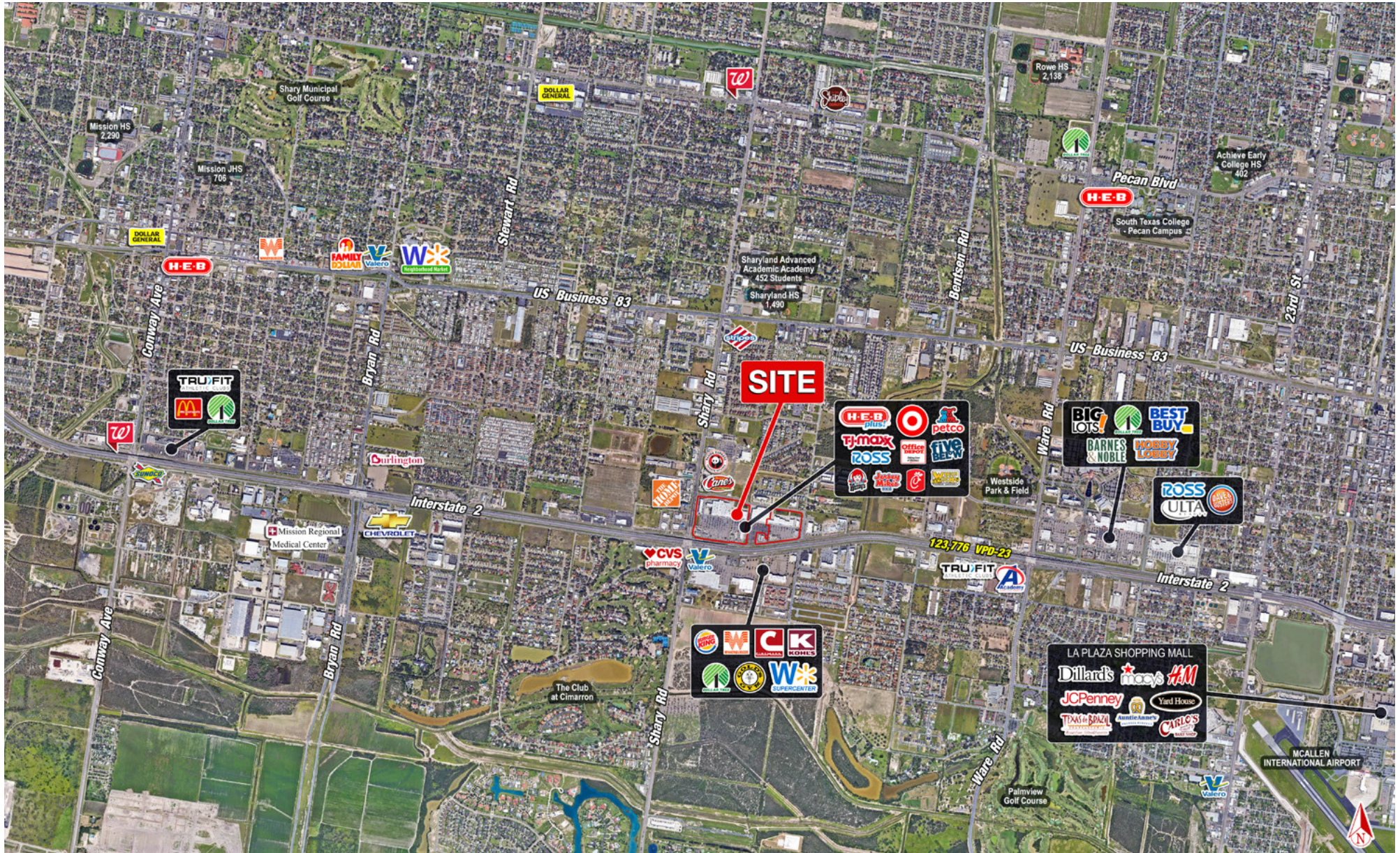


# SHARYLAND TOWNE CROSSING

SHARY RD. & US HWY 83, SHARY RD, MISSION, TX 78572

SHOP COS.



Andrew Sudderth | [ANDREW@SHOPCOMPANIES.COM](mailto:ANDREW@SHOPCOMPANIES.COM) | 512-384-1137

Dylan Kelly | [DYLAN@SHOPCOMPANIES.COM](mailto:DYLAN@SHOPCOMPANIES.COM) | 512-384-1138

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## PROJECT SCOPE

Spaces available next to HEB and Target at the intersection of E. US Expressway 83 and S. Shary Road in Mission, Texas.

## DETAILS

- 992 sf available
- 1,050 sf available
- 1,260 sf available
- 1,785 sf available
- 1,800 sf available (with drive-thru)
- 2,000 sf available
- 2,500 sf available
- 3,500 sf available
- 4,726 sf available

- Lease Rates: Please call for info
- \$4.08 psf CAM/insurance
- \$3.47 psf tax
- \$7.55 psf NNN

## JOIN



## TRAFFIC COUNTS

○ E US Expwy 83/Interstate 2:	123,776 VPD-23
○ Shary Road:	33,185 VPD-23

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	7,946	77,690	176,101
Avg. HH Income	\$94,736	\$87,045	\$84,050
Total Housing Units	2,935	27,128	61,212
Daytime Population	9,601	86,038	214,345
Median Home Value	\$240,062	\$205,836	\$198,633

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SHOP <sup>COS.</sup>

## LEGEND

TENANT	SQ FT
1 CITIFINANCIAL	2,100
2 MARCO'S PIZZA	1,872
3 AVAILABLE	1,050
4 ARMED FORCES CAREER CENTER	3,025
5 AVAILABLE	1,785
6 MATHNASIUM OF SHARYLAND	1,148
7 JERSEY MIKE'S SUBS	1,270
8 CASA DE CAMBIO	1,155
9 GORDITAS DONA TOTA	1,500
10 BASKIN-ROBBINS	1,260
11 AVAILABLE	1,260
12 ALLURE NAILS & SPA	1,400
13 AVAILABLE	3,500
14 HEB	148,270
15 AVAILABLE	2,500
15A CASA DE HILO	2,500
16 H & R BLOCK	1,275
17 SPECTRUM	3,040
18 T.J. MAXX	28,000
19 ROSS DRESS FOR LESS	29,798
21 AVAILABLE	992
22 GREAT CLIPS	1,400

## LEGEND - CONTINUED

TENANT	SQ FT
23 SALLY BEAUTY SUPPLY	1,400
24 CRUMBL COOKIES	2,488
25 JAMES AVERY	2,362
26 OFFICE DEPOT	20,525
27 FIVE BELOW	9,975
28 CARTERS	4,340
29 OSHKOSH	3,121
30 MARINER FINANCE	2,500
31 AMERICA'S BEST CONTACTS & EYEG	3,000
32 LANE BRYANT	5,511
33 PETCO	16,500
34 DISCOUNT TIRE	7,373
35 AVAILABLE (WITH DRIVE-THRU)	1,800
36 AVAILABLE	4,726
37 VALLEY CARE CLINICS	2,603
38 WENDY'S	3,200
39 CHICK-FIL-A	4,500
40 AVAILABLE	2,000
41 RODEO DENTAL AND ORTHODONTICS	6,492
42 LA CRAWFISH	3,500
43 CHILI'S GRILL & BAR	5,873
45 INTER NATIONAL BANK	7,000

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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.

## 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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

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Phone

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