

# CONWAY CROSSING II

MISSION, TEXAS 78572

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



## DEMOGRAPHICS

	1 mile	3 miles	5 miles
2021 Population	12,511	83,963	176,056
Daytime Population	13,590	80,627	168,210
Average HH Income	\$56,974	\$66,714	\$65,244

FOR LEASE

**\$18.00 PSF NNN**

**\*NNNs - \$4.20 PSF**

(Estimate provided by Landlord and subject to change)

AVAILABLE

**1,520 SF**

## PROPERTY HIGHLIGHTS

- 15,003 SF center located at the northwest corner of N Conway Ave & Kika de la Garza St
- Site is between Griffin Pkwy and Business 83 in Mission, Texas
- Great visibility and high traffic 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 2019)

## AREA RETAILERS



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 956.412.1412

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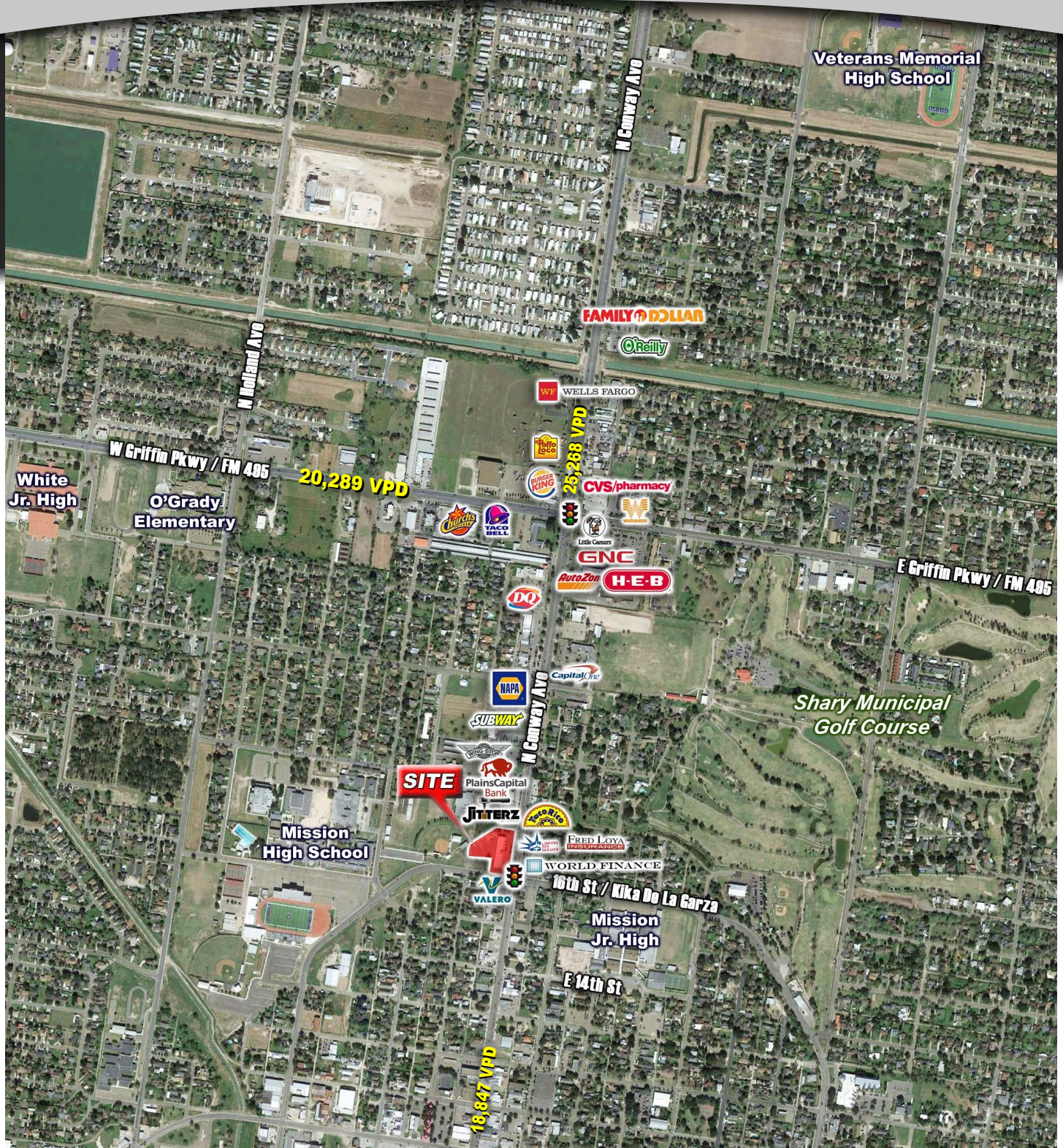
Suite	Tenant	SF
1601	The Pizzeria	1,992
1603	Sun Loans	1,615
1605	A-Max Ins	1,344
1607	FAMSA	1,274
1609	Conway Dental	2,550
1611	Action Credit	1,283
1613	Boost Mobile	1,000
1615	Metro PCS	935
1617	Discount Title	1,490
<b>1619</b>	<b>AVAILABLE</b>	<b>1,520</b>



