

**900 PLAZA DR &
909 BUSINESS PARK DR**
MISSION, TX 78572

THE HEALTH QUARTERS

±1,027 - 6,067 SF AVAILABLE



FOR PROPERTY INFORMATION & SITE TOURS PLEASE CONTACT:

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NAI RIO GRANDE VALLEY | 800 W DALLAS AVE MCALLEN, TX 78504 | 956.994.8900 | NAIRGV.COM

NAI Rio Grande
Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

OVERVIEW SUMMARY

900 PLAZA DR & 909 BUSINESS PARK DR | MISSION, TX 78572

PROPERTY SUMMARY

Step into the vibrant medical community at The Health Quarters, a dynamic multi-tenant medical office building strategically positioned near Interstate 2 and anchored by the prestigious Mission Regional Medical Center in Mission, TX. This premier location offers patients unparalleled access to a diverse range of medical specialties all under one roof. With spaces ranging from 1,027 to 6,067 square feet, this is more than just an office building—it's a hub of health and wellness, offering convenience and comprehensive care in one thriving medical destination.

PROPERTY SPECIFICATIONS

Lease Rate:	\$18 SF/yr + NNN (\$4.13)
Lease Type:	NNN
Available SF:	1,027 -6,067 SF
Available Units:	4
Building Size:	51,170 SF
Year Built:	1999
Zoning:	CO
Cross Streets	Plaza Dr & Business Park Dr
Market:	McAllen MSA



PROPERTY HIGHLIGHTS

- Near Interstate 2, anchored by Mission Regional Medical Center.
- Wide range of medical services under one roof.
- A vibrant medical community and premier destination.
- Easy access and comprehensive care in one location.
- Modern facilities

