

**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 STX | 800 W DALLAS AVE MCALLEN, TX 78504 | 956.994.8900 | STX-CRE.COM



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 Type:	NNN
Available SF:	1,027 - 6,067 SF
Available Units:	7
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

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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/yr NNN	\$15.00 SF/yr	\$1,283.75 (lease rate) + \$353.46 (NNN) ≈ \$1,637.21 a month
900 Plaza Drive - Suite 2	3,819 SF	\$4.13/yr NNN	\$15.00 SF/yr	\$4,773.75 (lease rate) + \$1,314.37 (NNN) ≈ \$6,088.12 a month
909 Business Park Drive - Suite 3	2,933 SF	\$4.13/yr NNN	\$15.00 SF/yr	\$3,666.25 (lease rate) + \$1,009.44 (NNN) ≈ \$4,675.69 a month
900 Plaza Dr. Ste. 4B	2,077 SF	\$4.13/yr NNN	\$15.00 SF/yr	\$2,596.25 (lease rate) + \$714.83 (NNN) ≈ \$3,311.08 a month
909 Business Park Drive Ste. 7	2,450 SF	\$4.13/yr NNN	\$15.00 SF/yr	\$3,062.50 (lease rate) + \$843.21 (NNN) ≈ \$3,905.71 a month
909 Business Park Drive Ste. 12	6,067 SF	\$4.13/yr NNN	\$15.00 SF/yr	\$7,583.75 (lease rate) + \$2,088.06 (NNN) ≈ \$9,671.81 a month

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LEASE SPACES

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



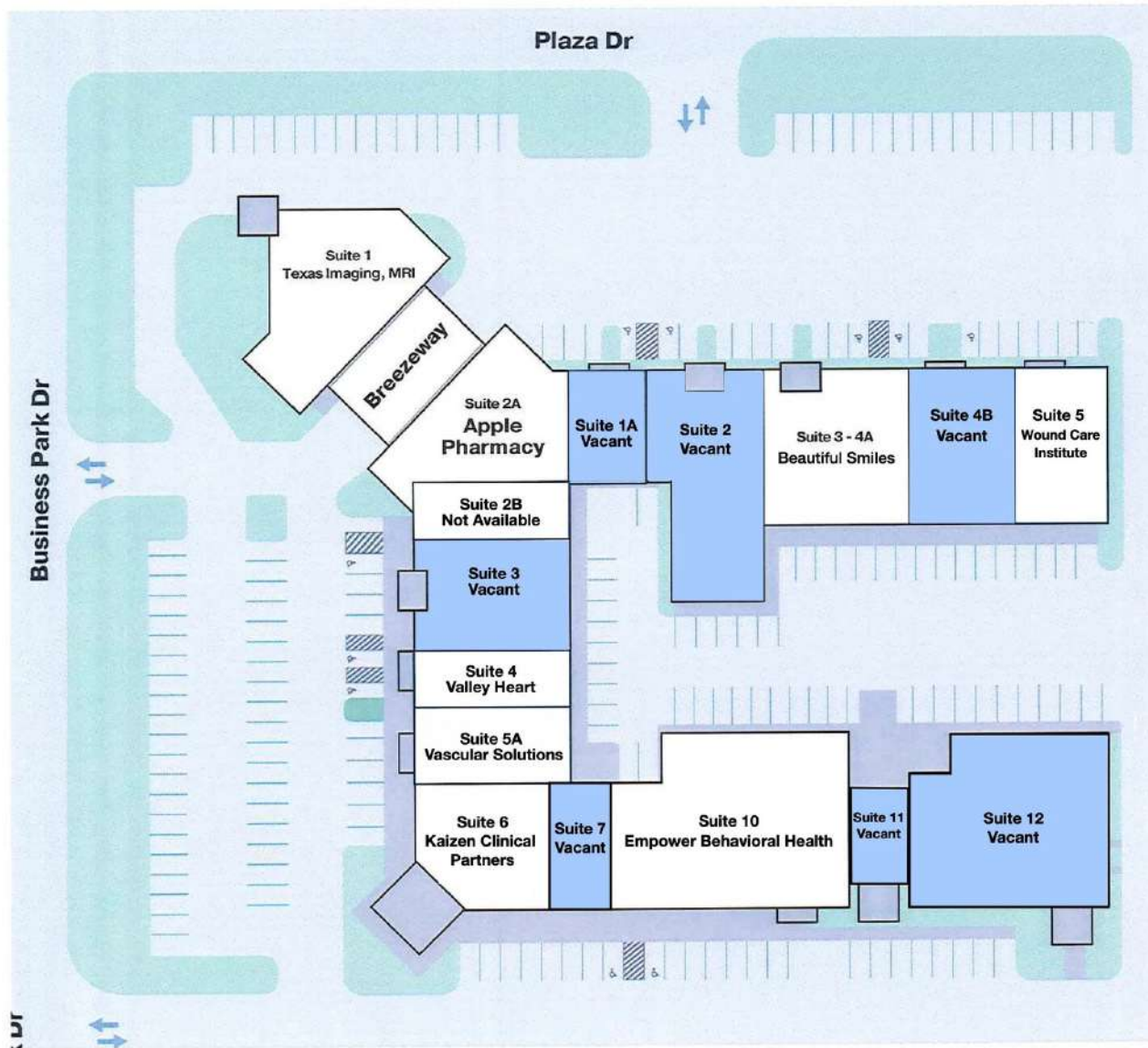
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
909 Business Park Dr. Ste. 11	1,173 SF	\$4.13 YR	\$15.00 SF/yr	\$1,466.25 (lease rate) + \$403.71 (NNN) ≈ \$1,869.96 a month This suite has 3 exam rooms, 2 bathrooms, 1 private office, a break room, and a reception area.

