

RETAIL PROPERTY FOR LEASE

107 PARK PLAZA



10320
W 7MILE ROAD
MISSION, TX



Newly-Constructed Neighborhood Strip Center located in Mission, Texas on Highway 107. 1,005-sf End Cap Drive Thru with two drive-thru windows ready for your new restaurant location. Available units are delivered white-box ready for Tenants improvements. Excellent visibility on Highway 107 with 20-Pole Sign. Cotenants include Boost Mobile and Metro PCS.



FOR LEASE 107 PARK PLAZA

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	964 - 1,005 SF
Lease Rate:	\$18.00 SF/yr (\$4.80 psf; NNN)
Lot Size:	0.5 Acres
Year Built:	2017
Building Size:	4,902 SF
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Mission

PROPERTY OVERVIEW

Newly-Constructed Neighborhood Strip Center located in Mission, Texas on Highway 107. 1,005-sf End Cap Drive Thru with two drive-thru windows ready for your new restaurant location. Available units are delivered white-box ready for Tenants improvements. Excellent visibility on Highway 107 with 20- Pole Sign. Co-tenants include Boost Mobile and Metro PCS.

PROPERTY HIGHLIGHTS

- New Construction
- Drive-Thru - Move in Ready
- Units delivered White Box
- Growing Mission Area

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Unit 3	\$18.00 SF/yr	964 SF
Unit 5	\$18.00 SF/yr	1,005 SF

