

THE SHOPPES AT THE GROVE

NEC OF SHARY RD & SAN GABRIEL

4001 S SHARY RD
MISSION, TEXAS 78572



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2021 Population	8,832	34,600	109,292
Daytime Population	8,742	40,193	135,894
Average HH Income	\$90,302	\$74,604	\$64,470

FOR LEASE & FOR SALE

\$12.00 PSF +NNN

(Call for Purchase Information)

AVAILABLE

1,115-1,576 SF

FOR SALE

\$2,750,00.00

PROPERTY HIGHLIGHTS

- 26,329 SF Shopping Center on 118,683 SF Lot (2.72 AC)
- For Lease & For Sale
- Located by the northeast corner of S Shary Rd & San Gabriel
- In a quickly developing zone
- Flexible retail space with strong potential

TRAFFIC COUNTS

Shary Rd: 12,668 VPD
Military Hwy: 13,653 VPD
(TXDOT 2020)

AREA RETAILERS



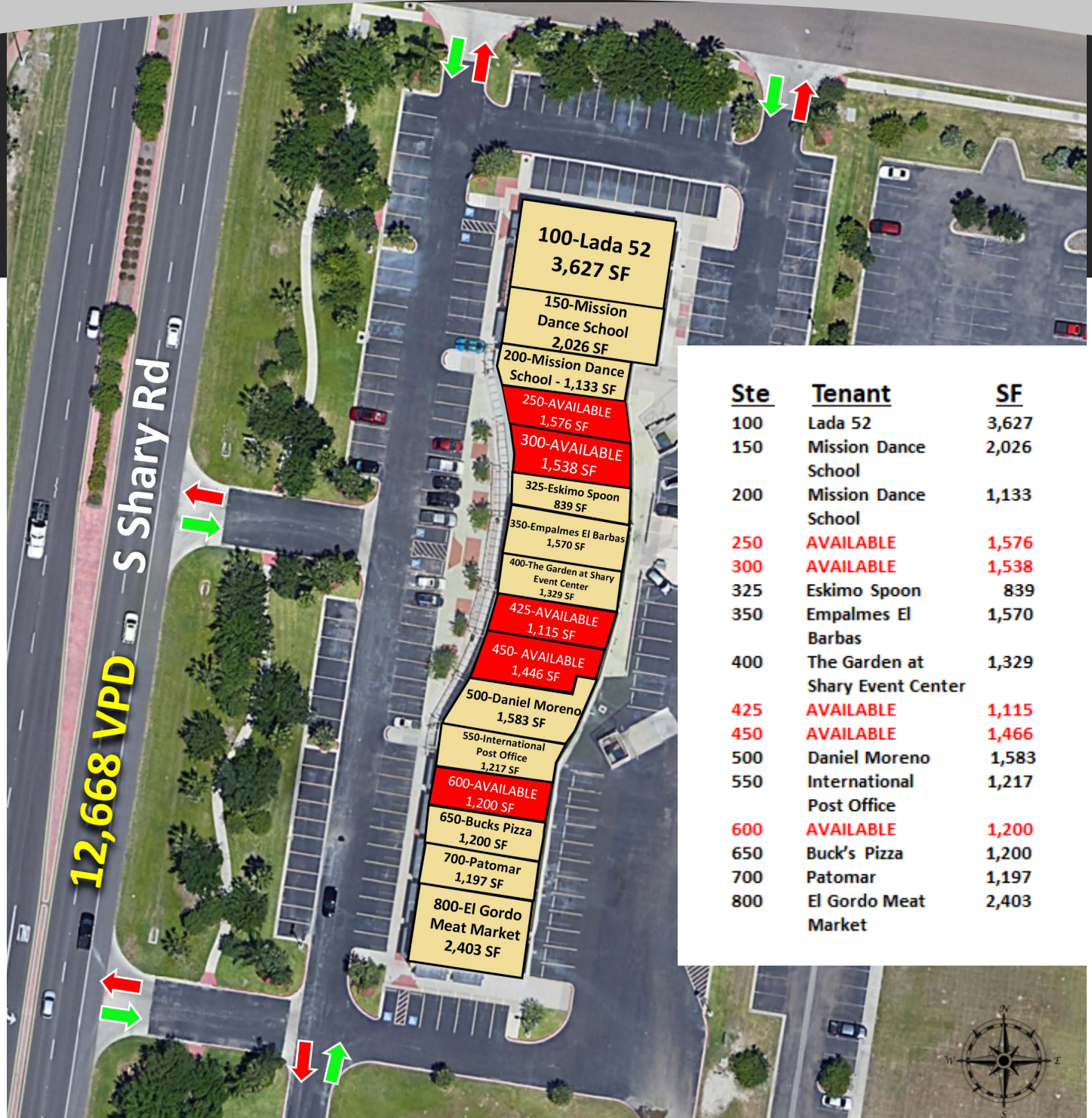
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The information contained herein was obtained from sources deemed reliable; however, API Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