FOR LEASE | OFFICE BUILDING

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

LEASE SPACES

900 PLAZA DR & 909 BUSINESS PARK DR | MISSION, TX 78572



AVAILABLE SPACES

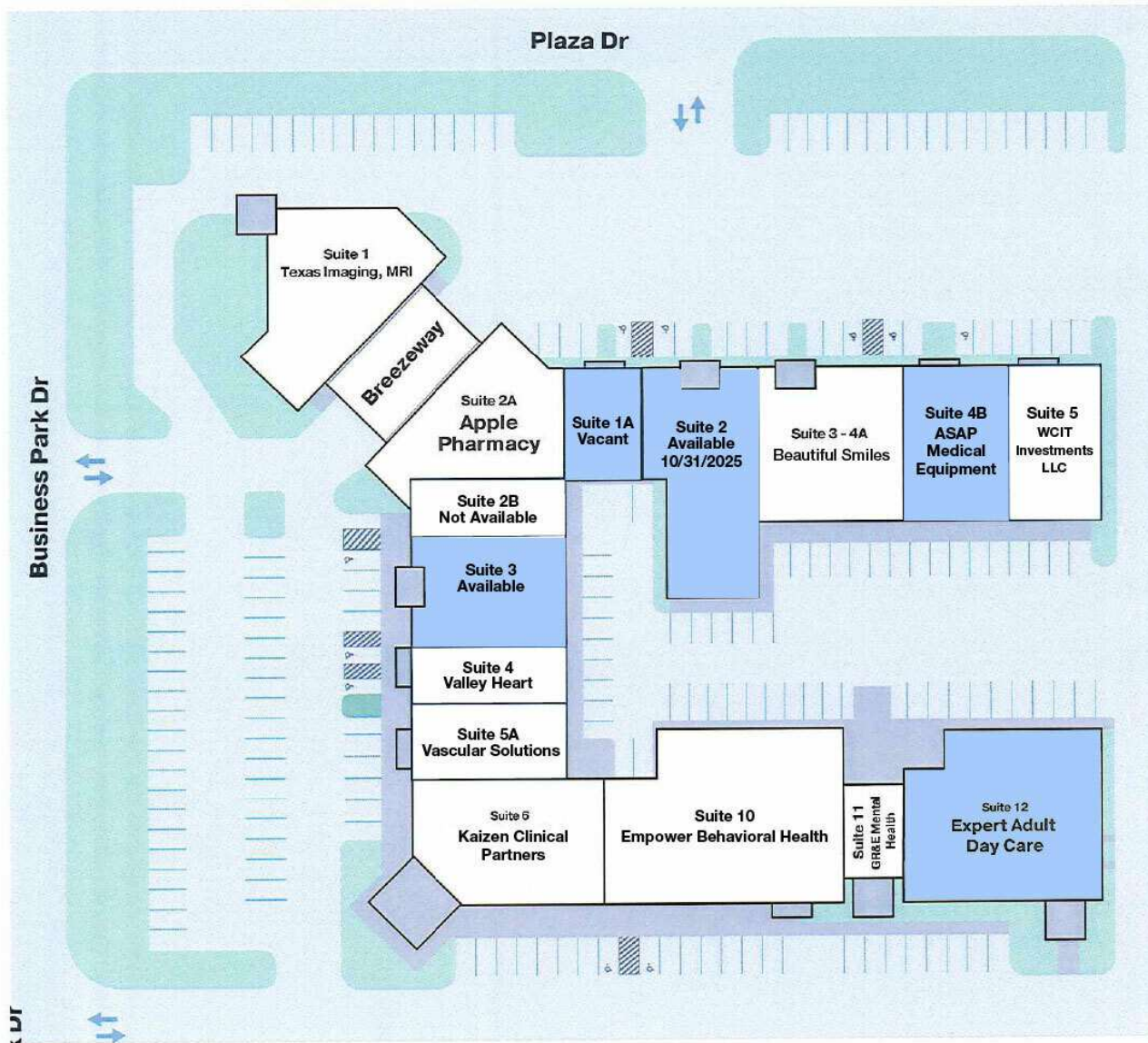
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
900 Plaza Drive - Suite 1A	1,027 SF	4.13	\$18.00 SF/yr	-
900 Plaza Drive - Suite 2	3,819 SF	4.13	\$18.00 SF/yr	Available 10/31/25
909 Business Park Drive - Suite 3	2,933 SF	4.13	\$18.00 SF/yr	-
900 Plaza Dr. Ste. 4B	2,077 SF	4.13	\$18.00 SF/yr	-
909 Business Park Ste. 12	6,067 SF	4.13	\$18.00 SF/yr	-