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ADDITIONAL PHOTOS



Exterior Photo



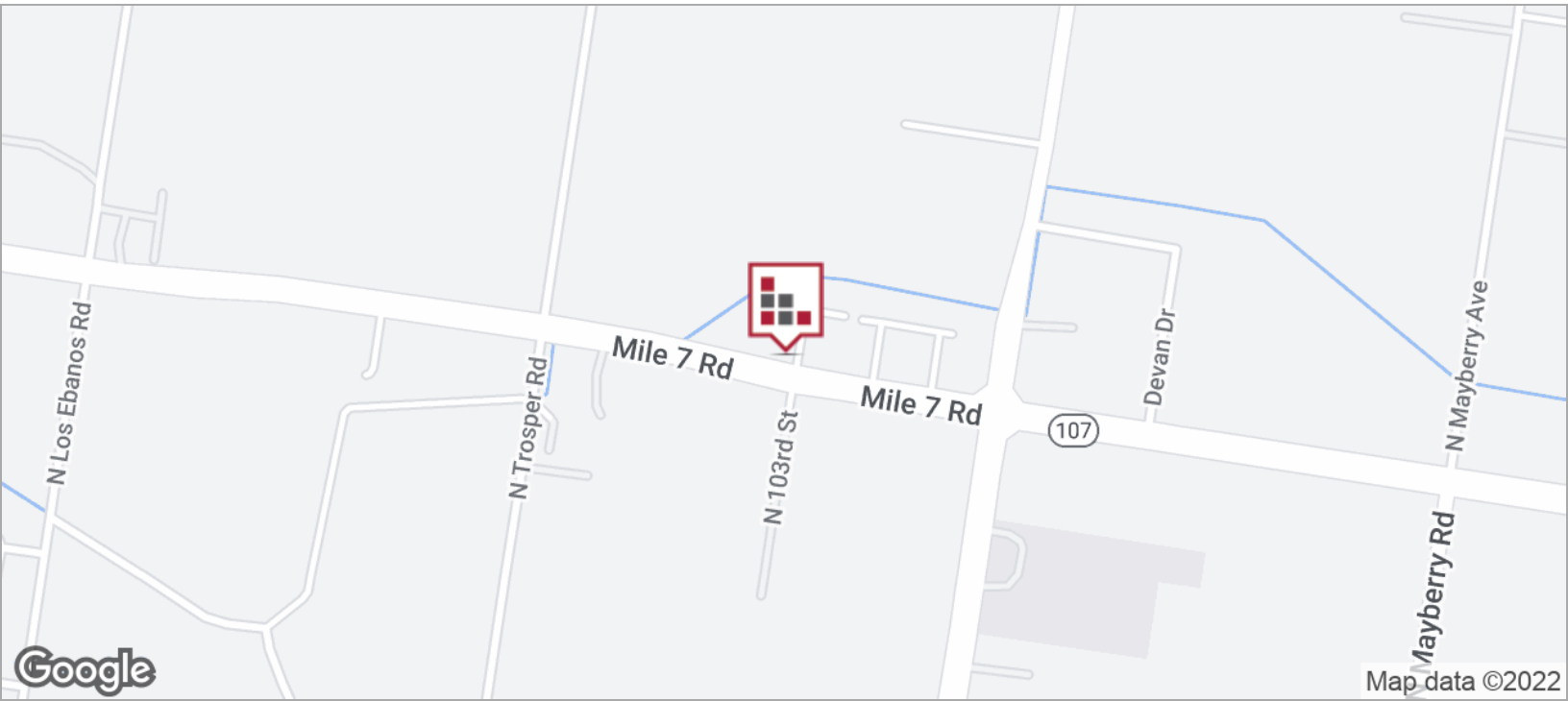
Unit 5 - 1,005 sf - Drive Thru



20' Pole Sign

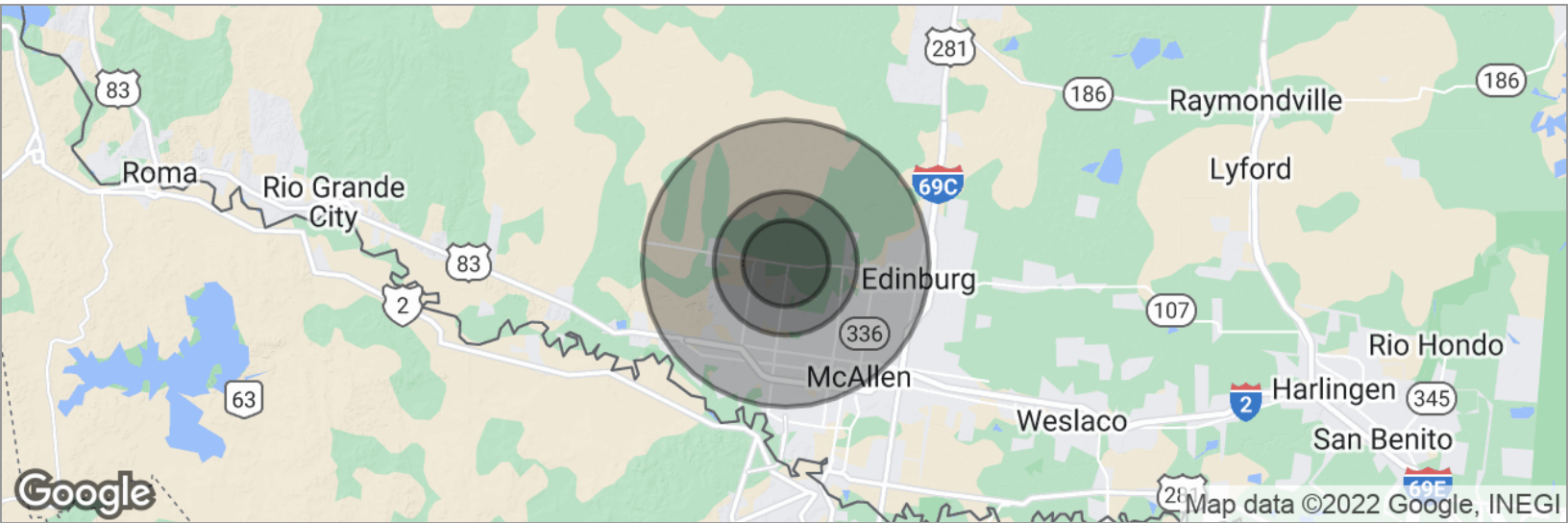
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LOCATION MAPS



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DEMOGRAPHICS MAP



POPULATION

	3 MILES	5 MILES	10 MILES
Total population	24,180	67,167	339,368
Median age	25.3	25.3	29.1
Median age (Male)	23.8	23.7	27.7
Median age (Female)	27.4	27.1	30.6