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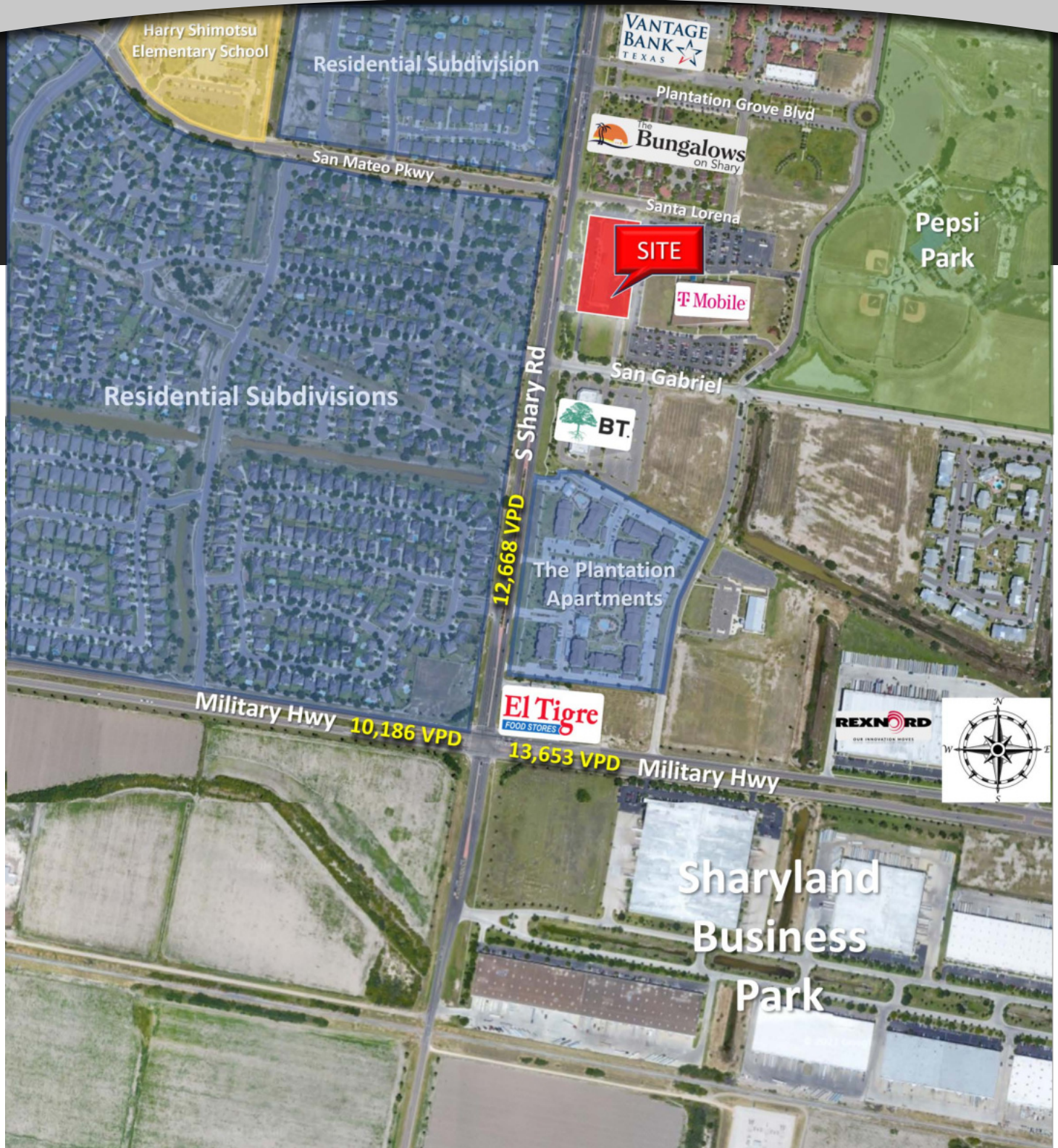


