

Summary Report

Trenton Crossing Shopping Center
N 10th St at Trenton Rd - McAllen, TX

WEINGARTEN REALTY
Real Estate for Everyday Retail

Longitude: -98.215824

Latitude: 26.270914

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	8,905	37,872	88,670	225,332
Average Household Income	\$120,791	\$96,695	\$83,202	\$65,436

Population				
2023 Population	9,741	42,218	98,385	248,492
2018 Population	8,905	37,872	88,670	225,332
2010 Population	8,022	32,657	77,684	200,639
2000 Population	5,887	23,797	53,262	146,231
Absolute Growth 2010 to 2018	11.01%	15.97%	14.14%	12.31%
Projected Growth 2018 to 2023	9.39%	11.48%	10.96%	10.28%

Race & Ethnicity				
% White	18.86%	16.31%	14.81%	10.19%
% Black	1.18%	1.05%	0.91%	0.66%
% Asian	5.14%	4.68%	4.32%	2.38%
% Other	1.45%	0.99%	0.75%	0.49%
% Hispanic	73.37%	76.97%	79.22%	86.29%

Income & Education				
Median Household Income	\$75,918	\$69,323	\$62,437	\$47,873
Average Household Income	\$120,791	\$96,695	\$83,202	\$65,436
% College Graduates	53.38%	49.15%	45.94%	33.98%

Age				
Median Age	33.8	34.1	33.3	31.4
% Age < 18	26.85%	27.24%	28.06%	29.12%
% Age 65 +	10.04%	10.66%	10.57%	10.37%

Households & Housing				
Households	2,883	12,276	29,164	70,305
Average Household Size	3.09	3.08	3.03	3.18
Median Housing Value	\$189,608	\$167,533	\$159,076	\$129,987
% Owner Occupied Housing	59.81%	65.52%	60.41%	56.51%
% Renter Occupied Housing	31.67%	27.50%	31.75%	35.39%
% Vacant Housing	8.52%	6.98%	7.84%	8.10%

Workplace & Workers				
Number of Businesses	226	928	2,273	5,283
Total Number of Employees (FTE)	3,441	14,804	36,819	87,529
% White Collar	80.12%	76.16%	73.81%	66.50%
% Blue Collar	19.88%	23.84%	26.19%	33.50%