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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	Wound Care Institute	2,333
5A	Vascular Solutions	2,008
6	Kaizen Clinical Partners	5,029
10	Empower Behavioral Health	3,855
11	Vacant	1,027
1A	Vacant	1,173
12	Vacant	6,067
2B	Vacant (Not Available)	2,190
2A	Apple Pharmacy	2,900
3-4A	Beautiful Smiles	3,887
4B	Vacant	2,077
7	Vacant	2,450

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SUITE 2: INTERIOR PHOTOS

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

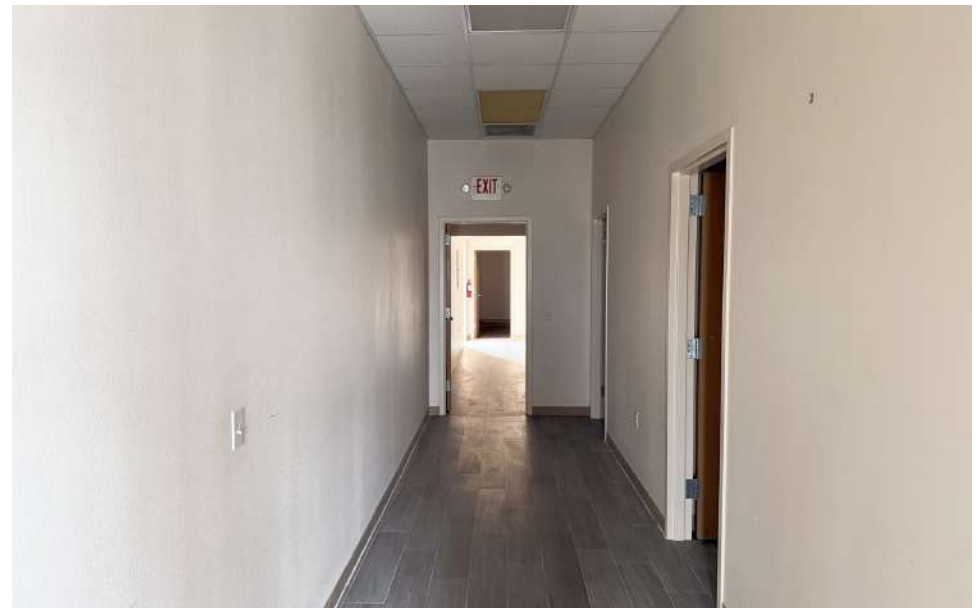


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SUITE 7: INTERIOR PHOTOS

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



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SUITE 11: INTERIOR PHOTOS

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