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	5,644	16,256	98,551
# of persons per HH	4.3	4.1	3.4
Average HH income	\$43,061	\$46,566	\$52,775
Average house value	\$108,917	\$88,420	\$110,002

ETHNICITY (%)

	3 MILES	5 MILES	10 MILES
Hispanic	96.2%	94.9%	87.8%

RACE (%)

	3 MILES	5 MILES	10 MILES
White	73.5%	74.5%	77.8%
Black	0.2%	0.5%	0.5%
Asian	0.1%	0.5%	1.5%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.4%	0.3%
Other	25.7%	23.6%	18.7%

* Demographic data derived from 2010 US Census

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RETAILER MAP



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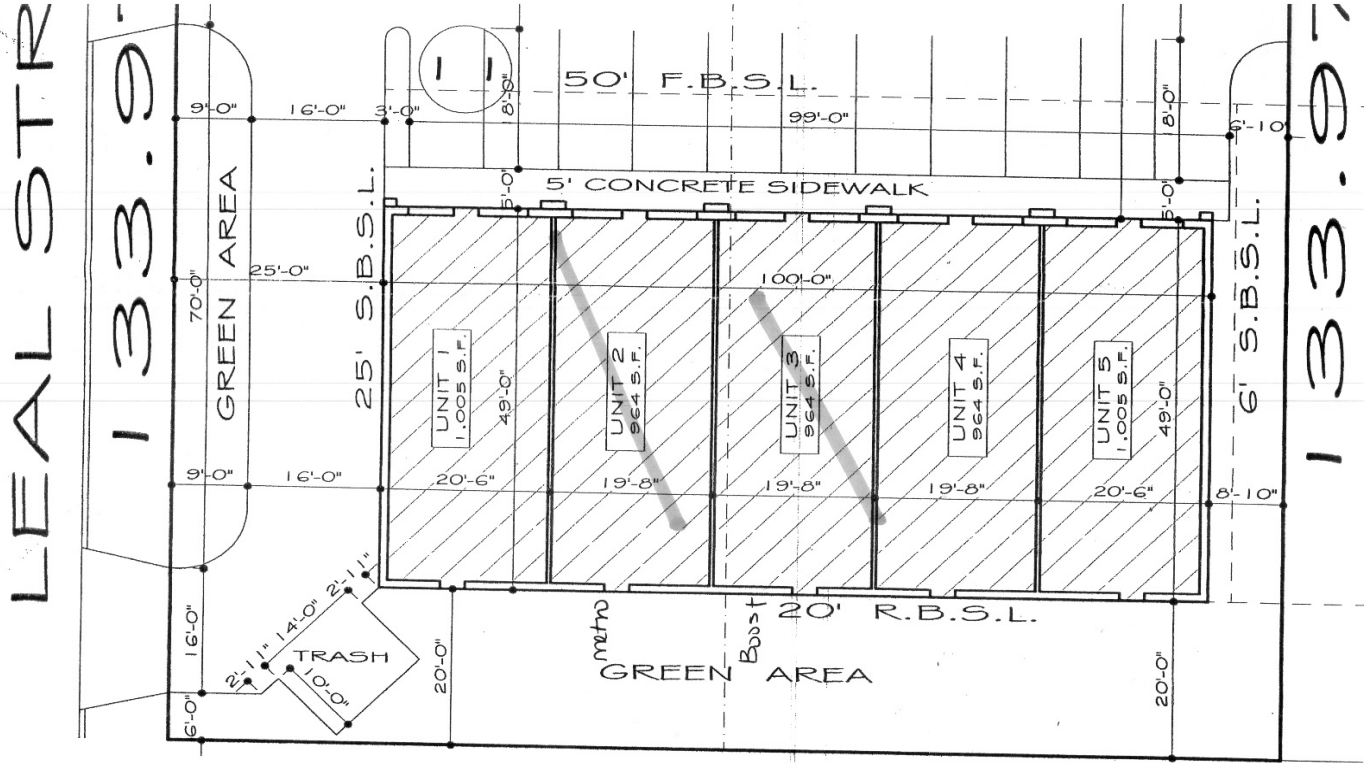
AERIAL MAP



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SITE PLAN



SITE PLAN

LOTS 1 & 2, RAMON LEAL SUBD.