

MARKET AT SHARYLAND

SPACE AVAILABLE

Shary Rd & US HWY 83 Mission, TX 78572



LEASE RATE: \$22.00 - 25.00 SF/yr

LEASE TYPE: NNN

Daniel Galvan, SIOR, CCIM

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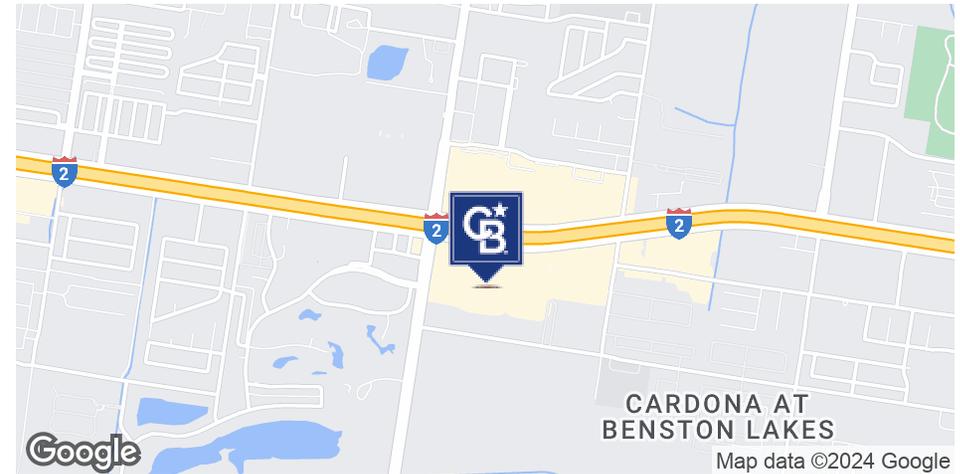


**COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY**

PROPERTY SUMMARY

MARKET AT SHARYLAND

Mission, TX 78572



PROPERTY DESCRIPTION

Positioned at the southeast corner intersection of Shary Road and US Expressway 83 in Mission, TX, this strip enjoys a prime location with high traffic flow and easy access to Interstate 2. Surrounded by a plethora of national retailers and dining establishments, it offers convenience and visibility for businesses. Whether you're looking to attract passing motorists or cater to the needs of nearby residents, this bustling area presents an excellent opportunity for retail success.

PROPERTY HIGHLIGHTS

- Excellent Visibility and Access
- Walmart Super-Center Shadow Anchored
- National Retailers nearby Target, H-E-B, and Home Depot
- High Traffic Location

OFFERING SUMMARY

Lease Rate:	\$22.00 - 25.00 SF/yr (NNN)
NNN:	\$10.00
Number of Units:	2
Available SF:	2,000 - 3,000 SF
Building Size:	108,262 SF
Market:	Rio Grande Valley
Submarket:	Mission

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SITE PLAN

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TENANT	SQFT
1 Mariscos El 7 Mares	1,500
2 Queen Nails and Spa	1,500
3 Available	2,000
4 Dollar Tree	10,000
5 Available	3,000
6 Kohl's	89,912



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AERIAL

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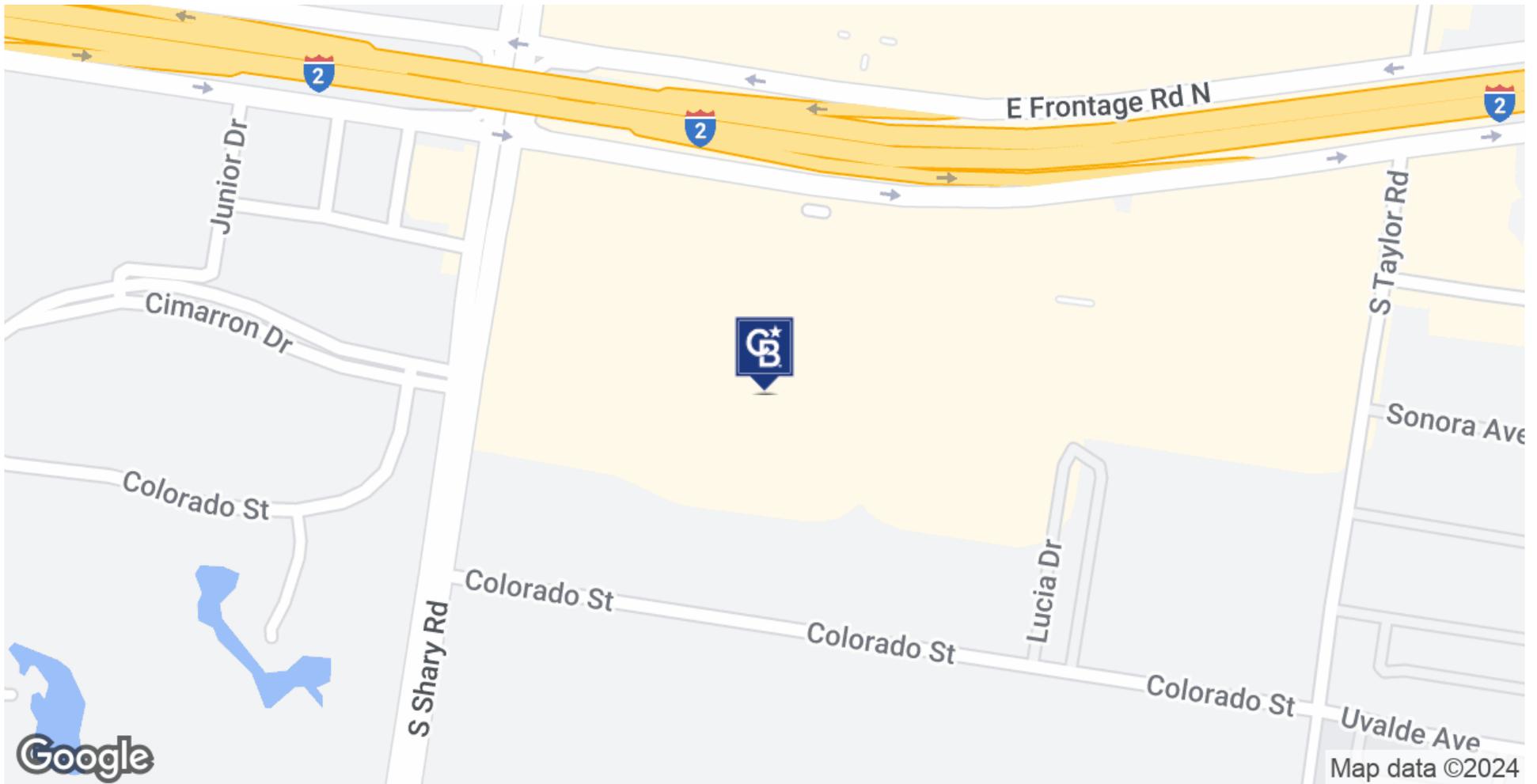


