

Mission 2.07 AC

405 W GRIFFIN PKWY AVE

Mission, TX 78572

N. CONWAY AVE. & FM 495



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	12,783	82,286	173,207
Daytime Population	12,420	78,690	163,660
Average HH Income	\$61,800	\$73,417	\$74,209

FOR SALE

\$785,000.00

AVAILABLE

2.07 AC

PROPERTY HIGHLIGHTS

- 2.07 AC Available
- Great Investment Opportunity
- Perfect for Commercial Development
- High Traffic Area
- Nearby Major Chain Retailers, Restaurants, & Retail Developments

TRAFFIC COUNTS

W. Griffin Pkwy/ FM 495: 20,105 VPD

N. Conway Ave: 25,667 VPD
(TXDOT)

AREA RETAILERS



Listing Agent: Sergio A. Adame, CCIM
Broker/Owner
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956.412.1412

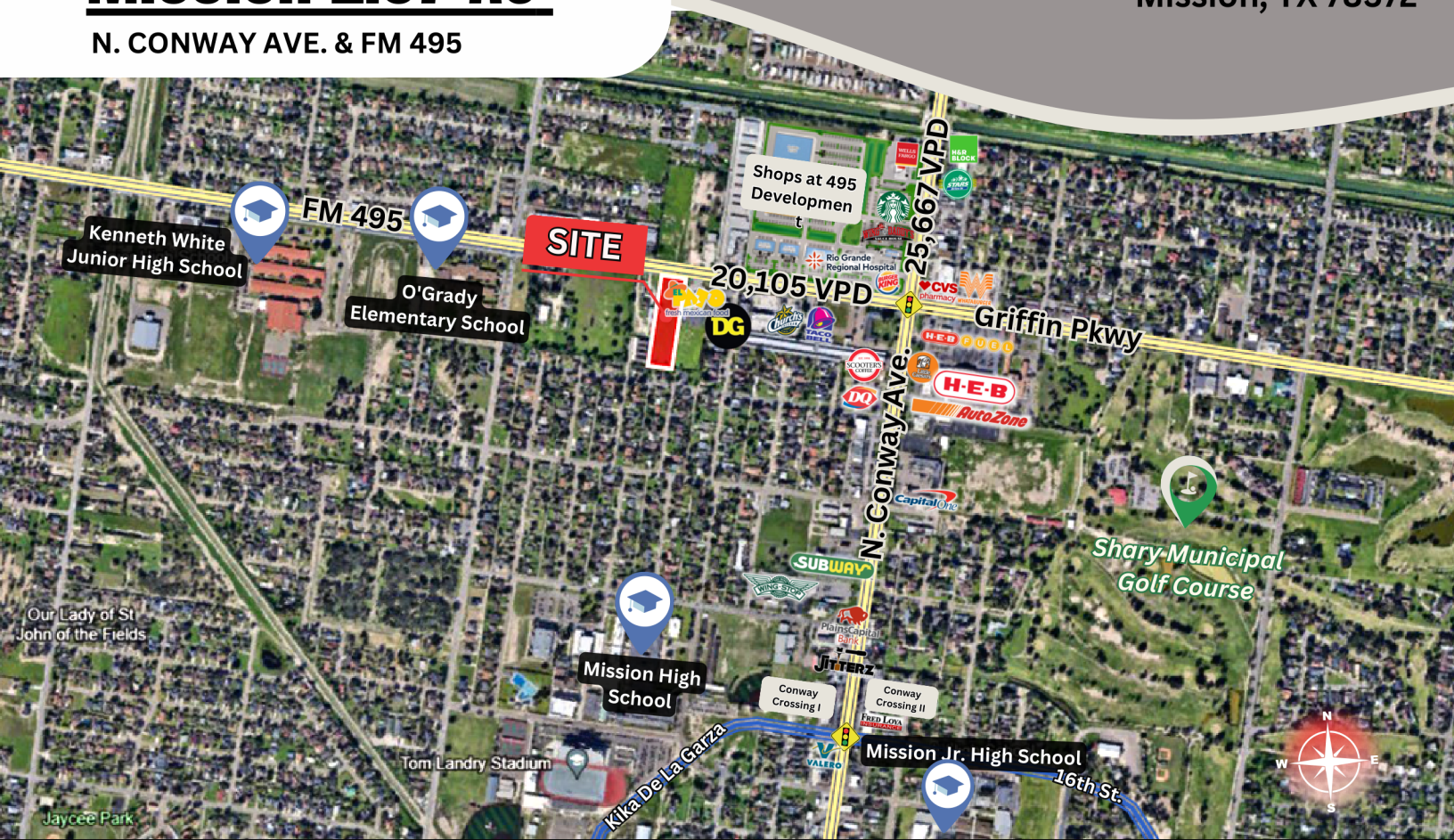
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- Nearby Major Chain Retailers & Restaurants