<u>Ste</u>	<u>Tenant</u>	<u>SF</u>
100	Lada 52	3,627
150	Mission Dance School	2,026
200	Mission Dance School -	1,133
250	AVAILABLE	1,576
300	AVAILABLE	1,538
325	Eskimo Spoon	839
350	Empalmes El Barbas	1,570
400	The Garden at Shary Event Center	1,329
425	AVAILABLE	1,115
450	AVAILABLE	1,446
500	Daniel Moreno	1,583
550	International Post Office	1,217
600	AVAILABLE	1,200
650	Buck's Pizza	1,200
700	Patomar	1,197
800	El Gordo Meat Market	2,403

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Population Summary			
2000 Total Population	1,441	17,011	74,871
2010 Total Population	6,755	29,654	97,528
2021 Total Population	8,832	34,600	109,292
2021 Group Quarters	0	172	654
2026 Total Population	9,609	37,034	115,628
2021-2026 Annual Rate	1.70%	1.37%	1.13%
2021 Total Daytime Population	8,742	40,193	135,894
Workers	3,348	18,255	67,532
Residents	5,394	21,938	68,362
Household Summary			
2000 Households	391	4,435	22,519
2000 Average Household Size	3.69	3.81	3.30
2010 Households	1,854	8,478	30,285
2010 Average Household Size	3.64	3.48	3.20
2021 Households	2,426	9,949	34,059
2021 Average Household Size	3.64	3.46	3.19
2026 Households	2,639	10,679	36,090
2026 Average Household Size	3.64	3.45	3.19
2021-2026 Annual Rate	1.70%	1.43%	1.17%
2010 Families	1,630	7,120	23,849
2010 Average Family Size	3.93	3.84	3.66
2021 Families	2,116	8,282	26,610
2021 Average Family Size	3.94	3.84	3.67
2026 Families	2,299	8,868	28,127
2026 Average Family Size	3.95	3.84	3.67
2021-2026 Annual Rate	1.67%	1.38%	1.12%
Housing Unit Summary			
2000 Housing Units	516	5,529	27,760
Owner Occupied Housing Units	63.0%	63.5%	54.9%
Renter Occupied Housing Units	12.8%	16.7%	26.2%
Vacant Housing Units	24.2%	19.8%	18.9%
2010 Housing Units	2,052	9,897	35,291
Owner Occupied Housing Units	67.1%	59.6%	55.6%
Renter Occupied Housing Units	23.3%	26.0%	30.3%
Vacant Housing Units	9.6%	14.3%	14.2%
2021 Housing Units	2,688	11,533	39,839
Owner Occupied Housing Units	65.0%	59.5%	56.1%
Renter Occupied Housing Units	25.3%	26.8%	29.4%
Vacant Housing Units	9.7%	13.7%	14.5%
2026 Housing Units	2,926	12,398	42,282
Owner Occupied Housing Units	65.8%	60.8%	57.3%
Renter Occupied Housing Units	24.4%	25.4%	28.1%
Vacant Housing Units	9.8%	13.9%	14.6%
Median Household Income			
2021	\$60,795	\$46,540	\$41,769
2026	\$66,083	\$52,193	\$46,664
Median Home Value			
2021	\$269,459	\$179,238	\$132,624
2026	\$332,133	\$271,039	\$226,209
Per Capita Income			
2021	\$24,863	\$20,959	\$20,080
2026	\$28,691	\$24,207	\$22,821
Median Age			
2010	29.4	30.8	32.5
2021	30.1	32.2	33.8
2026	31.2	33.1	34.9



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Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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	0534881	info@apire.us	(956)412-1412
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sergio A. Adame, CCIM	0534881	sergio@apire.us	(956)412-1412
Designated Broker of Firm	License No.	Email	Phone
Sergio A. Adame, CCIM	0534881	sergio@apire.us	(965)412-1412
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sergio A. Adame, CCIM	0534881	sergio@apire.us	(956)412-1412
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date