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SUITE 12: INTERIOR PHOTOS

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



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



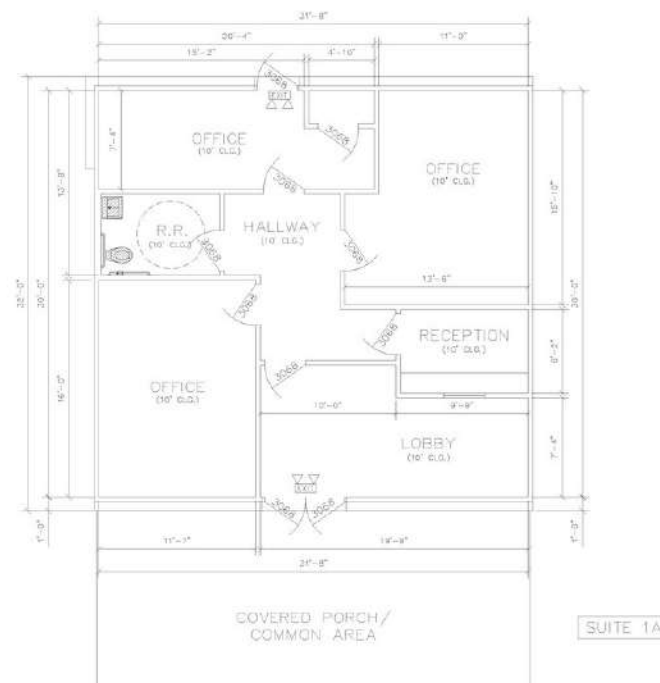
SUITE 1A	1,027 SQ. FT.
PORCH	0 SQ. FT.
PATIO	0 SQ. FT.
TOTAL AREA	1,027 SQ. FT.

909 BUSINESS PARK DR.
MISSION, TX
- SUITE 1A -

PROJECT NO.	12504
DRAWN BY	JOSEF. SANCHEZ
DATE	7/6/2005
REVISION	

SHEET NUMBER

107



1 FLOOR PLAN
SCALE: 1/8"=1'-0"

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FLOOR PLAN SUITE 2

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



INNOVATIVE
DRAFTING &
DESIGN SERVICES
-CONSULTING
-REMODEL
CALL: 865-7757

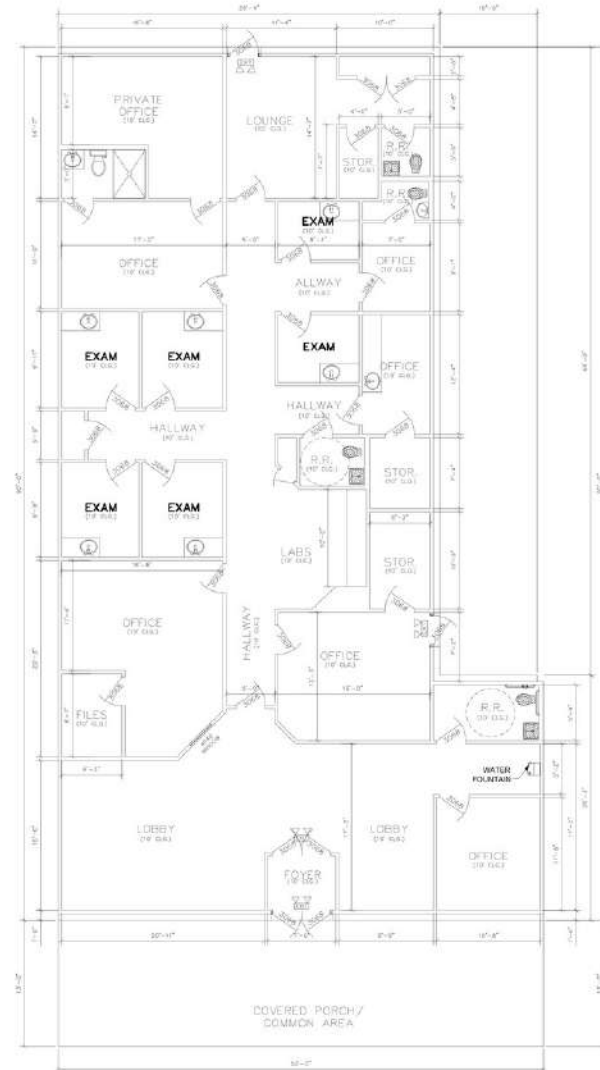
SUITE 2	3,819 SQ. FT.
PORCH	0 SQ. FT.
PATIO	0 SQ. FT.
TOTAL AREA	3,819 SQ. FT.

