

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

## THE HEALTH QUARTERS

±1,033 - ±3,819 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





# OVERVIEW SUMMARY

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## 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 1,033 to 3,819 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

<b>Lease Rate:</b>	\$18 SF/yr + NNN (\$4.13)
<b>Lease Type:</b>	NNN
<b>Available SF:</b>	1,033 -3,819 SF
<b>Available Units:</b>	4
<b>Building Size:</b>	51,170 SF
<b>Year Built:</b>	1999
<b>Zoning:</b>	CO
<b>Cross Streets</b>	Plaza Dr & Business Park Dr
<b>Market:</b>	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

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## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
900 Plaza Drive - Suite 1A	1,033 SF	4.13	\$18.00 SF/yr	-
909 Business Park Drive - Suite 2B	2,190 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	Available 9/1/25. Ste. #3 is 2,933 SF and includes: a lobby, four private offices, one large open area, two restrooms, a lounge, and five storage rooms.

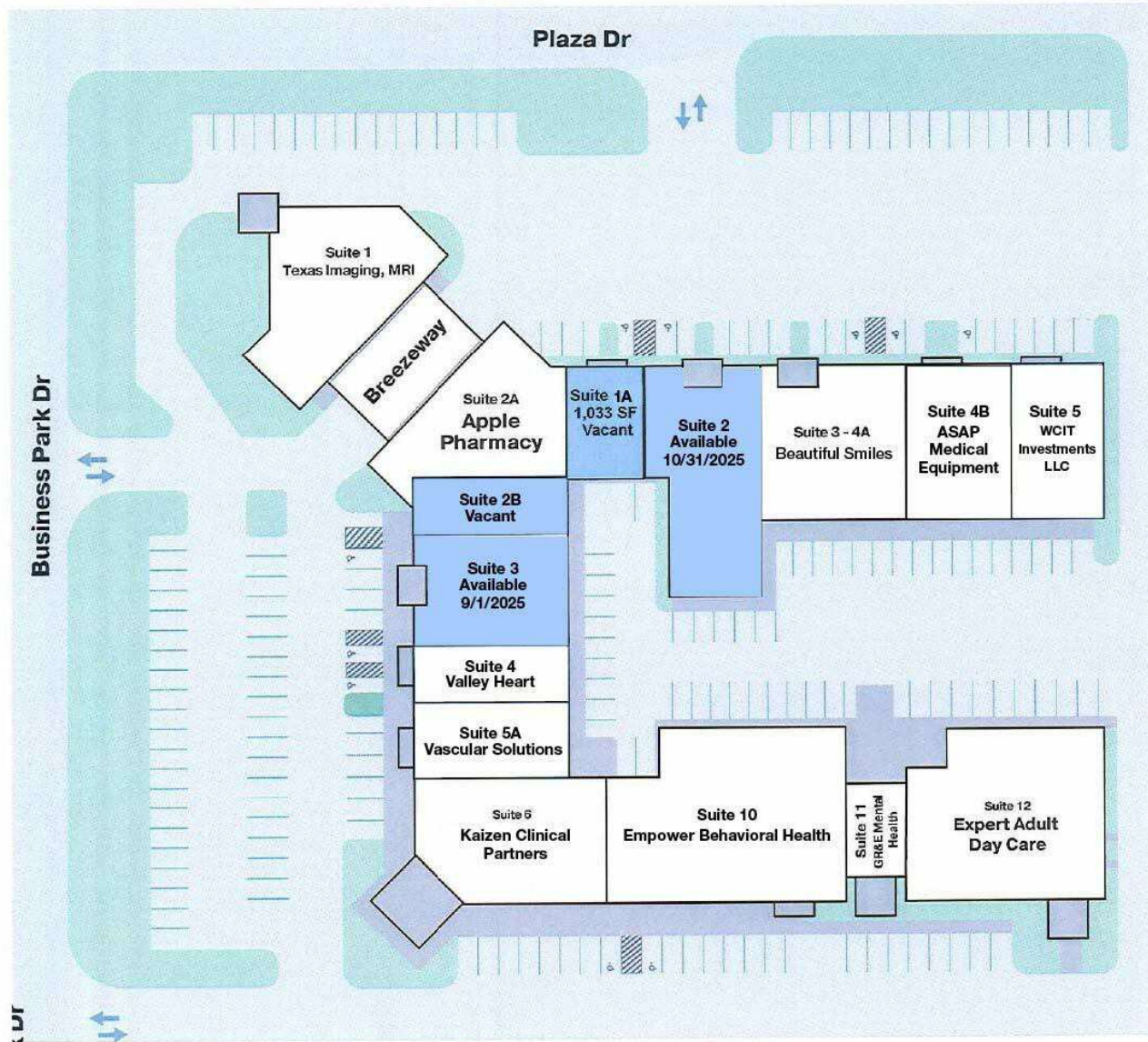
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# SITE PLAN

