

Conway Crossing II

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

1601 N. Conway Ave.
Mission, TX 78572



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	11,421	81,060	169,875
Daytime Population	12,977	77,372	161,052
Average HH Income	\$62,516	\$76,793	\$75,194

PROPERTY HIGHLIGHTS

- 15,003 SF Center between Griffin Pkwy and Bus. 83 in Mission, Texas
- Great Visibility
- High Traffic Volume
- Signalized Intersection

TRAFFIC COUNTS

Conway Ave. (N. of Site): 25,268 VPD
 Conway Ave. (S. of Site): 18,847 VPD
 (TXDOT))

AREA RETAILERS



Listing Agent: Sergio A. Adame, CCIM
 Broker/Owner
sergio@apirealtor.com
 956.412.1412

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Suite	Tenant	SF
1601	The Pizzeria	1,992
1603	Sun Loans	1,615
1605	A-Max Ins	1,344
1607	FAMSA	1,274
1609	Conway Dental	2,550
1611	Action Credit	1,283
1613	Boost Mobile	1,000
1615	Metro PCS	935
1617	Discount Title	1,490
1619	Smoke Guru	1,520



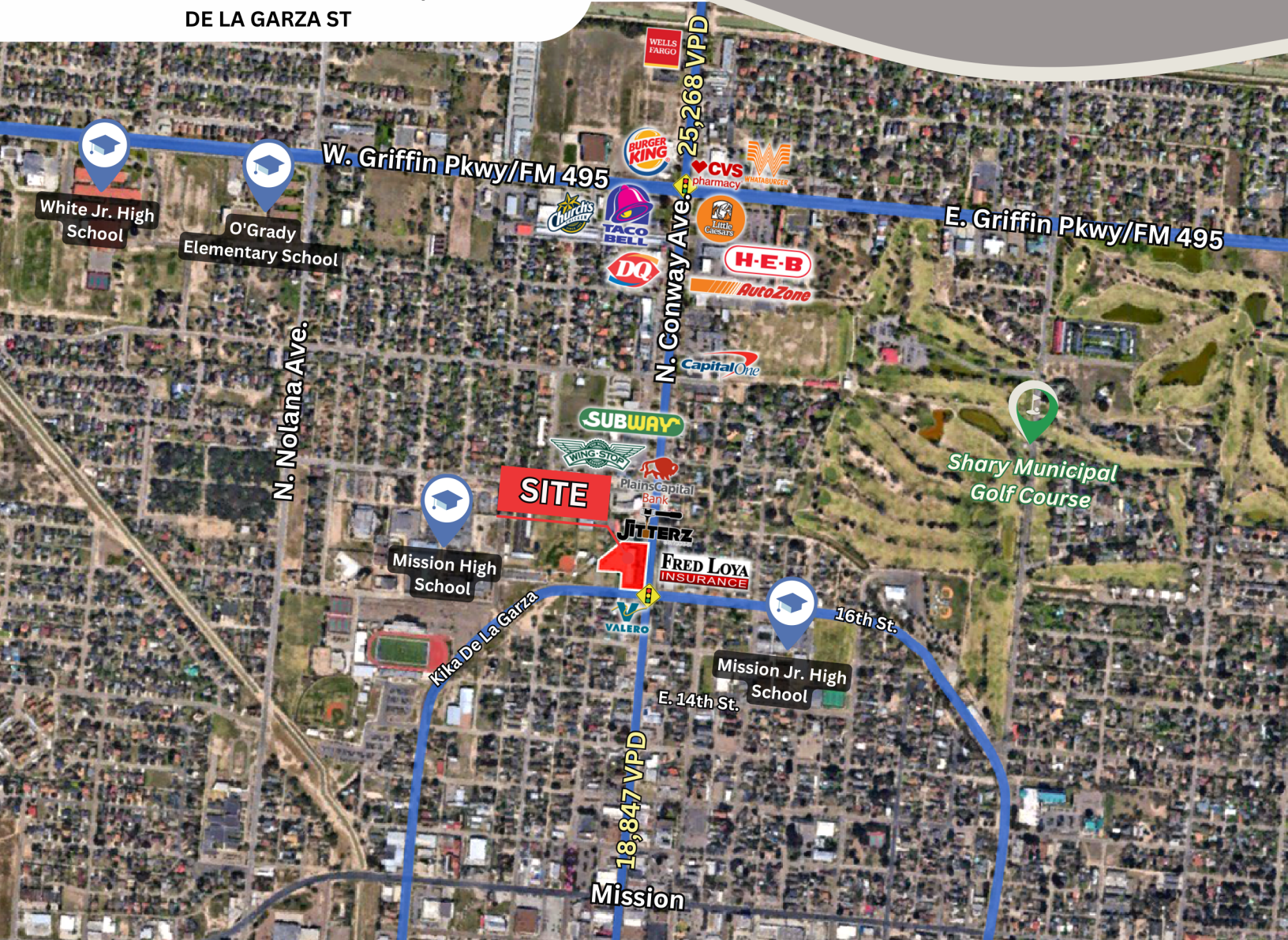
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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	11,674	75,375	153,224
2020 Total Population	11,378	79,967	166,054
2020 Group Quarters	18	269	525
2022 Total Population	11,421	81,060	169,875
2022 Group Quarters	18	269	525
2027 Total Population	11,457	82,817	174,609
2022-2027 Annual Rate	0.06%	0.43%	0.55%
2022 Total Daytime Population	12,977	77,372	161,052
Workers	5,954	27,955	56,945
Residents	7,023	49,417	104,107
Household Summary			
2010 Households	3,720	22,369	44,033
2010 Average Household Size	3.14	3.36	3.47
2020 Total Households	3,856	25,193	51,063
2020 Average Household Size	2.95	3.16	3.24
2022 Households	3,903	25,790	52,414
2022 Average Household Size	2.92	3.13	3.23
2027 Households	3,959	26,587	54,342
2027 Average Household Size	2.89	3.10	3.20