909 BUSINESS PARK DR.
MISSION, TX
- SUITE 2 -

TOTAL NO. SHEETS	
COUNT OF SHEETS PREPARED	
DATE	01/20/20
DESIGNER	

SHEET NUMBER

1 OF 2



SUITE 2

1 FLOOR PLAN
SCALE: 3/8"=1'-0"

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INNOVATIVE
DRAFTING &
DESIGN SERVICES
-CONSULTING
-RESEARCH
CELL: 865-7757

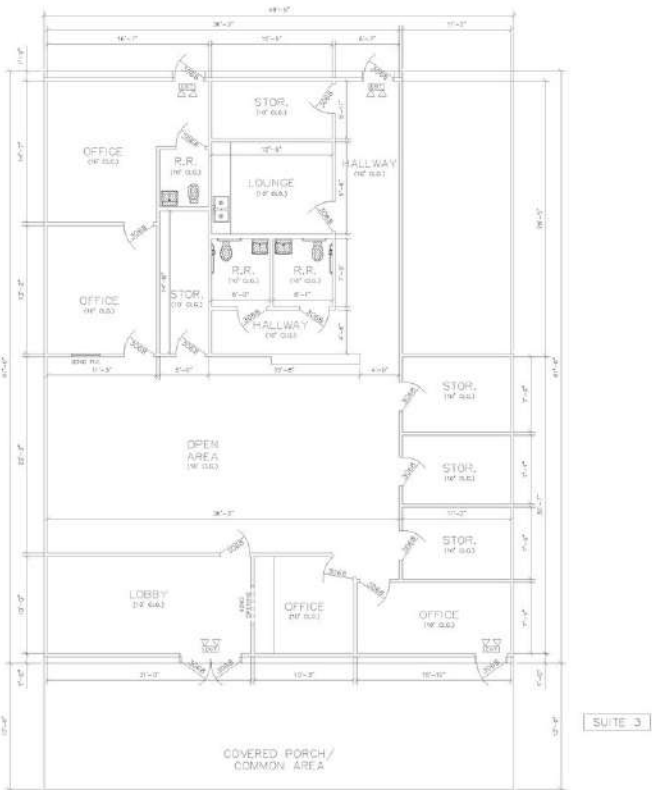
SUITE 3
2,433 SQ. FT.
PORCH
0 SQ. FT.
PATIO
0 SQ. FT.
TOTAL AREA
2,433 SQ. FT.