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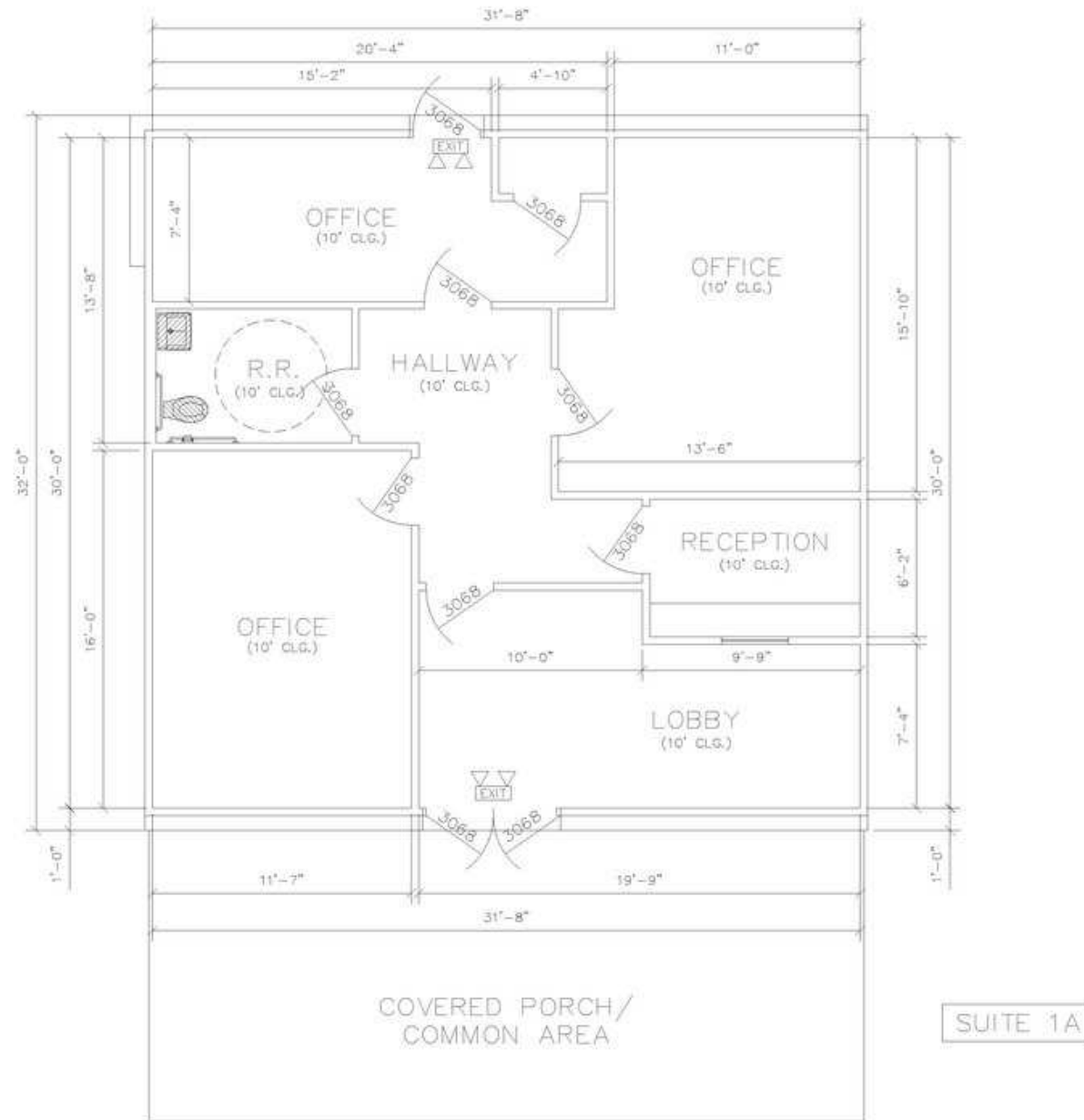
Suite	Tenant	Square Feet
1	Texas Imaging, MRI	4,894
2	Vacant	3,819
3	Vacant	2,933
4	Valley Heart	1,836
5	WCIT Investments LLC	2,335
5A	Vascular Solutions	2,325
6	Kaizen Clinical Partners	7,173
10	Empower Behavioral Health	4,027
11	GR&E Mental Health	1,167
1A	Vacant	1,033
12	Expert Adult Day Care	7,000
2B	Vacant	2,190
2A	Apple Pharmacy	2,900
3-4A	Beautiful Smiles	3,942
4B	ASAP Medical Equipment	2,103