- Located at Signalized Intersection:
Conway Ave. & Griffin Pkwy/ FM 495



- Nearby Elementary, Middle, and High Schools



API REAL ESTATE

Commercial • Residential • Industrial • Property Management

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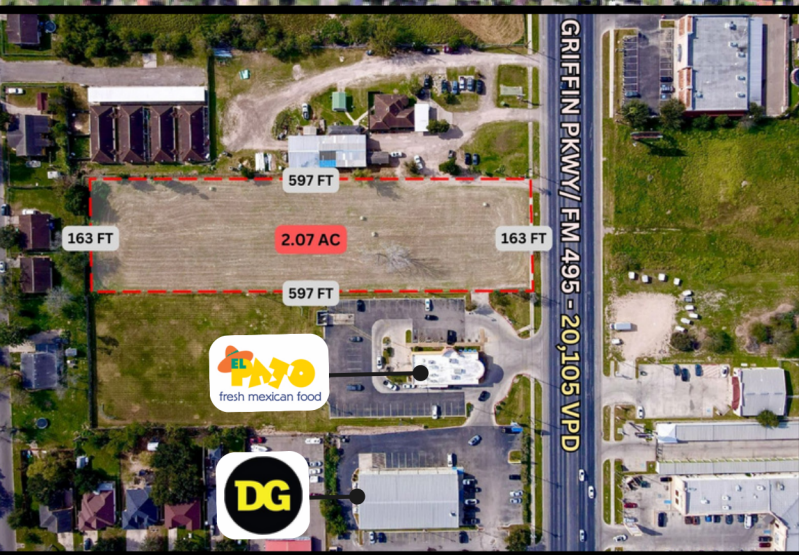
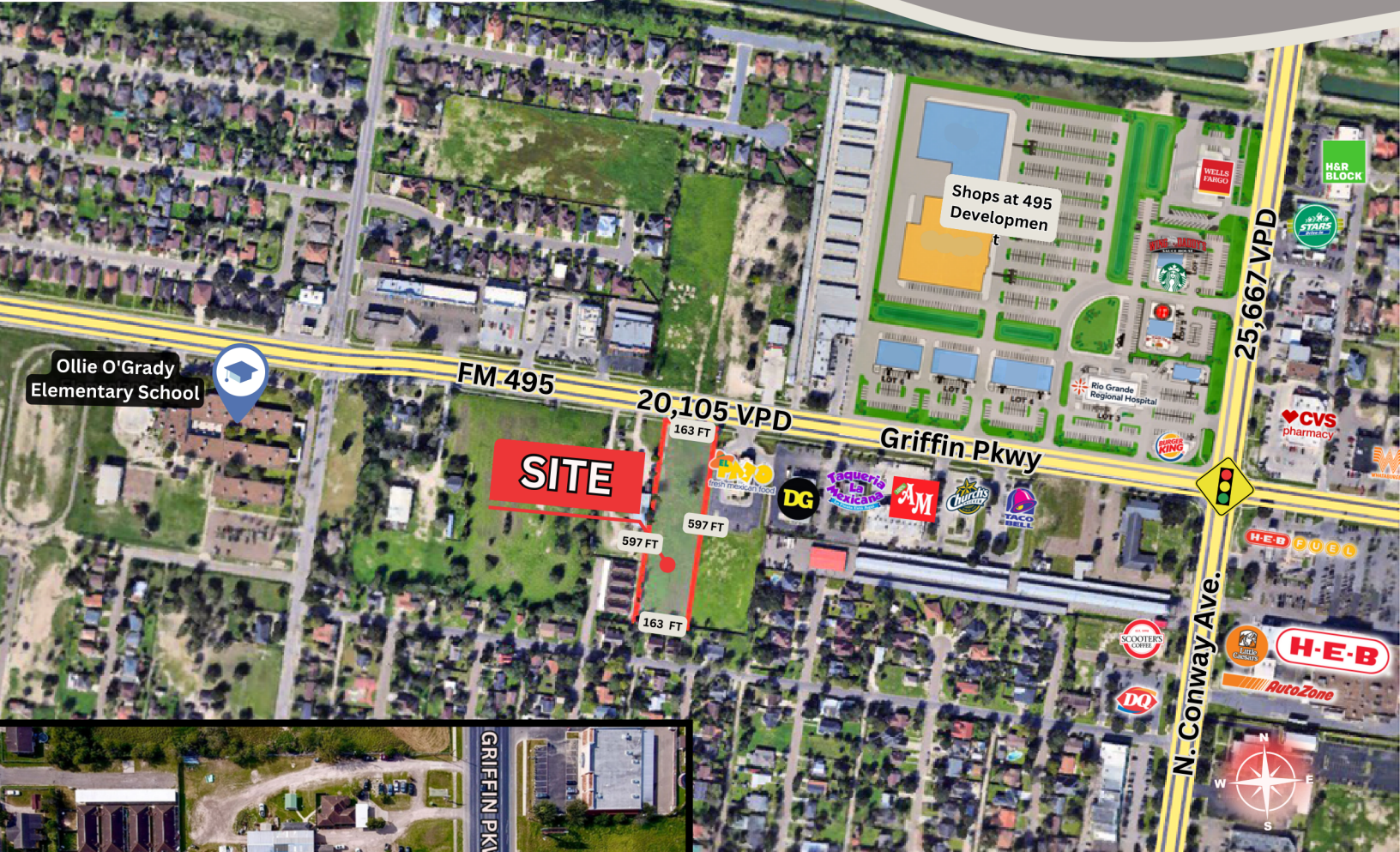
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- Adjacent to Shops at 495 Retail Development
- Excellent Visibility to Conway Ave. & FM 495