909 BUSINESS PARK DR.
MISSION, TX
- SUITE 3 -

PLANT NO. 0000
DATE BY 1000 0000
DATE 1/1/00
REMARK

SHEET NUMBER

1 OF 1



1 FLOOR PLAN
SCALE: 1/8"=1'-0"

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FLOOR PLANS 4B

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



INNOVATIVE
DRAFTING &
DESIGN SERVICES
-CONSULTING
-RESEARCH
CELL: 867-7757

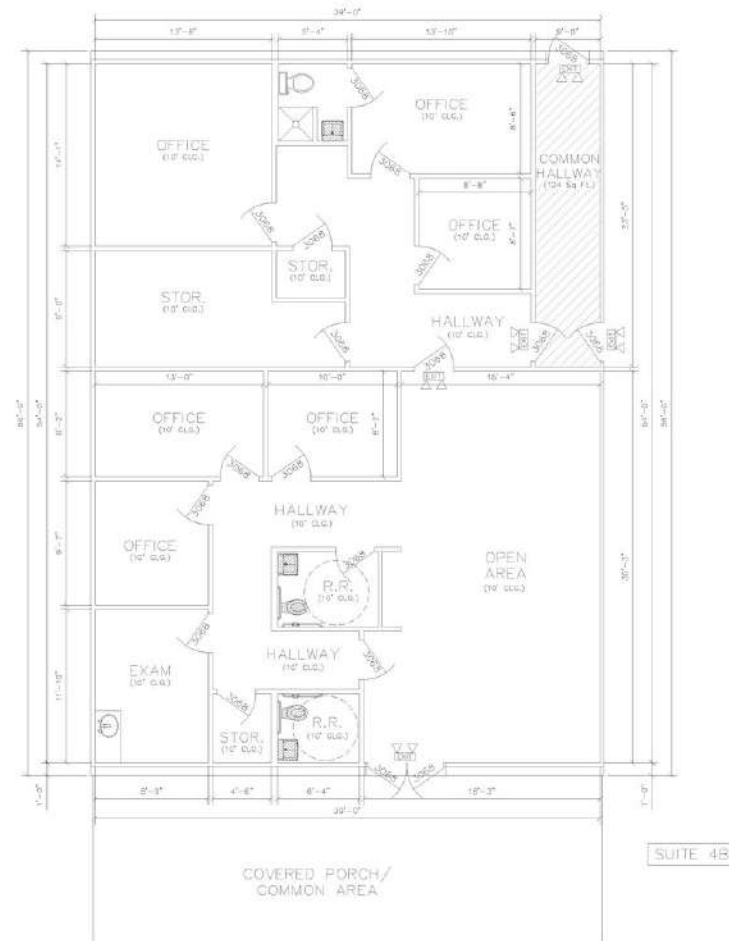
SUITE 4B	2,077 SQ. FT.
PORCH	0 SQ. FT.
PATIO	0 SQ. FT.
TOTAL AREA	2,077 SQ. FT.

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

PROJECT NO.	0000
DRAWN BY	JOHN SPRING
DATE	1/1/2018
REVISION	1

SHEET NUMBER

1 OF 1



1 FLOOR PLAN
SCALE: 1/8"=1'-0"

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FLOOR PLANS SUITE 7

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



INNOVATIVE
DRAFTING &
DESIGN SERVICES
-CONSULTING
-RECHECK
CELL: 867-7757

909 BUSINESS PARK DR.
MISSION, TX

PROJECT NO: 010102
DRAWN BY: JESSIE HARRISON
DATE: 10/01/2020
DESIGNED BY:

SHEET NUMBER

1 OF 2



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FLOOR PLAN SUITE 11

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



INNOVATIVE
DRAFTING &
DESIGN SERVICES
-CONSULTING
-RECHECK
CELL: 867-7757

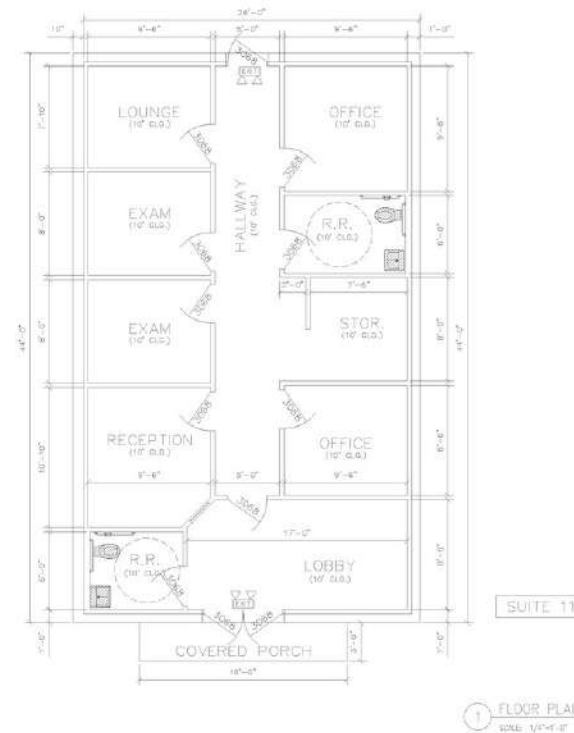
SUITE 11
1,221 SQ. FT.
PORCH
18 SQ. FT.
PATIO
0 SQ. FT.
TOTAL AREA
1,221 SQ. FT.

