

# Conway Crossing I

NEC OF N. CONWAY AVE. & 16TH ST/KIKA  
DE LA GARZA ST

1600 N Conway Ave  
MISSION, TX 78572



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population 2022	11,533	80,829	171,274
Daytime Population	13,218	77,132	162,182
Average HH Income	\$64,436	\$77,483	\$75,051

## FOR LEASE

\$12 - \$15 PSF + \$4.20 NNN

## AVAILABLE

4,423 SF (1,133 Min. SF)

## PROPERTY HIGHLIGHTS

- 18,853 SF Building Located at the Northeast Corner of N Conway Ave & 16th St. (Kika De La Garza)
- Situated Between Griffin Pkwy & Bus. 83 in Mission, TX
- Great Visibility, High Traffic Volume, & at a Signalized Intersection

## TRAFFIC COUNTS

Conway Ave (N of Site): 25,268 VPD

Conway Ave (S of Site): 18,847 VPD

Griffin Pkwy: 20,289 VPD

(TXDOT)

## AREA RETAILERS



Listing Agent: Sergio A. Adame, CCIM  
Broker/Owner  
[sergio@apirealtor.com](mailto:sergio@apirealtor.com)  
956.412.1412

The information contained herein was obtained from sources deemed reliable; however, API Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

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Suite	Tenant	SF
1620	Agape Church - RGV	1,580
1618	<b>AVAILABLE</b>	1,133
1616	Vision Children's Clinic	2,059
1612	<b>AVAILABLE</b>	1,710
1610	Fred Loya Insurance	1,432
1608	Prestamos Del Rey	1,539
1606	B&F Finance	900
1604	Suehay Tortilleria	1,280
1602	Mr. Matthews	1,280
1600-D	S&R Iron Ladies	1,200
1600-C	<b>AVAILABLE</b>	1,580
1600-B	Central Credit	1,580
1600-A	World Finance	1,580



