

Shary Business Center

SEQ OF N. SHARY RD (FM 494)
& E. GRIFFIN PKWY

2400 BROCK STREET
MISSION, TX 78572



FOR LEASE

**\$12.00 PSF
+\$2.40 NNN**

AVAILABLE

5,012 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population 2023	13,013	90,276	229,590
Daytime Population	11,182	96,791	254,911
Average HH Income	\$116,769	\$79,204	\$76,716

PROPERTY HIGHLIGHTS

- Great Visibility and High Traffic at a Signalized Intersection
- High Population Density
- This Site Features an Extensive and Varied Retailer Mix

TRAFFIC COUNTS

N. Shary Rd.: 22,415 VPD
Griffin Pkwy: 20,425 VPD
Bus. 83: 15,790 VPD
(TXDOT 2023)

AREA RETAILERS



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

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Suite	Tenant	SF
1	Dai Tung	2,280
2	The Grove	2,496
3	Tommy Lee	2,280
4	Allegro Music Institute	2,280
5	Little Scholars	2,280
6	Little Scholars	2,280
7	Adult Day Care	2,280
8	Adult Day Care	2,280
9	Christians Intl. Ctr.	2,280
10	Christians Intl. Ctr.	2,280
11	Pecina Real Estate	2,513
12	Dance Center	2,720
13	Kidz N Kidz	3,060
14	Mariela Ruiz, CPA	2,516
15	Woman's Training Ctr.	2,516
16	Eliz Event Center	2,516
17	Iglesia Cristo Centro	2,516
18	Kidz Crusades	2,932
19	Kidz Crusades	2,933
20	AVAILABLE	2,548
21	AVAILABLE	2,464
22	Blue Diamond	2,310
23	Sold	2,156