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# FLOOR PLAN SUITE 1A

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

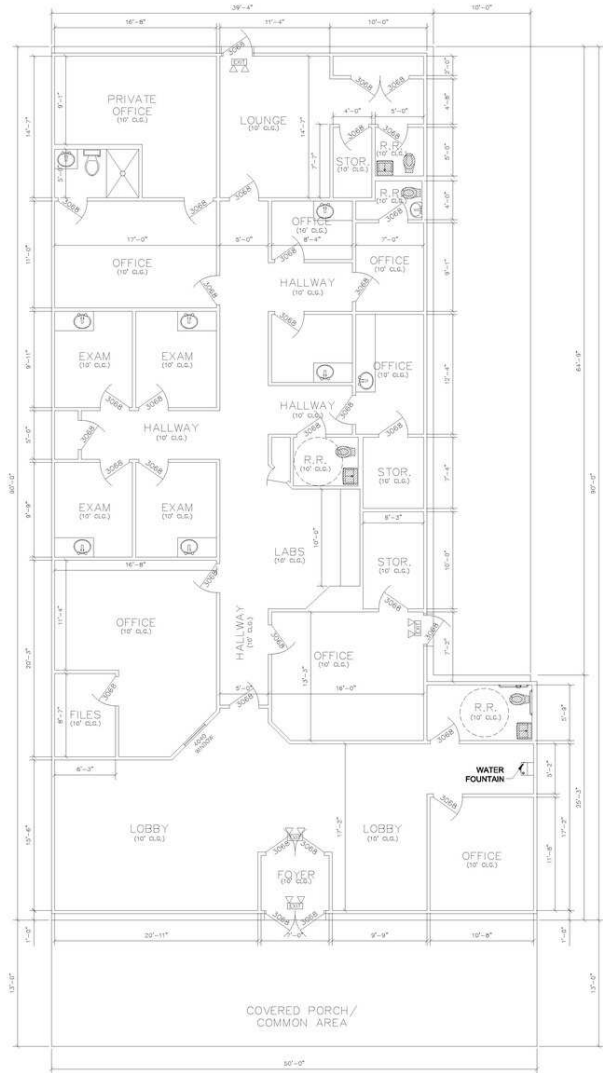
SUITE 2	3,819 SQ. FT.
PORCH	0 SQ. FT.
PATIO	0 SQ. FT.
TOTAL AREA	3,819 SQ. FT.