metroPCS



**FRED LOYA**  
INSURANCE



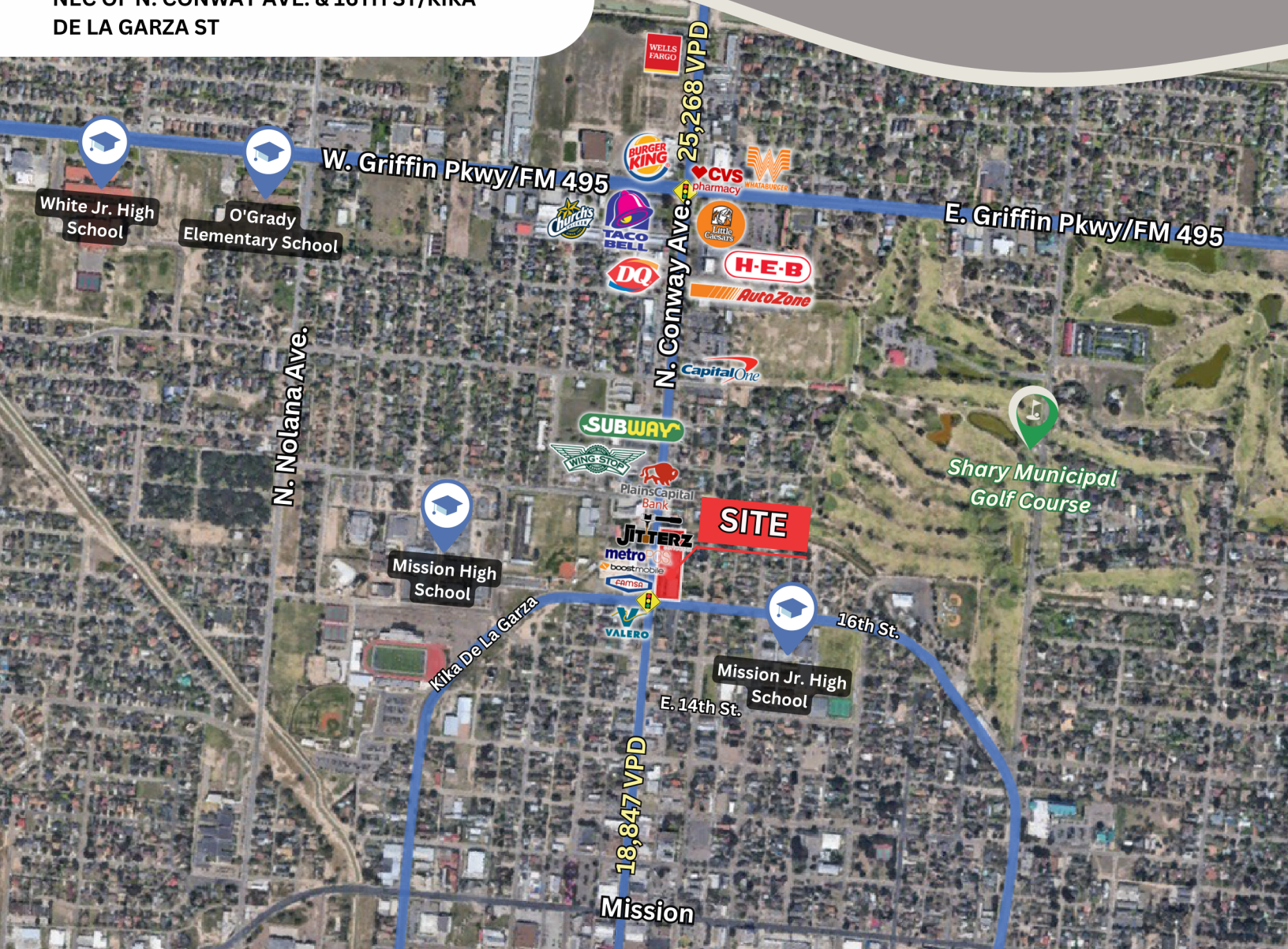
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	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	11,852	75,028	154,661
2020 Total Population	11,490	79,722	167,460
2020 Group Quarters	18	269	526
2022 Total Population	11,533	80,829	171,274
2022 Group Quarters	18	269	526
2027 Total Population	11,567	82,573	176,050
2022-2027 Annual Rate	0.06%	0.43%	0.55%
2022 Total Daytime Population	13,218	77,132	162,182
Workers	6,167	27,946	57,317
Residents	7,051	49,186	104,865
<b>Household Summary</b>			
2010 Households	3,761	22,293	44,394
2010 Average Household Size	3.15	3.36	3.47
2020 Total Households	3,884	25,129	51,470
2020 Average Household Size	2.95	3.16	3.24
2022 Households	3,931	25,722	52,840
2022 Average Household Size	2.93	3.13	3.23
2027 Households	3,987	26,511	54,788
2027 Average Household Size	2.90	3.10	3.20
2022-2027 Annual Rate	0.28%	0.61%	0.73%
2010 Families	2,943	18,498	37,273
2010 Average Family Size	3.63	3.73	3.83
2022 Families	2,997	21,000	43,664
2022 Average Family Size	3.45	3.53	3.61
2027 Families	3,041	21,670	45,313
2027 Average Family Size	3.40	3.49	3.58
2022-2027 Annual Rate	0.29%	0.63%	0.74%
<b>Housing Unit Summary</b>			
2000 Housing Units	3,793	20,179	41,020
Owner Occupied Housing Units	58.2%	58.5%	58.0%
Renter Occupied Housing Units	32.5%	18.5%	19.4%
Vacant Housing Units	9.3%	23.0%	22.6%
2010 Housing Units	4,082	26,447	51,815
Owner Occupied Housing Units	55.4%	60.6%	61.3%
Renter Occupied Housing Units	36.7%	23.7%	24.4%
Vacant Housing Units	7.9%	15.7%	14.3%
2020 Housing Units	4,252	30,169	61,104
Vacant Housing Units	8.7%	16.7%	15.8%
2022 Housing Units	4,318	30,985	62,909
Owner Occupied Housing Units	58.3%	58.0%	59.1%
Renter Occupied Housing Units	32.7%	25.0%	24.9%
Vacant Housing Units	9.0%	17.0%	16.0%
2027 Housing Units	4,398	32,073	65,431
Owner Occupied Housing Units	58.7%	58.4%	59.5%
Renter Occupied Housing Units	31.9%	24.3%	24.2%
Vacant Housing Units	9.3%	17.3%	16.3%
<b>Median Household Income</b>			
2022	\$42,397	\$50,798	\$50,117
2027	\$51,985	\$59,602	\$58,201
<b>Median Home Value</b>			
2022	\$97,773	\$135,316	\$137,852
2027	\$192,162	\$232,574	\$237,801
<b>Per Capita Income</b>			
2022	\$21,473	\$24,617	\$23,232
2027	\$25,683	\$29,697	\$27,961
<b>Median Age</b>			
2010	31.5	30.1	29.6
2022	33.0	31.9	31.3
2027	34.4	33.1	32.4

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households.

Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



**API REAL ESTATE**

Commercial • Residential • Industrial • Property Management

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**Broker/Owner**

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## 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.

### 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

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Designated Broker of Firm	License No.	Email	Phone
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