909 BUSINESS PARK DR.
MISSION, TX
- STE 11 -

PROJECT NO	01001
DATE OF LAST REVISION	02/28/2015
DATE	02/28/2015
REVISION	1

SHEET NUMBER

1 OF 2

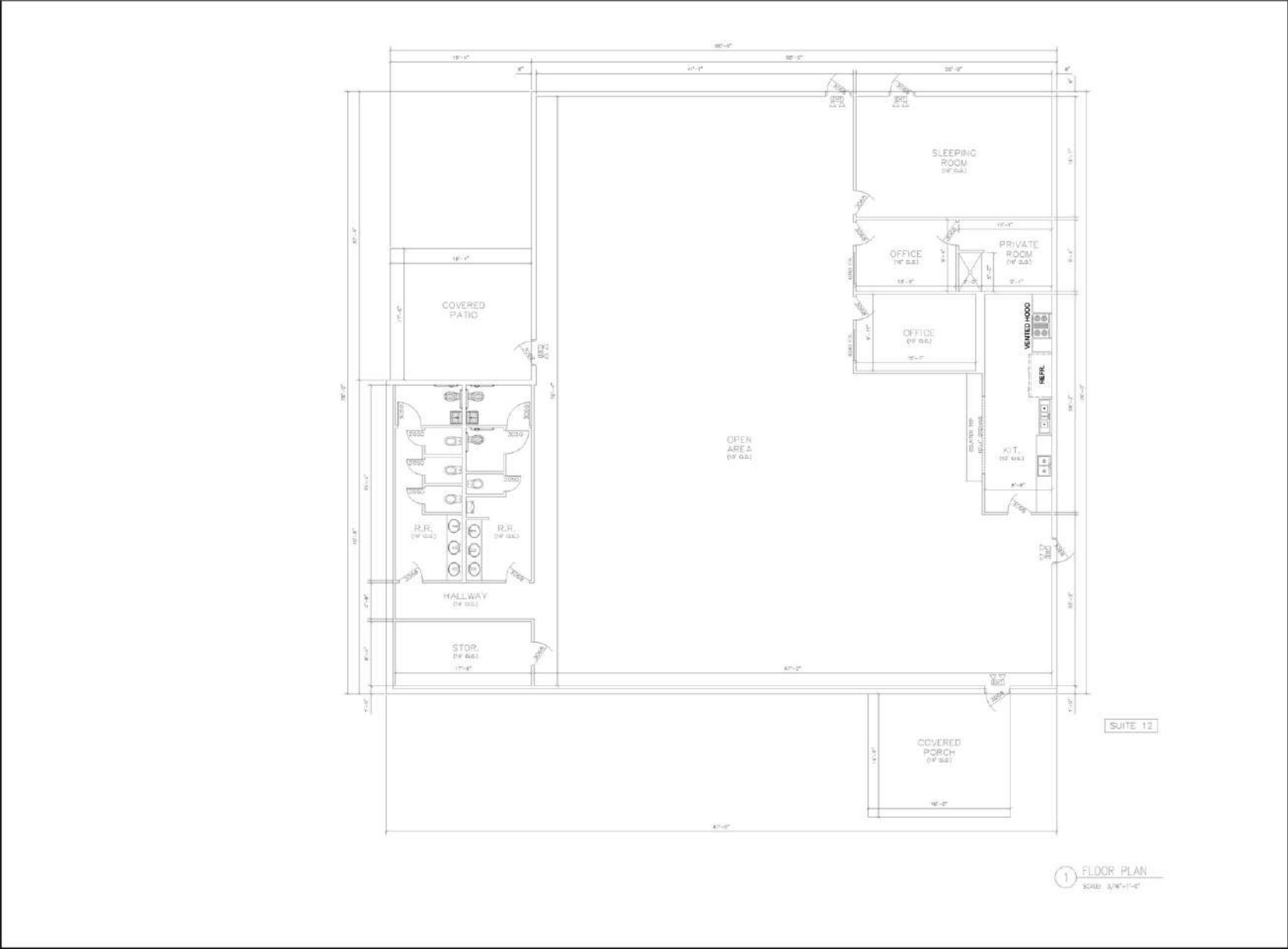


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FLOOR PLAN SUITE 12

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



INNOVATIVE
DRAFTING &
DESIGN SERVICES
-CONSULTING
-REDESIGN
CELL: 409-7579

SUITE 12	6,670 SQ. FT.
PORCH	750 SQ. FT.
PATIO	312 SQ. FT.
TOTAL AREA	6,670 SQ. FT.

