

LOS EBANOS PROFESSIONAL PLAZA

FOR LEASE

8115 North Los Ebanos Road Mission, TX 78573



LEASE RATE \$18 SF/yr

LEASE TYPE Gross

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COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

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PROPERTY OVERVIEW

8115 NORTH LOS EBANOS ROAD

Mission, TX 78573

Property Type	Retail/Medical/Professional Use
Property Subtype	Street Retail
Lease Rate	\$18/SF/Yr
Lease Type	Gross
Building Size	11,960 SF
Suite 2 Shell Space	1,250 SF
Suite 5 End-Cap	2,000 SF
Lot Size	1.92 Acres
Market	Rio Grande Valley
Submarket	Alton

Los Ebanos Professional Plaza offers flexible commercial space within an established, well-positioned multi-tenant center on N Los Ebanos Rd in Mission, Texas, just south of W Mile 7 Rd (SH 107). The plaza provides an attractive setting for medical, professional, retail, and service-oriented businesses, with convenient access to major roadways and surrounding residential and commercial development.

Suite 5 – End Cap Former Pharmacy

Former pharmacy end-cap suite featuring an existing drive-thru and a functional layout that offers flexibility for a variety of potential users. The existing drive-thru provides added convenience for customer and client access, making the space well suited for medical, pharmacy, retail, office, or service-oriented businesses.

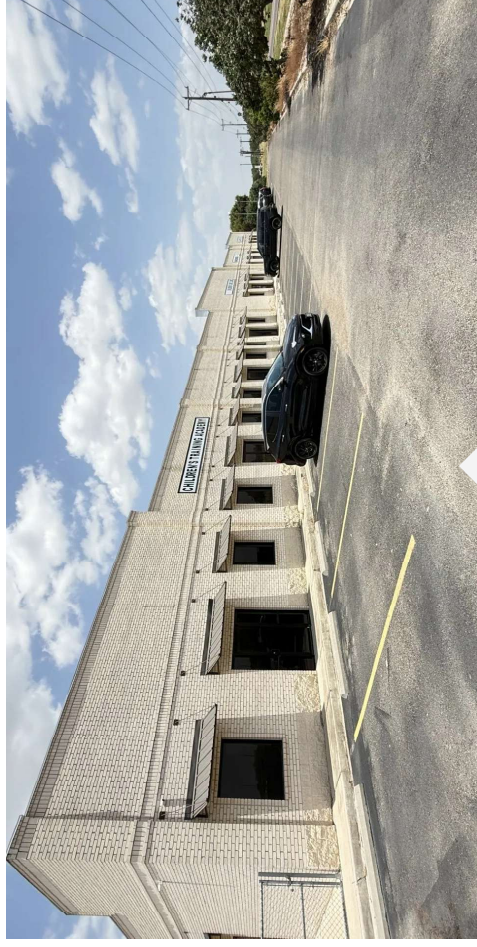
Suite 2 – Shell Space

Suite 2 offers a versatile shell space, providing an opportunity for a tenant to customize the interior layout and finishes to meet their specific operational needs. The space is ideal for businesses seeking a new-buildout opportunity within an established professional and medical-oriented plaza.

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- Existing Drive-Thru: Functional drive-thru provides added convenience for customers and clients.
- Flexible End-Cap Space: Suitable for medical, pharmacy, retail, office, and service-oriented uses.
- Established Commercial Center: Complementary neighboring tenants include Children's Care Clinic and Soñadores Therapy Centers.
- Prime Mission Location: Convenient access to SH 107, N Los Ebanos Rd, residential neighborhoods, schools, healthcare providers, and growing commercial areas.
- Flexible open shell space offering an opportunity to customize the layout and finishes to suit a variety of professional, medical, retail, or service-oriented use



