

ALBA PLAZA

SEQ OF N. SHARY RD (FM 494) & E BUSINESS 83

608 N. SHARY RD.
MISSION, TX 78572



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2018 Population	9,550	91,555	206,613
Daytime Population	11,787	93,362	230,744
Average HH Income	\$64,644	\$65,534	\$64,459

FOR LEASE

\$1.75 PSF NNN

***NNNs - Contact Broker**

(Landlord estimate - subject to change)

**AVAILABLE SPACE
Up to 21,260 SF**

PROPERTY HIGHLIGHTS

- New Development
- Excellent visibility and access from roadway
- Located close to the corner of Shary Rd. and Business 83
- Approximately 1 mile from I-2/ Expressway 83
- Flexible retail space with strong potential
- Great Co-Tenancy

Availability

TRAFFIC COUNTS

N. Shary Rd: 27,258 VPD | I-2: 128,205 VPD
Business 83: 14,612 VPD (TXDOT 2017)

AREA RETAILERS



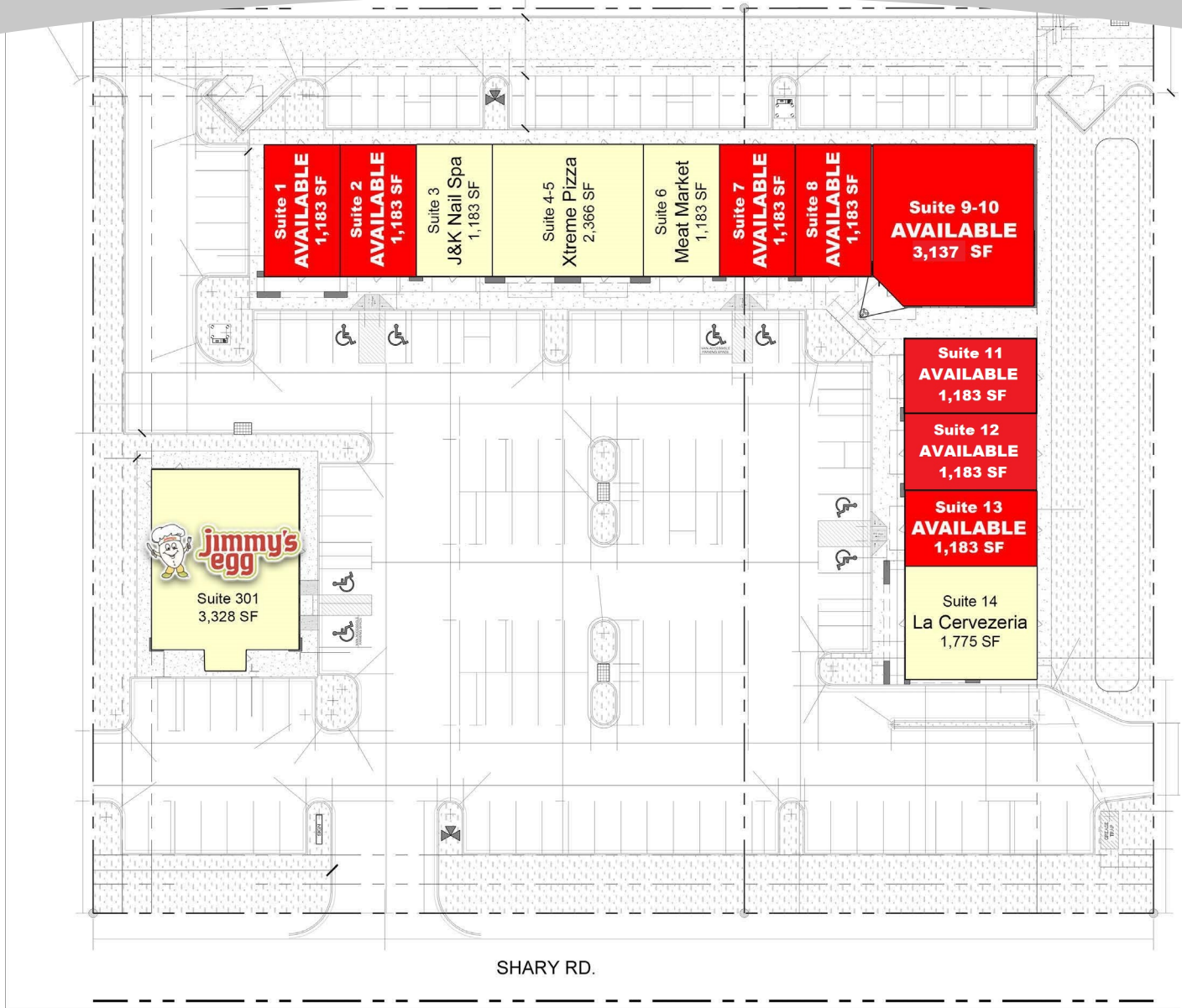
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Suites	Tenant	SF	Suites	Tenant	SF
1	AVAILABLE	1,183	9-10	AVAILABLE	3,137
2	AVAILABLE	1,183	11	AVAILABLE	1,183
3	J&K Nail Spa	1,183	12	AVAILABLE	1,183
4-5	Xtreme Pizza	2,366	13	AVAILABLE	1,183
6	San Angel Meat Market	1,183	14	La Cervezeria	1,775
7	AVAILABLE	1,183			
8	AVAILABLE	1,183	301	Jimmy's Egg	3,328