909 BUSINESS PARK DR.
MISSION, TX
SUITE 12

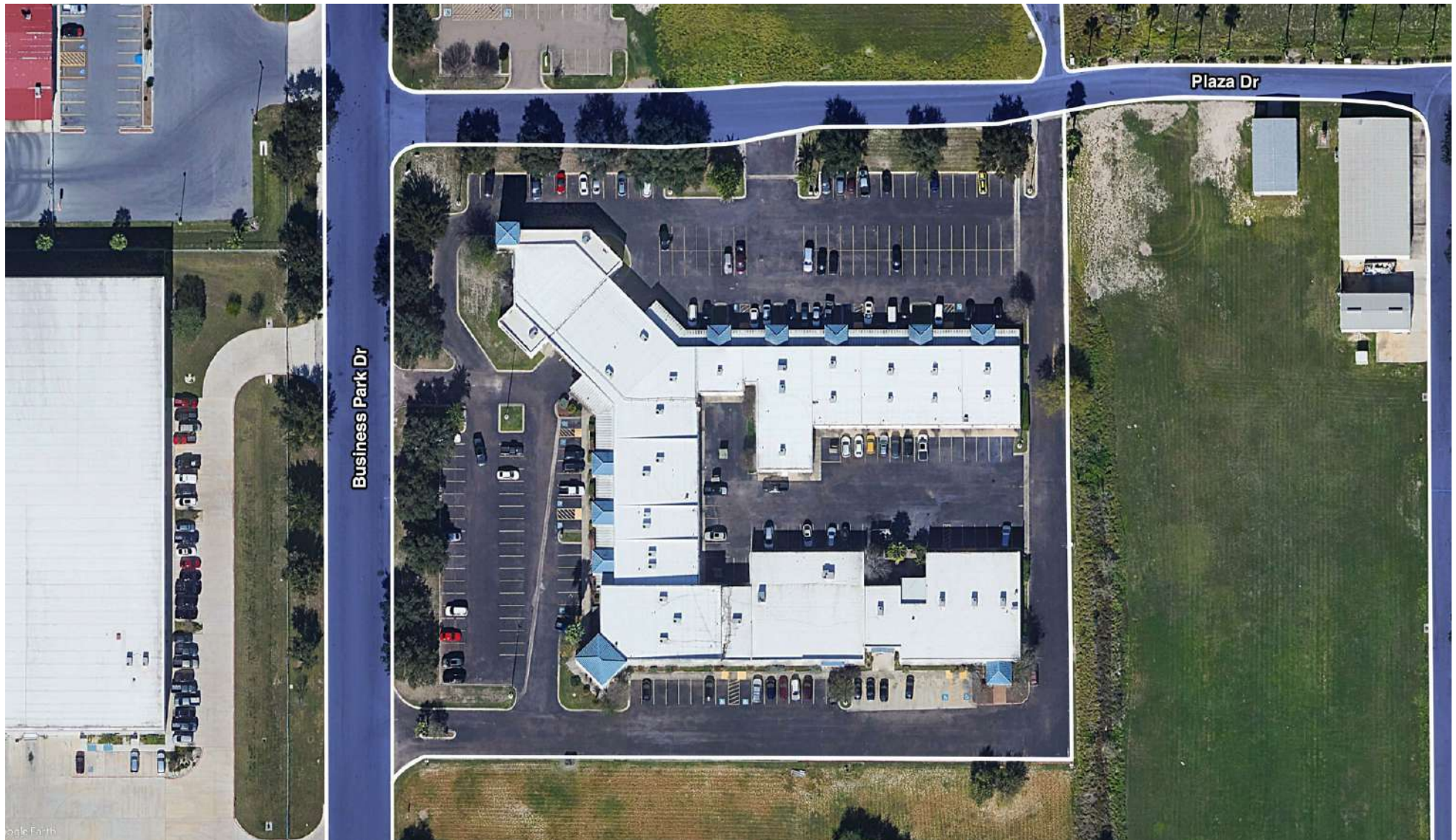
PROJECT NO.	000001
DATE	1/1/2019
BY	1/1/2019
REVISION	