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SUITE 2 SHELL SPACE

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SUITE 5 END-CAP

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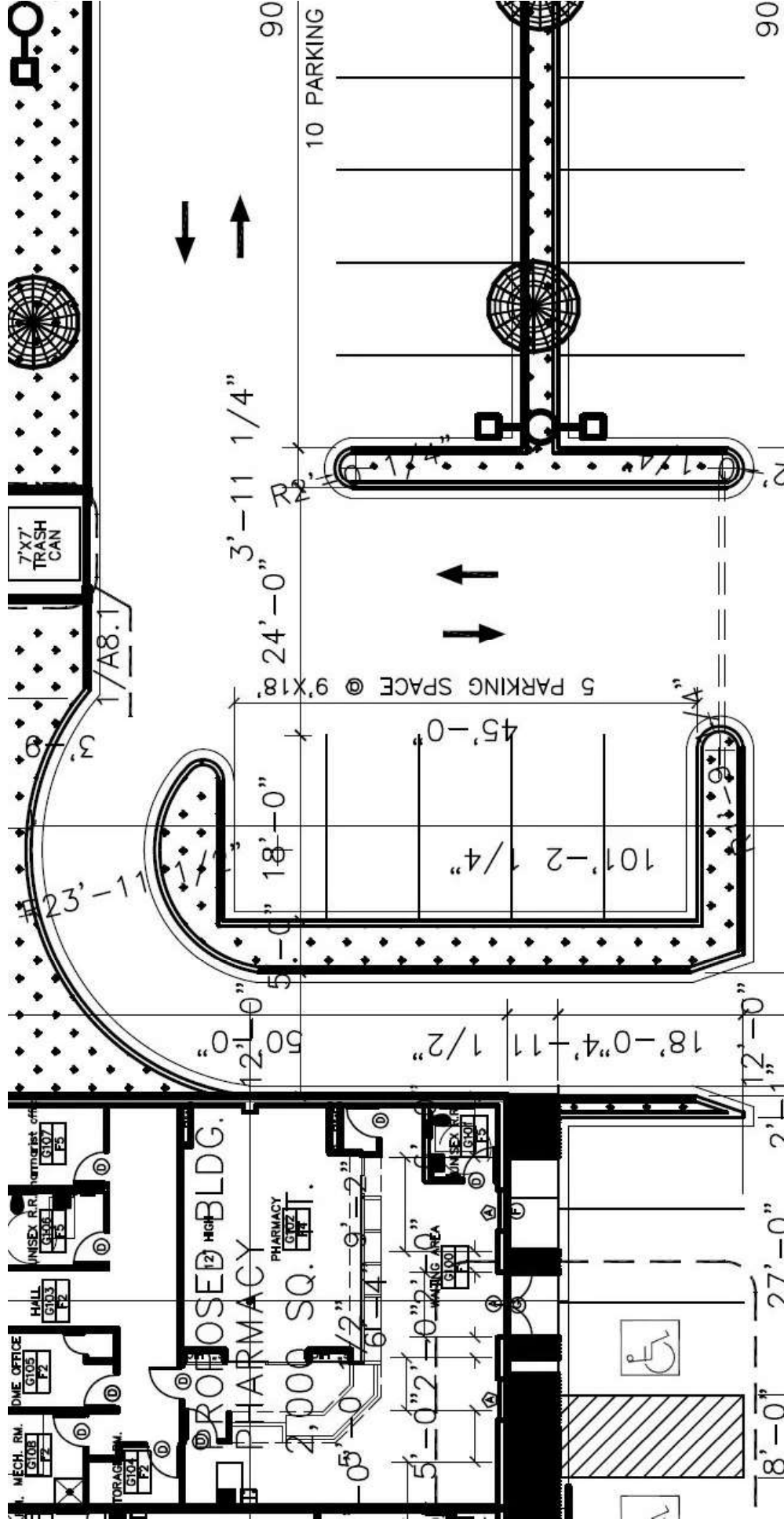
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SITE PLAN

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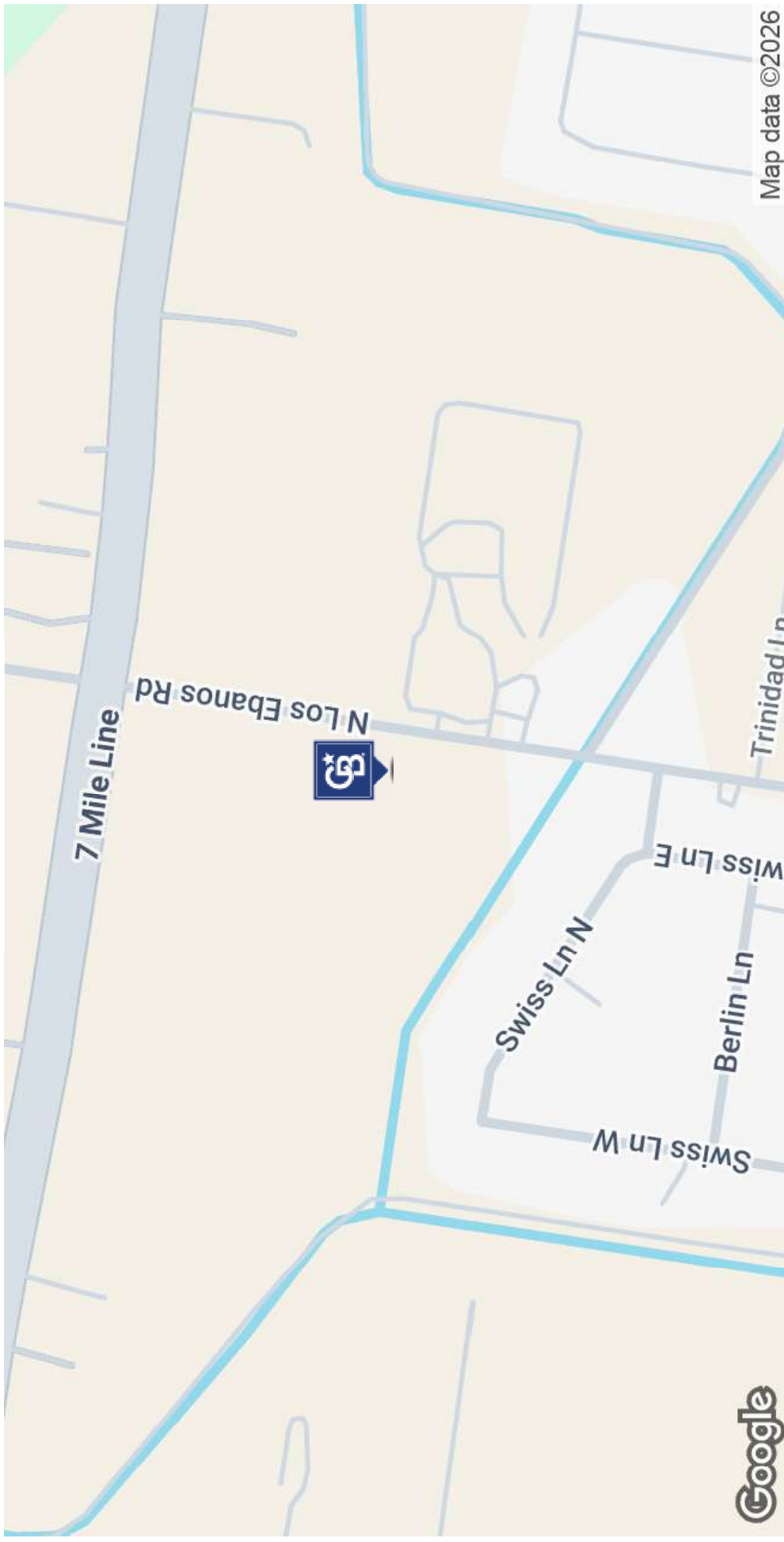
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LOCATION MAP