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SITE PLAN

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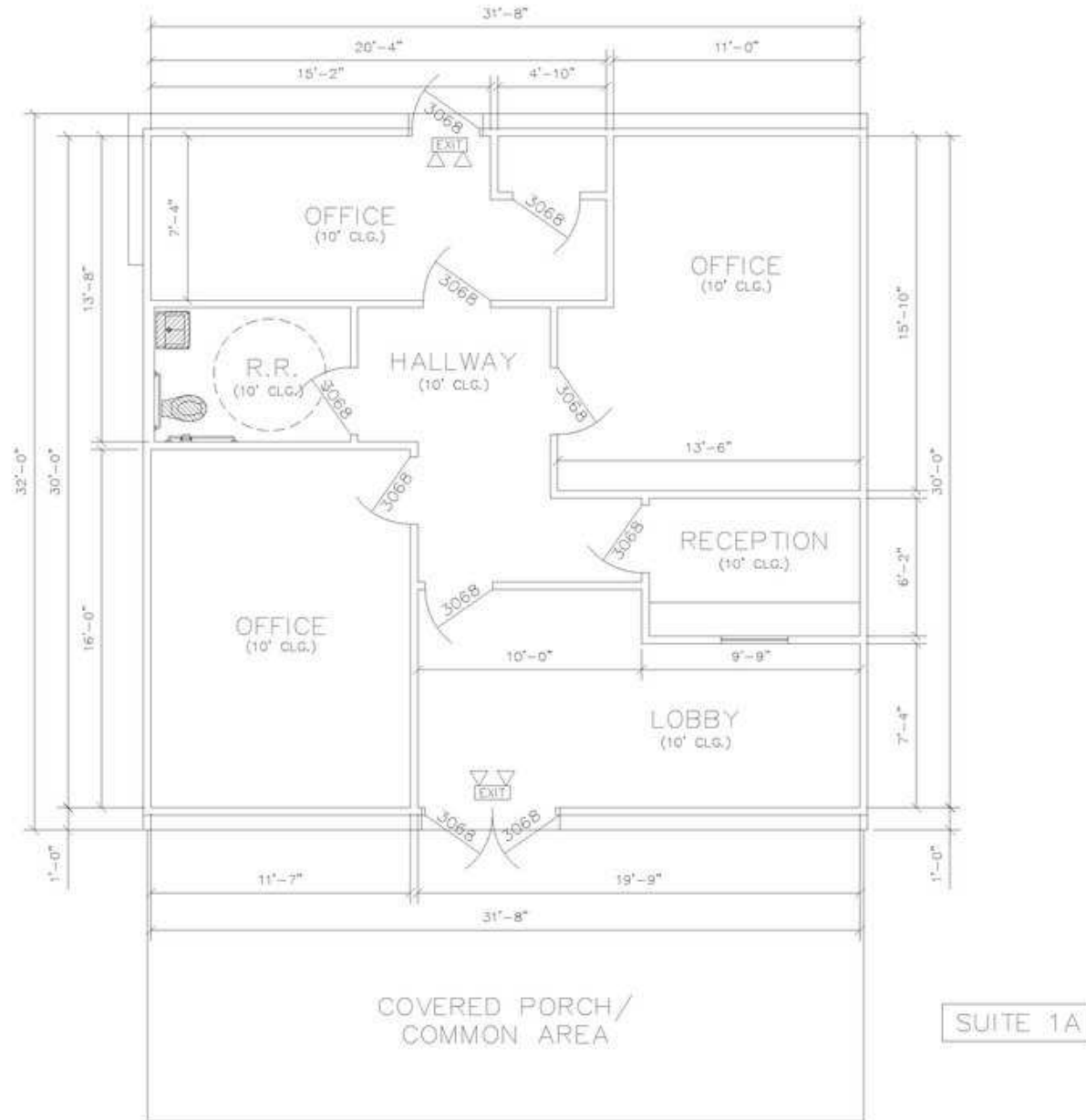
Suite	Tenant	Square Feet
1	Texas Imaging, MRI	4,894
2	Vacant	3,819
3	Vacant	2,933
4	Valley Heart	1,836
5	WCIT Investments LLC	2,333
5A	Vascular Solutions	2,008
6	Kaizen Clinical Partners	8,360
10	Empower Behavioral Health	3,855
11	GR&E Mental Health	1,173
1A	Vacant	1,027
12	Expert Adult Day Care	6,067
2B	Vacant (Not Available)	2,190
2A	Apple Pharmacy	2,900
3-4A	Beautiful Smiles	3,887
4B	ASAP Medical Equipment	2,077