SHEET NUMBER
1 OF 2

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AERIAL MAP

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



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DEMOGRAPHICS MAP & REPORT

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

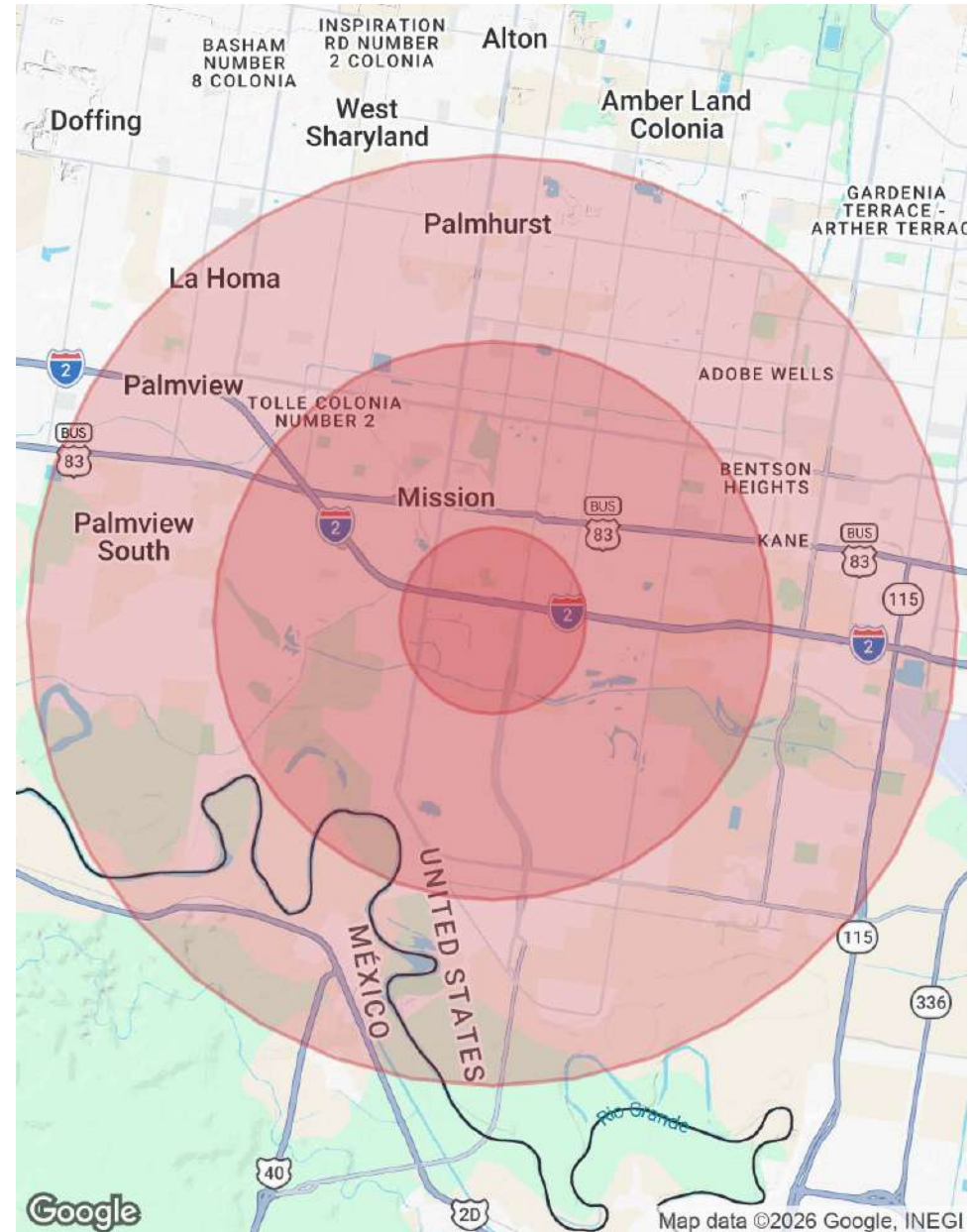
POPULATION

	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

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

2020 American Community Survey (ACS)



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Sales Associate

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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally;
- And
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Laura Liza Paz, SIOR	437175	lauralizap@stx-cre.com	956.994.8900
Designated Broker of The Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Laura Liza Paz, SIOR	TX #437175	lauralizap@stx-cre.com	956.227.8000
Sales Agent / Associate's Name	License No.	Email	Phone