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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	12,146	75,983	153,426
2020 Total Population	12,787	80,207	166,848
2020 Group Quarters	15	271	524
2023 Total Population	12,783	82,286	173,207
2023 Group Quarters	15	271	524
2028 Total Population	12,666	83,855	178,534
2023-2028 Annual Rate	-0.18%	0.38%	0.61%
2023 Total Daytime Population	12,420	78,690	163,660
Workers	4,249	25,490	52,347
Residents	8,171	53,200	111,313
Household Summary			
2010 Households	3,531	22,350	43,656
2010 Average Household Size	3.44	3.39	3.50
2020 Total Households	3,902	25,083	50,749
2020 Average Household Size	3.27	3.19	3.28
2023 Households	3,959	26,047	53,167
2023 Average Household Size	3.23	3.15	3.25
2028 Households	4,003	27,031	55,807
2028 Average Household Size	3.16	3.09	3.19
2023-2028 Annual Rate	0.22%	0.74%	0.97%
2010 Families	2,939	18,616	36,822
2010 Average Family Size	3.82	3.76	3.86
2023 Families	3,240	21,322	44,078
2023 Average Family Size	3.63	3.54	3.63
2028 Families	3,271	22,109	46,227
2028 Average Family Size	3.56	3.48	3.56
2023-2028 Annual Rate	0.19%	0.73%	0.96%
Housing Unit Summary			
2000 Housing Units	3,215	21,029	40,846
Owner Occupied Housing Units	58.9%	58.4%	57.9%
Renter Occupied Housing Units	24.9%	18.5%	17.8%
Vacant Housing Units	16.1%	23.1%	24.3%
2010 Housing Units	3,930	26,343	51,538
Owner Occupied Housing Units	63.1%	61.0%	61.7%
Renter Occupied Housing Units	26.7%	23.8%	23.0%
Vacant Housing Units	10.2%	15.2%	15.3%
2020 Housing Units	4,298	30,290	60,836
Owner Occupied Housing Units	62.3%	57.7%	58.6%
Renter Occupied Housing Units	28.5%	25.1%	24.8%
Vacant Housing Units	10.1%	17.2%	16.5%
2023 Housing Units	4,380	31,600	63,986
Owner Occupied Housing Units	61.9%	58.1%	59.8%
Renter Occupied Housing Units	28.5%	24.4%	23.3%
Vacant Housing Units	9.6%	17.6%	16.9%
2028 Housing Units	4,424	32,649	66,698
Owner Occupied Housing Units	62.6%	59.0%	60.7%
Renter Occupied Housing Units	27.9%	23.8%	22.9%
Vacant Housing Units	9.5%	17.2%	16.3%

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 2023 and 2028. 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.

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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