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

PROJECT NO./OWNER	
DRAWN BY / DATE APPROVED	
DATE	11.03.2025
BUILDER	

SHEET NUMBER

1 OF 2



SUITE 2

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

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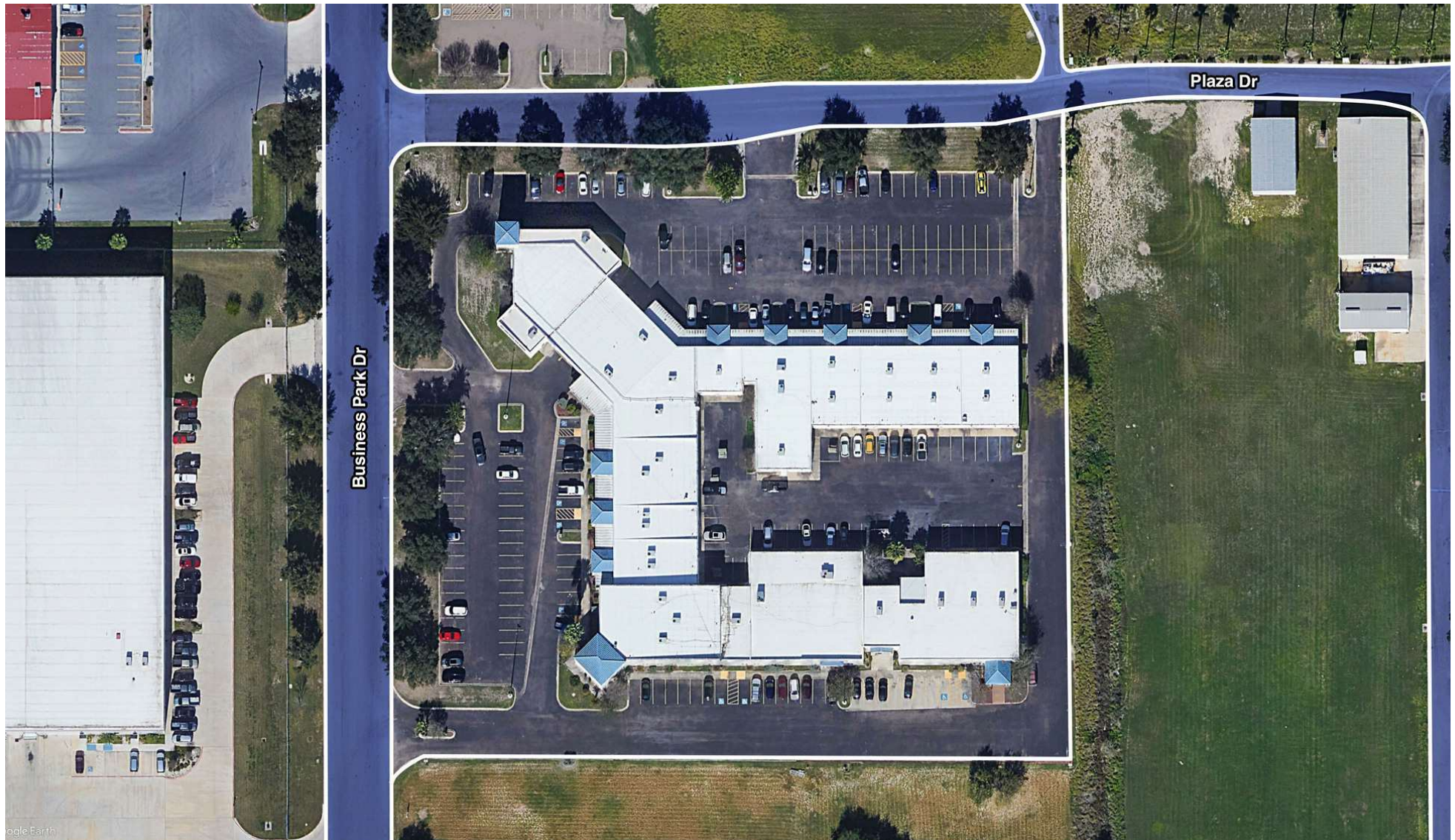


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# AERIAL MAP

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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
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Average Age (Male)	42	36	36
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Average Age (Female)	47	39	39
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## HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