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FLOOR PLAN SUITE 1A

900 PLAZA DR & 909 BUSINESS PARK DR | MISSION, TX 78572



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FLOOR PLANS 4B

900 PLAZA DR & 909 BUSINESS PARK DR | MISSION, TX 78572



INNOVATIVE
DRAFTING &
DESIGN SERVICES
-CONSULTING
-RECHECK
CELL- 857-7757

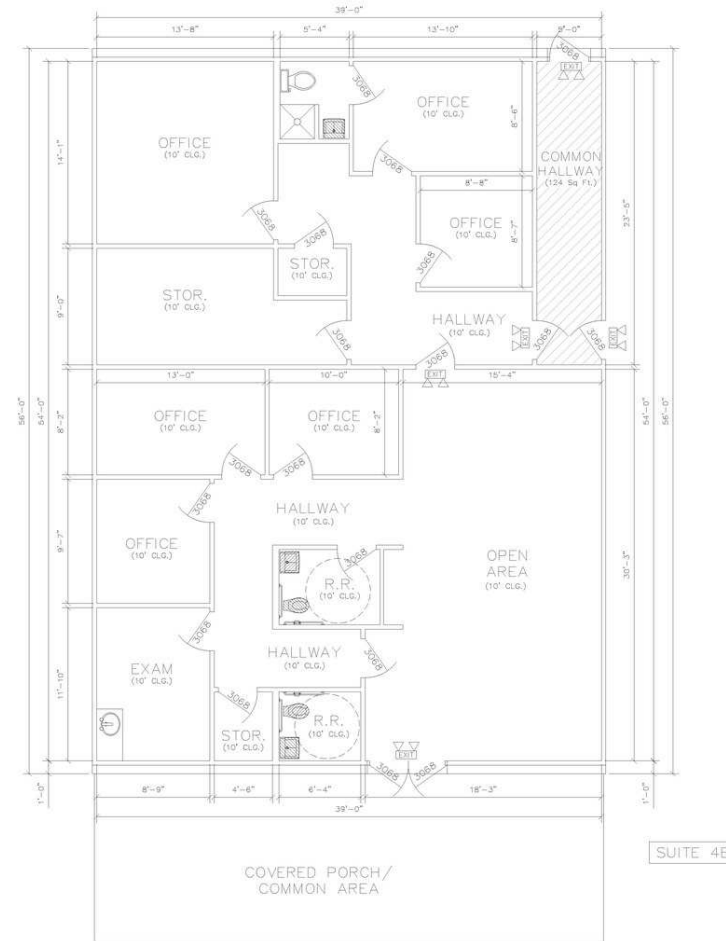
SUITE 4B	2,077 SQ. FT.
PORCH	0 SQ. FT.
PATIO	0 SQ. FT.
TOTAL AREA	2,077 SQ. FT.

