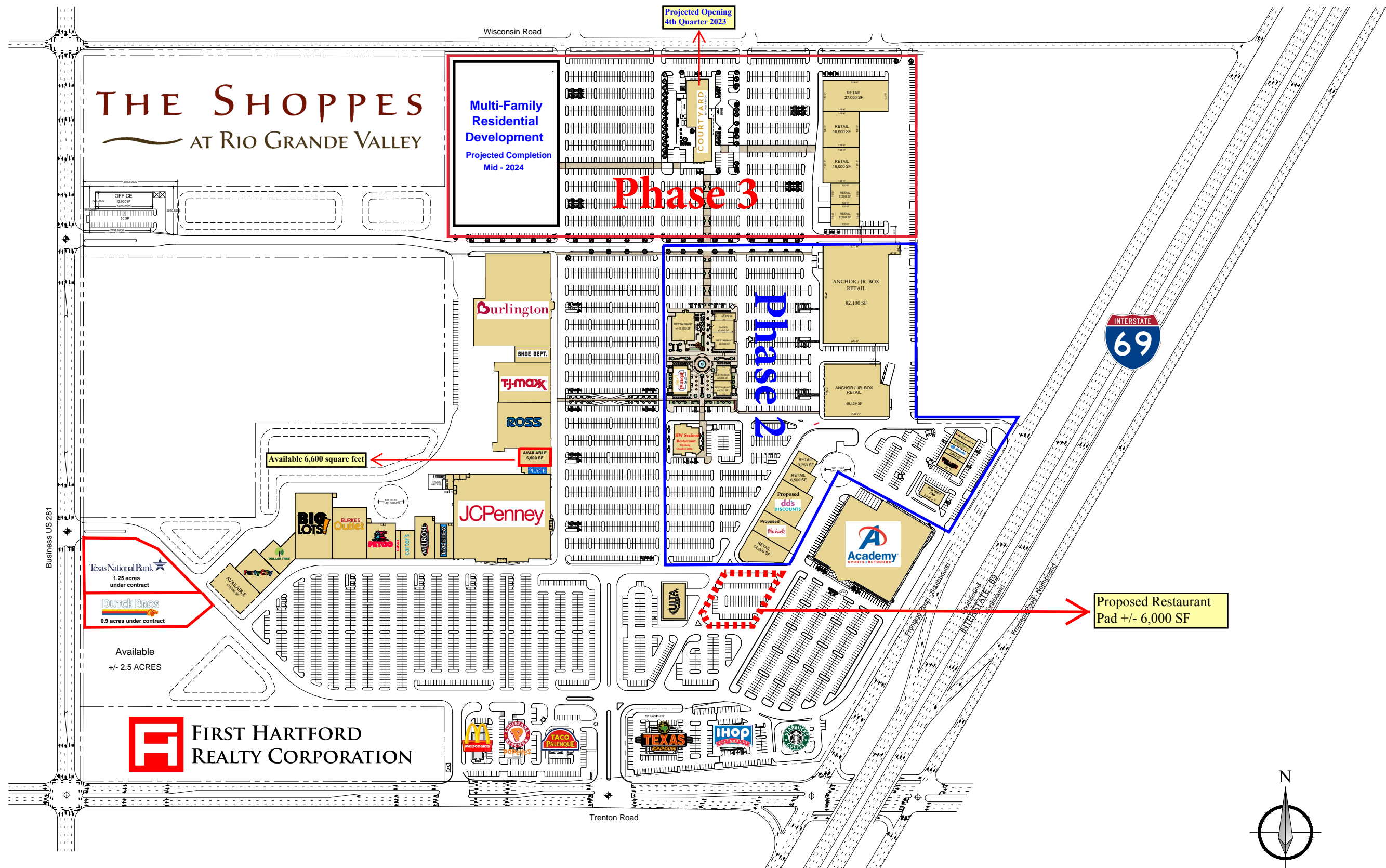
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THE SHOPPES

AT RIO GRANDE VALLEY

Multi-Family Residential Development
 Projected Completion
 Mid - 2024

Phase 3

Phase 2

Projected Opening
 4th Quarter 2023

Available 6,600 square feet

Proposed Restaurant
 Pad +/- 6,000 SF

Texas National Bank
 1.25 acres under contract

Dutch Bros
 0.9 acres under contract

Available
 +/- 2.5 ACRES

FIRST HARTFORD
 REALTY CORPORATION

THE SHOPPES

AT RIO GRANDE VALLEY

591 EAST TRENTON ROAD - EDINBURG, TEXAS 78539



Proposed Restaurant Pad