



MARKET AT SHARYLAND PLACE

US 83 at S Shary Rd, Mission, TEXAS

Market at Sharyland Place is located in Mission on U.S. Expressway 83 (I-2), near Sharyland Plantation, a master-planned community. This center is anchored by Kohl's and Walmart Supercenter. Other anchors at this intersection include HEB, Target, The Home Depot, Ross Dress For Less and TJ Maxx. McAllen-Mission is the retail center of South Texas and Northern Mexico, drawing from a consumer base of more than 10 million people and generating some of the highest sales per capita in the state.

**WEINGARTEN
REALTY®**

PROPERTY SIZE 107,912 SQ. FT.

LAT/LONG 26.19397 N, -98.28586 W

TRAFFIC COUNTS US 83 & SHARY RD - 152,771

CONTACT

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TENANTS LIST

| | | |
|-----|-------------------------------|-----------|
| | Burger King | 0 SF |
| | Corner Store | 0 SF |
| | Holiday Inn Express | 0 SF |
| | Murphy USA | 0 SF |
| | SmartStyle Family Hair Salons | 0 SF |
| | Walmart Supercenter | 0 SF |
| | Wells Fargo ATM | 0 SF |
| AOA | Mariscos El 7 | |
| | Mares | 1,500 SF |
| AOB | Queen Nails & Spa | 1,500 SF |
| AOC | Available | 2,000 SF |
| AOF | Dollar Tree | 10,000 SF |
| AOK | Available | 3,000 SF |
| KOA | Kohl's | 89,912 SF |
| 1 | Walmart | 0 SF |

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.



DEMOGRAPHICS



POPULATION

1-Mile 5,350
 3-Mile 77,141
 5-Mile 177,718



NUMBER OF HOUSEHOLDS

1-Mile 1,764
 3-Mile 23,798
 5-Mile 54,647



AVERAGE HOUSEHOLD INCOME

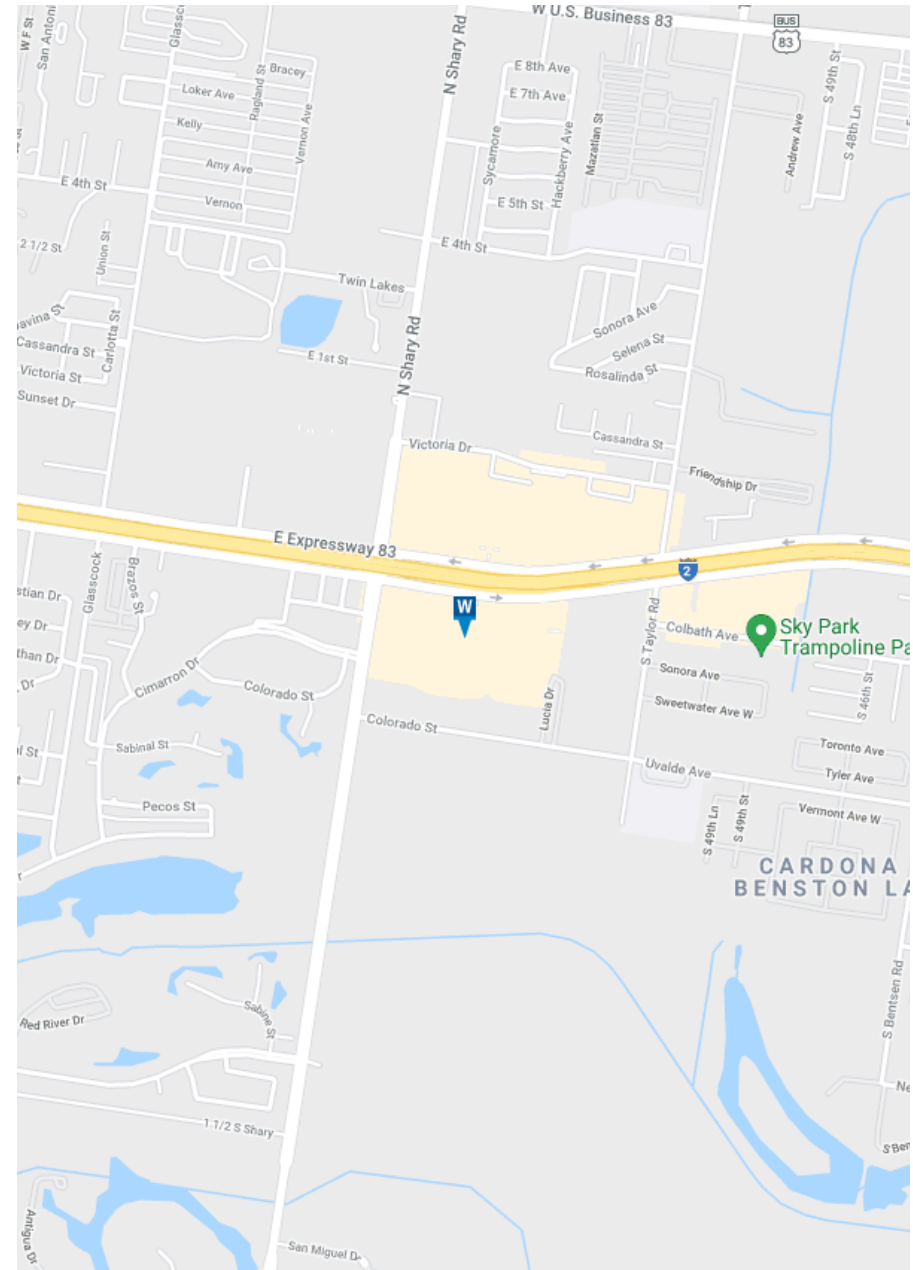
1-Mile \$76,563
 3-Mile \$64,835
 5-Mile \$63,962