909 BUSINESS PARK DR.
MISSION, TX
- SUITE 4B -

PROJECT NO.	020501
DRAWN BY	LUIS ESPINO
DATE	03/2025
BUILDER	

SHEET NUMBER

1 OF 2



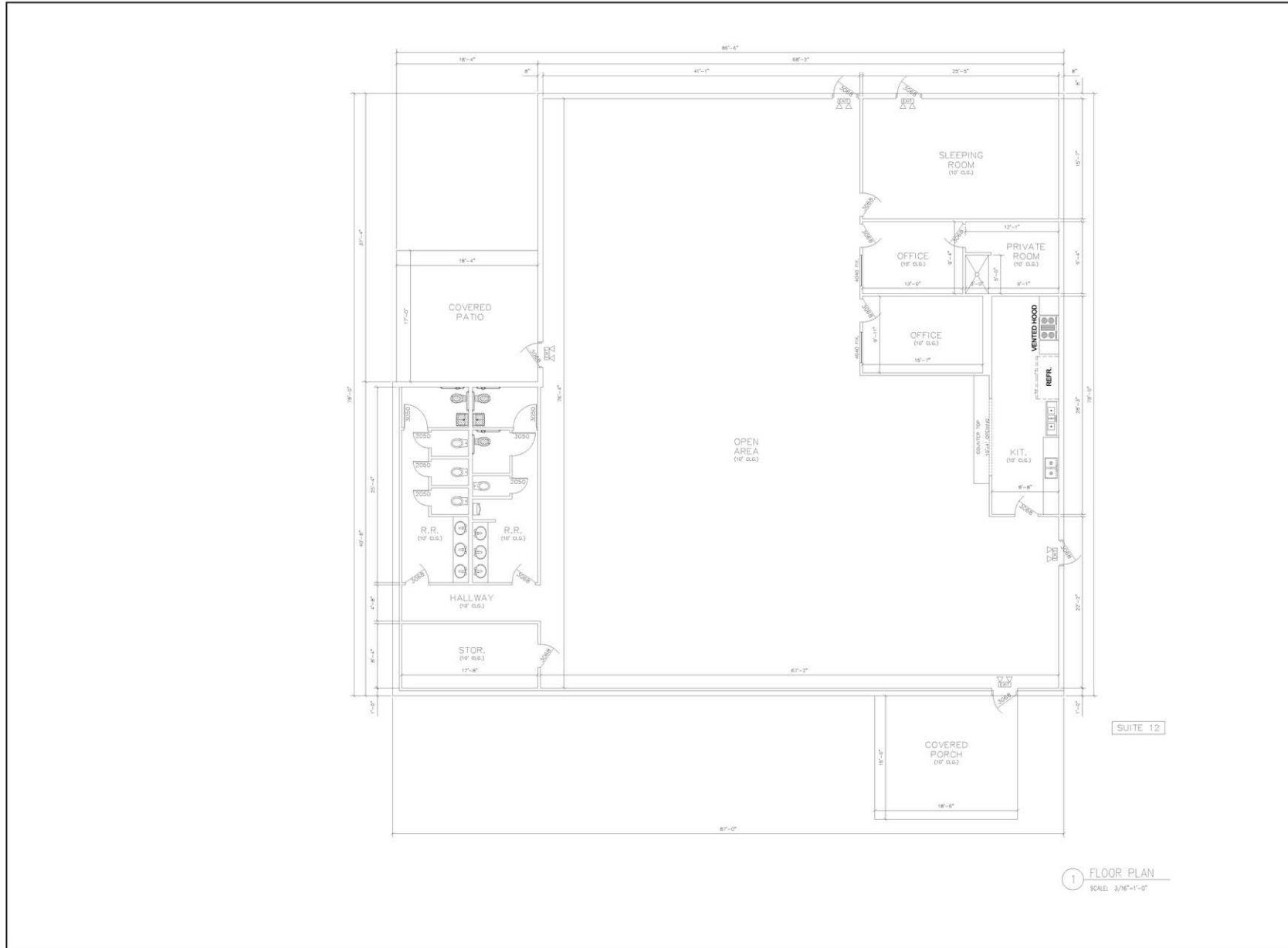
1 FLOOR PLAN
SCALE: 1/4"=1'-0"

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FLOOR PLAN SUITE 12

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**INNOVATIVE
DRAFTING &
DESIGN SERVICES**
- CONSULTING
- RESHECK
CELL: 667-7757

SUITE 12	6,567 SQ. FT.
PORCH	296 SQ. FT.
PATIO	312 SQ. FT.
TOTAL AREA	6,675 SQ. FT.