2022-2027 Annual Rate	0.29%	0.61%	0.73%
2010 Families	2,916	18,564	36,964
2010 Average Family Size	3.61	3.74	3.83
2022 Families	2,981	21,062	43,306
2022 Average Family Size	3.44	3.53	3.62
2027 Families	3,026	21,738	44,936
2027 Average Family Size	3.39	3.49	3.58
2022-2027 Annual Rate	0.30%	0.63%	0.74%
Housing Unit Summary			
2000 Housing Units	3,773	20,503	40,698
Owner Occupied Housing Units	58.9%	58.2%	57.9%
Renter Occupied Housing Units	32.1%	18.4%	19.2%
Vacant Housing Units	9.0%	23.4%	22.9%
2010 Housing Units	4,026	26,555	51,489
Owner Occupied Housing Units	55.2%	60.6%	61.3%
Renter Occupied Housing Units	37.2%	23.6%	24.2%
Vacant Housing Units	7.6%	15.8%	14.5%
2020 Housing Units	4,208	30,305	60,715
Vacant Housing Units	8.4%	16.9%	15.9%
2022 Housing Units	4,273	31,131	62,502
Owner Occupied Housing Units	58.3%	57.8%	59.1%
Renter Occupied Housing Units	33.0%	25.0%	24.8%
Vacant Housing Units	8.7%	17.2%	16.1%
2027 Housing Units	4,353	32,233	65,003
Owner Occupied Housing Units	58.7%	58.2%	59.5%
Renter Occupied Housing Units	32.2%	24.3%	24.1%
Vacant Housing Units	9.1%	17.5%	16.4%
Median Household Income			
2022	\$41,948	\$50,507	\$50,202
2027	\$51,352	\$59,238	\$58,280
Median Home Value			
2022	\$97,211	\$134,113	\$138,184
2027	\$192,849	\$231,416	\$238,248
Per Capita Income			
2022	\$20,725	\$24,401	\$23,278
2027	\$24,749	\$29,416	\$28,013
Median Age			
2010	31.3	30.1	29.6
2022	33.1	31.9	31.3
2027	34.6	33.1	32.5

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.



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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.

API Real Estate	534881	info@apire.us	956.412.1412
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sergio A. Adame	534881	sergio@apire.us	956.412.1412
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