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Population Summary			
2000 Total Population	6,237	63,502	143,312
2010 Total Population	8,691	82,251	186,448
2018 Total Population	9,550	91,555	206,613
2018 Group Quarters	37	430	1,278
2023 Total Population	10,168	98,006	220,939
2018-2023 Annual Rate	1.26%	1.37%	1.35%
2018 Total Daytime Population	11,787	93,362	230,744
Workers	5,795	36,521	103,793
Residents	5,992	56,841	126,951
Household Summary			
2000 Households	2,125	19,275	43,498
2000 Average Household Size	2.92	3.28	3.27
2010 Households	2,954	25,540	57,612
2010 Average Household Size	2.93	3.20	3.22
2018 Households	3,227	28,271	63,493
2018 Average Household Size	2.95	3.22	3.23
2023 Households	3,436	30,215	67,753
2023 Average Household Size	2.95	3.23	3.24
2018-2023 Annual Rate	1.26%	1.34%	1.31%
2010 Families	2,316	20,347	45,574
2010 Average Family Size	3.36	3.64	3.66
2018 Families	2,510	22,388	50,031
2018 Average Family Size	3.40	3.68	3.70
2023 Families	2,664	23,865	53,288
2023 Average Family Size	3.41	3.70	3.72
2018-2023 Annual Rate	1.20%	1.29%	1.27%
Housing Unit Summary			
2000 Housing Units	3,240	23,291	51,925
Owner Occupied Housing Units	52.4%	57.1%	55.9%
Renter Occupied Housing Units	13.2%	25.7%	27.8%
Vacant Housing Units	34.4%	17.2%	16.2%
2010 Housing Units	4,149	29,416	65,362
Owner Occupied Housing Units	50.8%	57.6%	56.8%
Renter Occupied Housing Units	20.4%	29.2%	31.4%
Vacant Housing Units	28.8%	13.2%	11.9%
2018 Housing Units	4,549	32,632	72,274
Owner Occupied Housing Units	50.1%	56.1%	54.8%
Renter Occupied Housing Units	20.9%	30.6%	33.0%
Vacant Housing Units	29.1%	13.4%	12.1%
2023 Housing Units	4,845	34,901	77,208
Owner Occupied Housing Units	51.0%	57.1%	55.8%
Renter Occupied Housing Units	19.9%	29.4%	32.0%
Vacant Housing Units	29.1%	13.4%	12.2%
Median Household Income			
2018	\$49,340	\$42,623	\$42,179
2023	\$55,097	\$48,626	\$48,412
Median Home Value			
2018	\$116,942	\$128,281	\$126,881
2023	\$136,237	\$163,057	\$158,544
Per Capita Income			
2018	\$21,660	\$20,503	\$20,001
2023	\$24,676	\$23,487	\$22,872
Median Age			
2010	34.7	32.7	31.4
2018	35.7	33.6	32.5
2023	36.4	34.6	33.5

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