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DEMOGRAPHICS

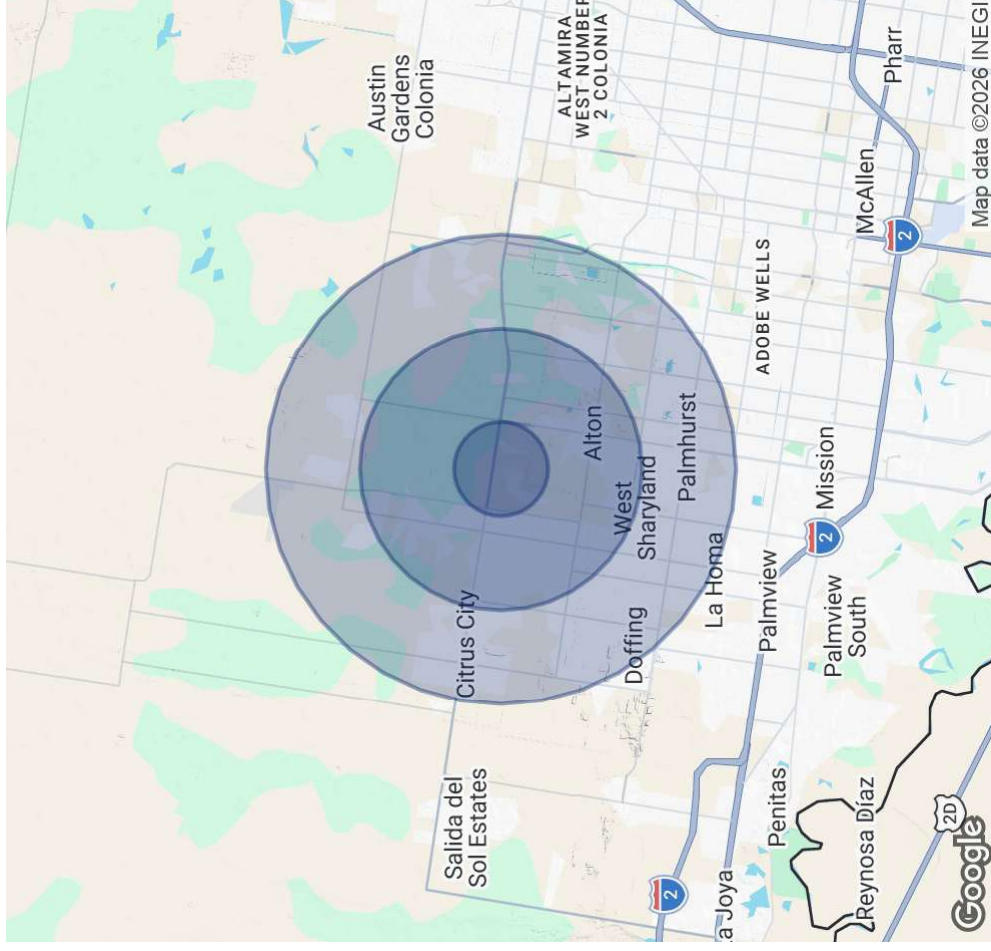
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,642	34,945	83,403
Average Age	27.4	28.5	28.2
Average Age (Male)	29.9	27.5	26.6
Average Age (Female)	26.7	30.6	30.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	670	9,187	21,843
# of Persons per HH	3.9	3.8	3.8
Average HH Income	\$62,721	\$64,176	\$67,884
Average House Value	\$132,858	\$127,189	\$137,915

2023 American Community Survey (ACS)

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