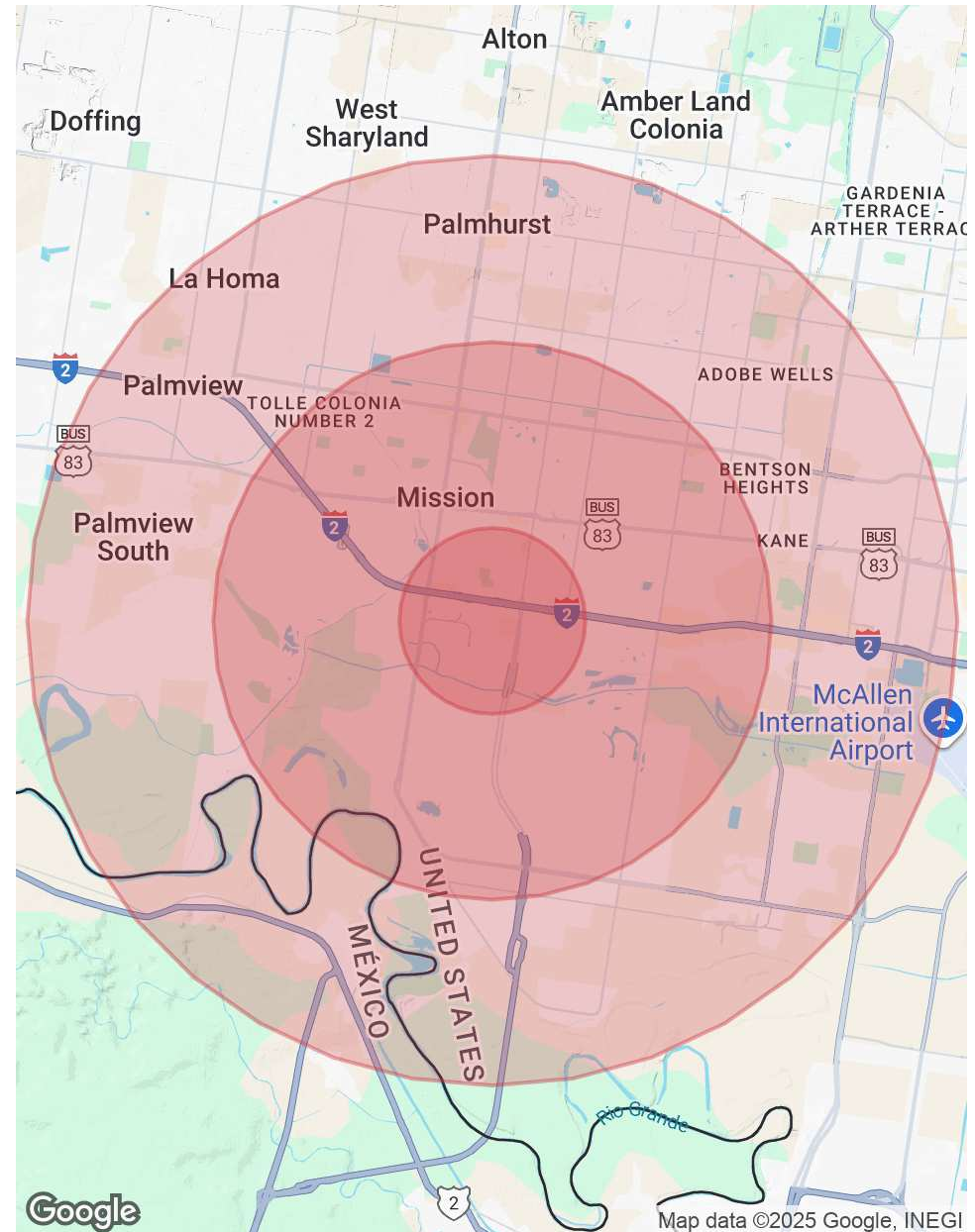
Total Households	2,578	22,629	51,123
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# of Persons per HH	2.7	3	3.1
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Average HH Income	\$64,564	\$81,780	\$75,490
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Average House Value	\$137,668	\$204,318	\$198,415
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Demographics data derived from AlphaMap



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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.

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.

NAI Rio Grande Valley	9008410	laurap@nairgv.com	956-994-8900
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