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MAP

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DEMOGRAPHICS

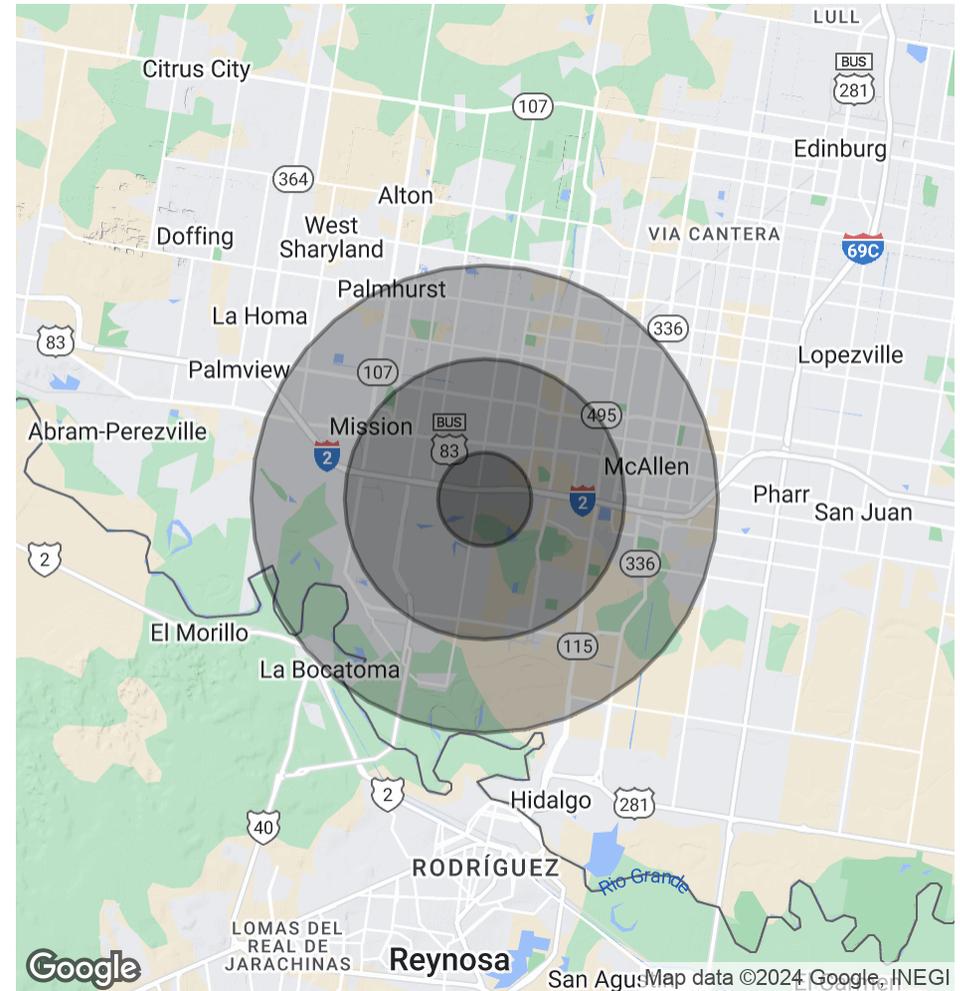
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9	89	247
Average Age	50.2	45.7	45.4
Average Age (Male)	44.8	40.8	40.6
Average Age (Female)	63.7	58	57.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4	39	108
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$36,069	\$33,294	\$33,252
Average House Value	\$108,985	\$89,169	\$89,158

* Demographic data derived from 2020 ACS - US Census



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