**909 BUSINESS PARK DR.
MISSION, TX
SUITE 12**

PROJECT NO.	00501
DRAWN BY	JASLE BARROSO
DATE	1/23/2025
BUILDER	

1 FLOOR PLAN
SCALE: 3/16"=1'-0"

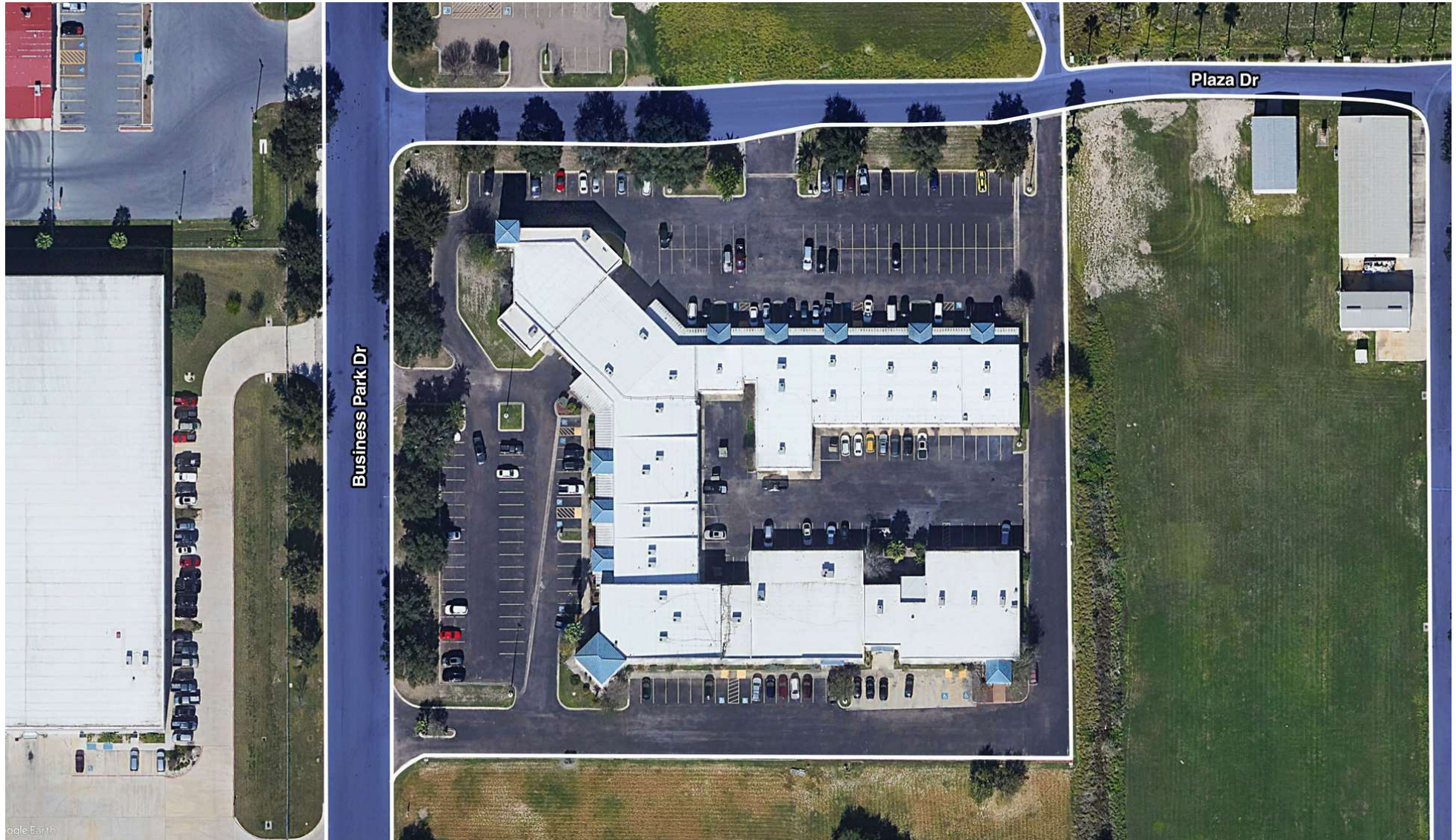
SHEET NUMBER
1 OF 2

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AERIAL MAP

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DEMOGRAPHICS MAP & REPORT

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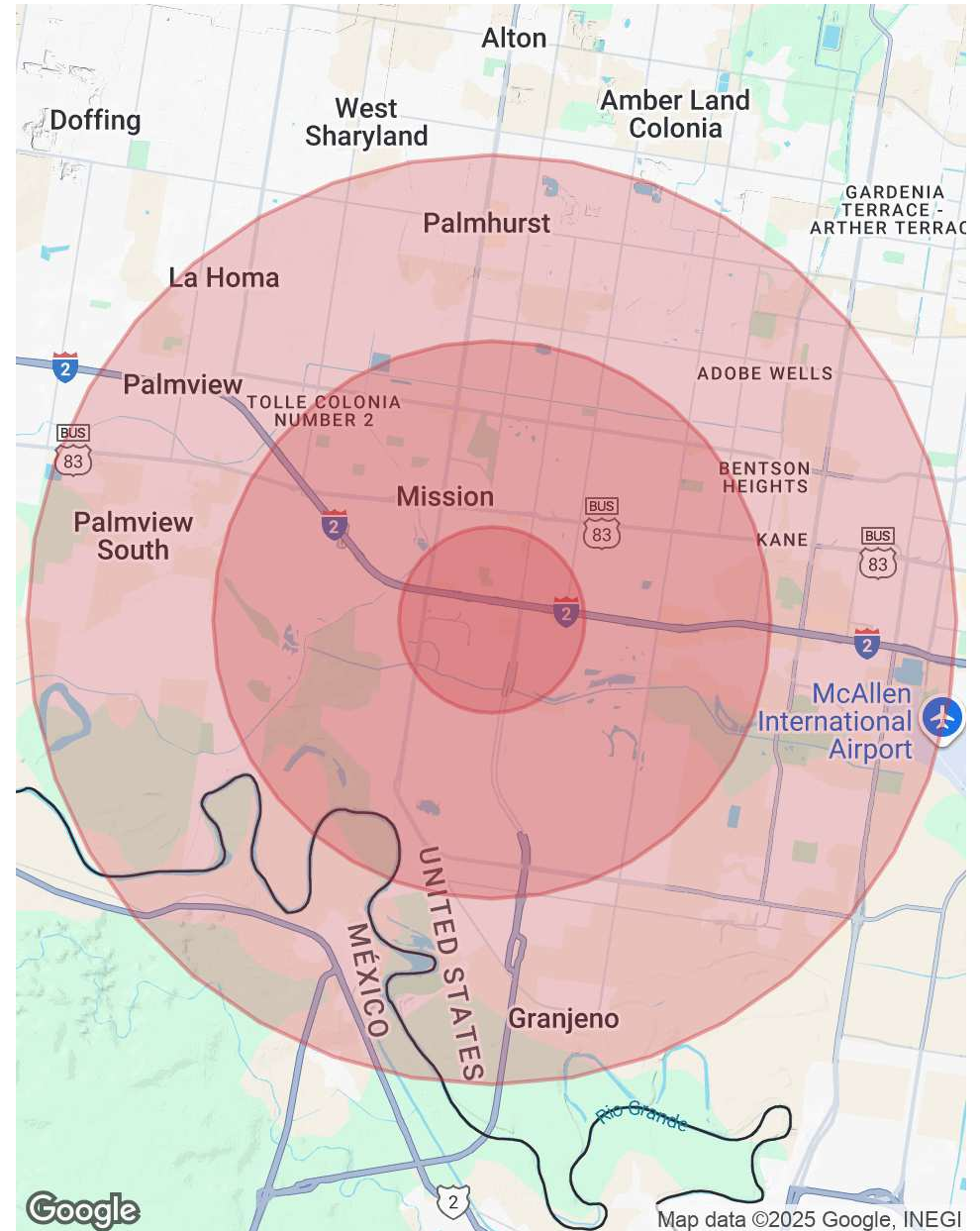
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,904	67,992	157,368
Average Age	45	38	37
Average Age (Male)	42	36	36
Average Age (Female)	47	39	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,578	22,629	51,123
# of Persons per HH	2.7	3	3.1
Average HH Income	\$64,564	\$81,780	\$75,490
Average House Value	\$137,668	\$204,318	\$198,415

Demographics data derived from AlphaMap



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The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI Rio Grande Valley, and should not be made available to any other person or entity without the written consent of the Broker. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. NAI Rio Grande Valley has not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property.

The information contained herein has been obtained from sources we believe to be reliable; however, NAI Rio Grande Valley have not verified, and will not verify, any of the information contained herein, nor have the aforementioned Broker conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Laura Liza Paz	437175	laurap@nairgv.com	956-994-8900
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Laura Liza Paz	437175	laurap@nairgv.com	956-994-8900
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date