



RETAIL PROPERTY FOR LEASE

Mayfair on Trinity

S BRYAN RD
MISSION, TX 78572



OFFERING SUMMARY

Building SqFt	0 SqFt
Lot Size (acres)	6.06
Parcel ID	R1600-00-000-0001-00
Zoning Type	VACANT LAND
County	Hidalgo
Frontage	665.00 Ft
Coordinates	26.192283,-98.311988

PROPERTY OVERVIEW

Mayfair on Trinity will be a 20,000 SF community center leased to a complementary mix of retail, restaurant, and service tenants. Located along the robust commercial corridor on S Bryan Rd, Mission, Tx 78572 and surrounded by commercial, medical, and residential communities, Mayfair on Trinity offers tenants a prime opportunity to succeed. This large, single-story shopping center will be located at the major intersection of Bryan Rd/ Anzalduas HWY & Trinity.

PROPERTY HIGHLIGHTS

- High-performing intersection with excellent visibility.
- Two Ingress/Egress Points.
- Family Focused Tenants: The property is strategically leased to tenants who cater to families.
- Excellent Visibility from S Bryan Rd Mission, Tx 78572 and Surrounding Businesses.
- The area surrounding the subject property is developing at a rapid rate with many residential and commercial projects currently in progress.



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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#Pad 2	Restaurant	Negotiable	NNN	43,560 SF	15 - 20 Yrs
#Pad 3	--	Negotiable	NNN	21,780 SF	10 Yrs
#Pad Site 1	Gas Station	Negotiable	FSG	65,340 SF	20 Yrs
#Retail Plaza	--	\$ 22.00 - 26.00 SF/Yr	NNN	1,000 - 20,000 SF	Negotiable



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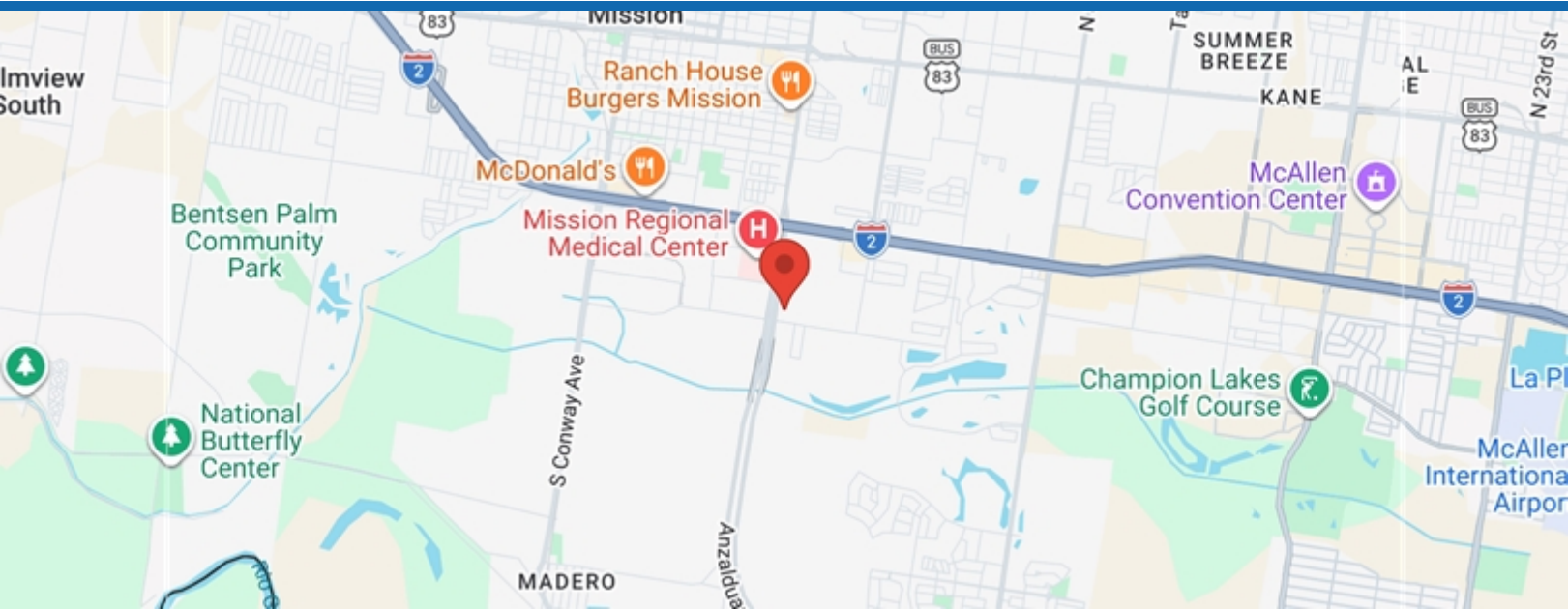
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,191	36,756	103,997
2010 Population	4,821	55,132	139,768
2025 Population	5,279	60,512	148,451
2030 Population	5,483	62,429	152,200
2025-2030 Growth Rate	0.76 %	0.63 %	0.5 %
2025 Daytime Population	7,776	64,755	161,944

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	176	2,745	7,503
\$15000-24999	109	1,542	4,951
\$25000-34999	134	1,579	4,401
\$35000-49999	289	2,854	5,702
\$50000-74999	523	3,978	8,543
\$75000-99999	143	2,099	4,999
\$100000-149999	314	3,536	7,547
\$150000-199999	64	1,221	2,799
\$200000 or greater	208	1,677	3,245
Median HH Income	\$ 60,293	\$ 59,526	\$ 55,311
Average HH Income	\$ 93,473	\$ 87,322	\$ 80,786

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,145	11,626	30,026
2010 Total Households	1,736	17,418	41,420
2025 Total Households	1,959	21,231	49,692
2030 Total Households	2,074	22,439	52,184
2025 Average Household Size	2.57	2.84	2.97
2025 Owner Occupied Housing	1,421	13,845	33,138
2030 Owner Occupied Housing	1,538	15,042	35,817
2025 Renter Occupied Housing	538	7,386	16,554
2030 Renter Occupied Housing	536	7,397	16,367
2025 Vacant Housing	1,043	5,192	9,044
2025 Total Housing	3,002	26,423	58,736



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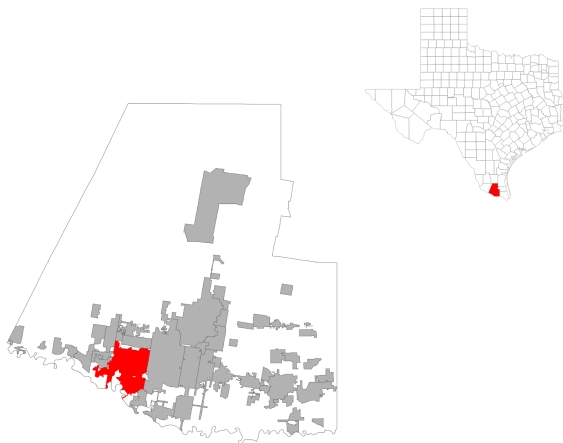
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ABOUT MISSION

Mission is a city in Hidalgo County, in the US state of Texas, United States. Its population was 85,778 at the 2020 census and an estimated 86,635 in 2022. Mission is part of the McAllen–Edinburg–Mission and Reynosa–McAllen metropolitan areas.



CITY OF MISSION

County Hidalgo

AREA

City	36.4 sq mi
Land	36.3 sq mi
Water	0.1 sq mi
Elevation	141 ft

POPULATION



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