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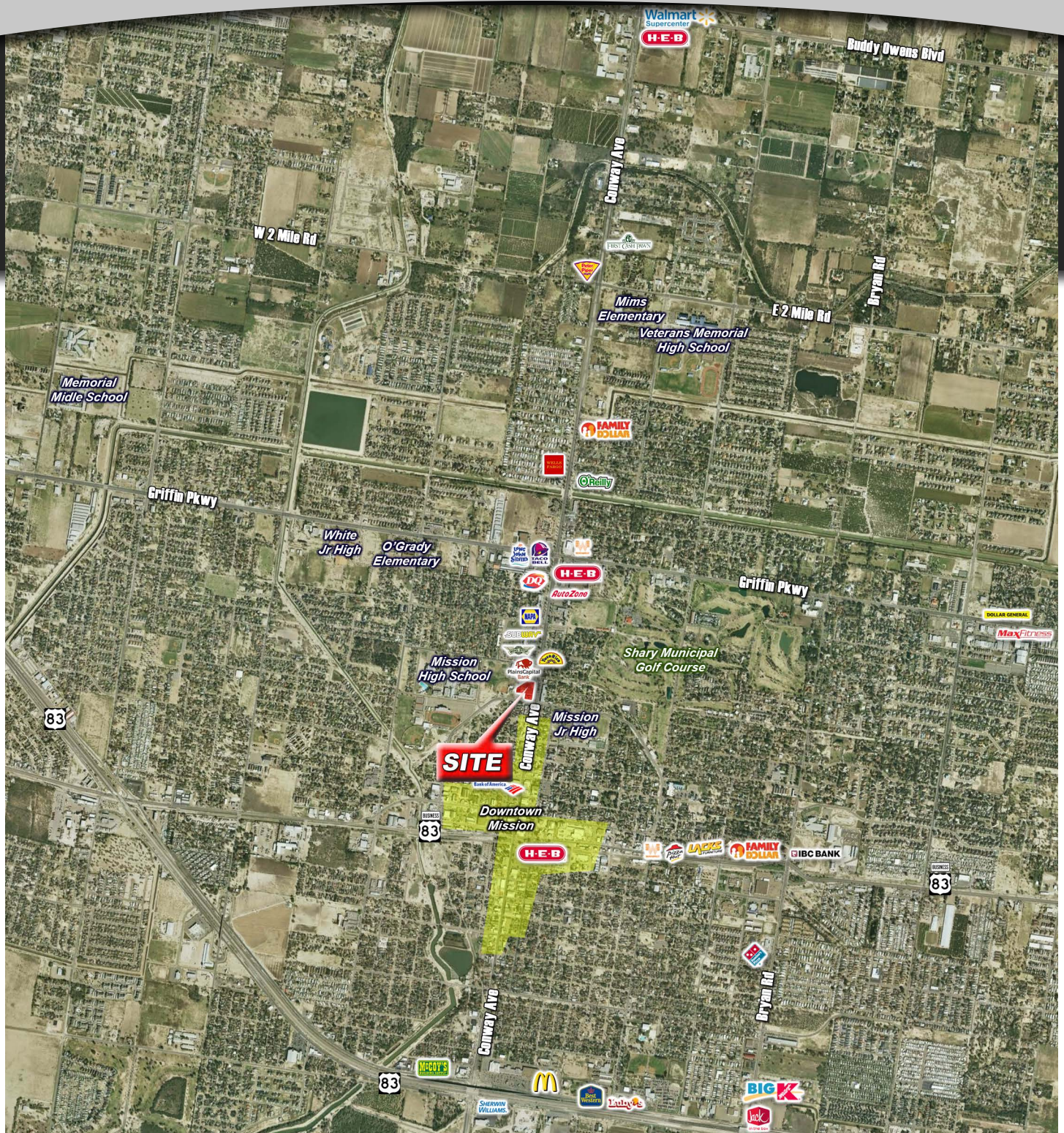
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<b>Population Summary</b>			
2000 Total Population	10,706	53,110	111,336
2010 Total Population	11,856	75,444	153,529
2021 Total Population	12,511	83,963	176,056
2021 Group Quarters	1	190	487
2026 Total Population	12,912	88,682	186,875
2021-2026 Annual Rate	0.63%	1.10%	1.20%
2021 Total Daytime Population	13,590	80,627	168,210
Workers	5,768	27,759	57,358
Residents	7,822	52,868	110,852
<b>Household Summary</b>			
2000 Households	3,318	15,698	31,292
2000 Average Household Size	3.23	3.38	3.55
2010 Households	3,744	22,432	44,127
2010 Average Household Size	3.17	3.36	3.47
2021 Households	3,971	25,100	50,857
2021 Average Household Size	3.15	3.34	3.45
2026 Households	4,106	26,563	54,071
2026 Average Household Size	3.14	3.33	3.45
2021-2026 Annual Rate	0.67%	1.14%	1.23%
2010 Families	2,924	18,594	37,047
2010 Average Family Size	3.65	3.74	3.83
2021 Families	3,063	20,627	42,388
2021 Average Family Size	3.66	3.73	3.83
2026 Families	3,155	21,773	44,968
2026 Average Family Size	3.66	3.73	3.82
2021-2026 Annual Rate	0.59%	1.09%	1.19%
<b>Housing Unit Summary</b>			