TOTAL NUMBER OF EMPLOYEES

1-Mile 2297
 5-Mile 87171

| Demographic Summary | 1.00 Mile Radius | 2.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|---------------------------------|------------------|------------------|------------------|------------------|
| Population | 5,350 | 30,796 | 77,141 | 177,718 |
| Average Household Income | \$76,563 | \$70,712 | \$64,835 | \$63,962 |
| Population Trends | | | | |
| 2000 Population | 2,320 | 18,636 | 54,189 | 125,769 |
| 2010 Population | 4,776 | 27,966 | 70,657 | 163,783 |
| 2020 Population | 5,350 | 30,796 | 77,141 | 177,718 |
| 2025 Population | 5,826 | 33,332 | 83,222 | 191,413 |
| Absolute Growth 2010 to 2020' | 12% | 10.12% | 9.18% | 8.51% |
| Projected Growth 2020 to 2025' | 8.91% | 8.23% | 7.88% | 7.71% |
| Race & Ethnicity | | | | |
| % White | 15.63% | 15.46% | 10.7% | 10.03% |
| % Black | 0.4% | 0.46% | 0.42% | 0.41% |
| % Asian | 3.62% | 2.94% | 1.94% | 1.74% |
| % Other | 0.23% | 0.32% | 0.31% | 0.35% |
| % Hispanic | 80.12% | 80.82% | 86.63% | 87.46% |
| Income & Education | | | | |
| Median Household Income | 52,784 | 48,047 | 43,777 | 43,598 |
| Average Household Income | \$76,563 | \$70,712 | \$64,835 | \$63,962 |
| % College Graduates | 46.33% | 38.31% | 32.02% | 31.53% |
| Age | | | | |
| Median Age | 33 | 34.4 | 33.4 | 32.7 |
| % Age < 18 | 27.75% | 25.84% | 26.74% | 27.71% |
| % Age 65 + | 13.39% | 15.91% | 14.35% | 13.22% |
| Households & Housing | | | | |
| Households | 1,764 | 9,869 | 23,798 | 54,647 |
| Average Household Size | 2.99 | 3.1 | 3.23 | 3.23 |
| Median Housing Value | \$138,111 | \$119,825 | \$109,537 | \$114,833 |
| % Owner Occupied Housing | 50.05% | 58.25% | 59.18% | 56.65% |
| % Renter Occupied Housing | 26.52% | 21.98% | 27.07% | 30.94% |
| % Vacant Housing | 23.43% | 19.77% | 13.75% | 12.41% |
| Workplace & Workers | | | | |
| Number of Businesses | 127 | 588 | 1,773 | 4,883 |
| % White Collar | 74.63% | 66.56% | 63.43% | 63.7% |
| % Blue Collar | 25.37% | 33.44% | 36.57% | 36.3% |



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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 on 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 listening 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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Buyer/Tenant/Seller/Landlord Initials

Date