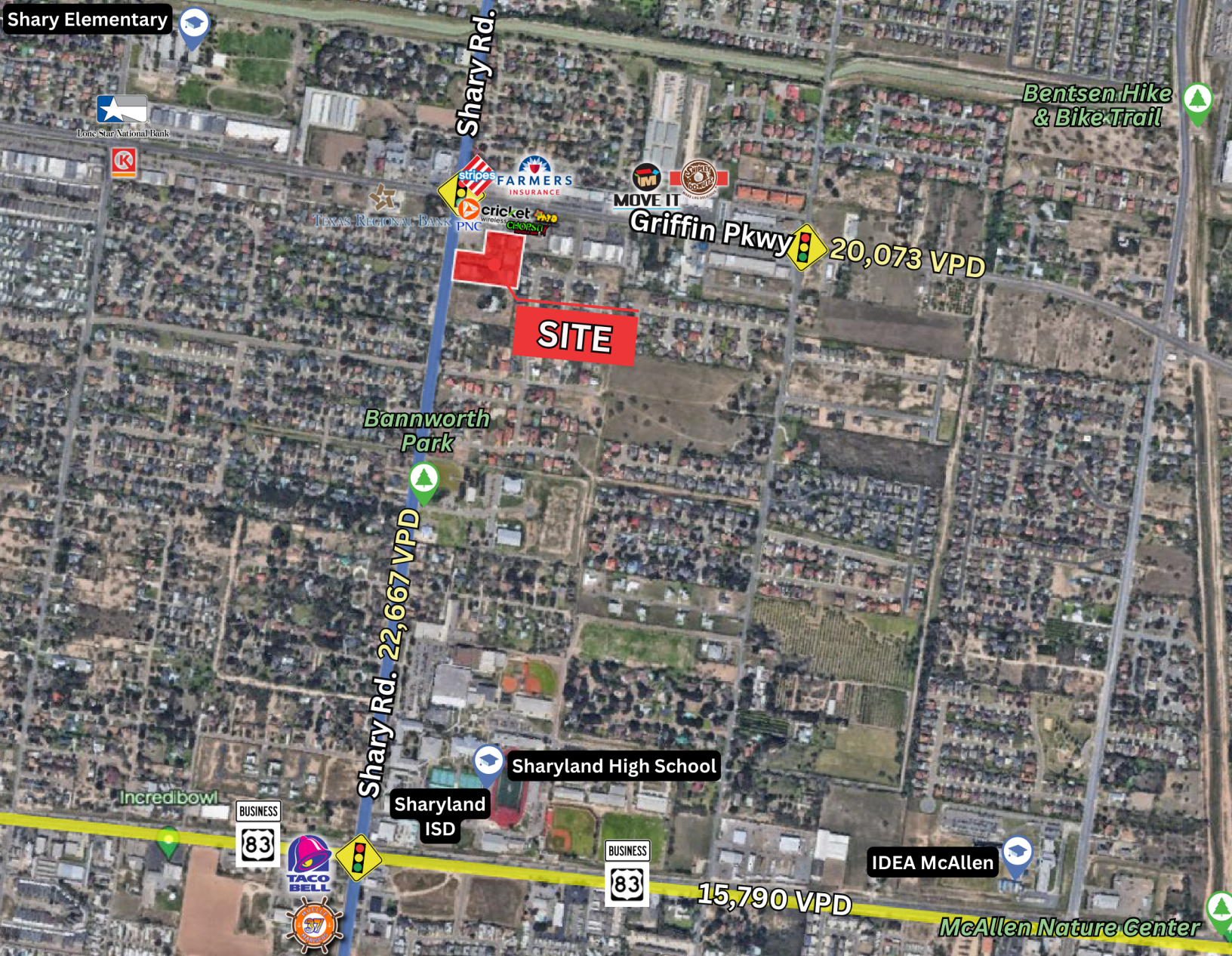
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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	10,993	85,608	211,583
2020 Total Population	12,646	88,840	224,773
2020 Group Quarters	13	523	1,017
2023 Total Population	13,013	90,276	229,590
2023 Group Quarters	13	524	1,017
2028 Total Population	13,392	91,849	233,909
2023-2028 Annual Rate	0.58%	0.35%	0.37%
2023 Total Daytime Population	11,182	96,791	254,911
Workers	3,752	40,563	115,950
Residents	7,430	56,228	138,961
Household Summary			
2010 Households	3,272	26,757	65,170
2010 Average Household Size	3.36	3.18	3.23
2020 Total Households	3,991	29,547	73,949
2020 Average Household Size	3.17	2.99	3.03
2023 Households	4,159	30,486	76,603
2023 Average Household Size	3.13	2.94	2.98
2028 Households	4,356	31,574	79,373
2028 Average Household Size	3.07	2.89	2.93
2023-2028 Annual Rate	0.93%	0.70%	0.71%
2010 Families	2,770	21,354	51,788
2010 Average Family Size	3.67	3.60	3.67
2023 Families	3,445	23,747	59,566
2023 Average Family Size	3.48	3.40	3.45
2028 Families	3,611	24,560	61,678
2028 Average Family Size	3.42	3.34	3.39
2023-2028 Annual Rate	0.95%	0.68%	0.70%
Housing Unit Summary			
2000 Housing Units	2,469	24,540	57,955
Owner Occupied Housing Units	72.0%	56.5%	57.4%
Renter Occupied Housing Units	16.1%	26.0%	27.1%
Vacant Housing Units	11.9%	17.5%	15.4%
2010 Housing Units	3,543	30,684	73,279
Owner Occupied Housing Units	77.6%	57.8%	57.6%
Renter Occupied Housing Units	14.8%	29.4%	31.3%
Vacant Housing Units	7.6%	12.8%	11.1%
2020 Housing Units	4,338	34,199	83,791
Vacant Housing Units	8.0%	13.6%	11.7%
2023 Housing Units	4,549	35,517	87,197
Owner Occupied Housing Units	72.9%	57.1%	57.1%
Renter Occupied Housing Units	18.6%	28.7%	30.8%
Vacant Housing Units	8.6%	14.2%	12.1%
2028 Housing Units	4,728	36,628	89,993
Owner Occupied Housing Units	74.2%	57.9%	58.1%
Renter Occupied Housing Units	17.9%	28.3%	30.1%
Vacant Housing Units	7.9%	13.8%	11.8%
Median Household Income			
2023	\$82,887	\$50,265	\$51,782
2028	\$98,191	\$56,044	\$57,307
Median Home Value			
2023	\$238,122	\$162,605	\$161,982
2028	\$281,862	\$238,141	\$238,371
Per Capita Income			
2023	\$37,867	\$26,743	\$25,560
2028	\$44,365	\$31,328	\$29,608
Median Age			
2010	32.9	32.4	31.0
2023	34.1	33.9	33.1
2028	34.7	34.8	34.2

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
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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