2000 Housing Units	3,762	20,383	40,325
Owner Occupied Housing Units	56.1%	58.6%	58.0%
Renter Occupied Housing Units	32.1%	18.4%	19.6%
Vacant Housing Units	11.8%	23.0%	22.4%
2010 Housing Units	4,117	26,612	51,437
Owner Occupied Housing Units	55.7%	61.0%	61.1%
Renter Occupied Housing Units	35.2%	23.2%	24.7%
Vacant Housing Units	9.1%	15.7%	14.2%
2021 Housing Units	4,415	30,088	59,534
Owner Occupied Housing Units	55.8%	61.4%	61.7%
Renter Occupied Housing Units	34.1%	22.1%	23.7%
Vacant Housing Units	10.1%	16.6%	14.6%
2026 Housing Units	4,571	31,912	63,364
Owner Occupied Housing Units	57.2%	62.4%	62.8%
Renter Occupied Housing Units	32.6%	20.9%	22.6%
Vacant Housing Units	10.2%	16.8%	14.7%
<b>Median Household Income</b>			
2021	\$39,471	\$45,419	\$44,745
2026	\$43,993	\$51,054	\$50,558
<b>Median Home Value</b>			
2021	\$90,796	\$120,146	\$127,365
2026	\$167,212	\$217,667	\$225,102
<b>Per Capita Income</b>			
2021	\$17,691	\$19,980	\$18,859
2026	\$19,815	\$22,737	\$21,432
<b>Median Age</b>			
2010	31.6	30.4	29.5
2021	33.3	32.1	31.1
2026	34.5	33.3	32.4



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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.

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