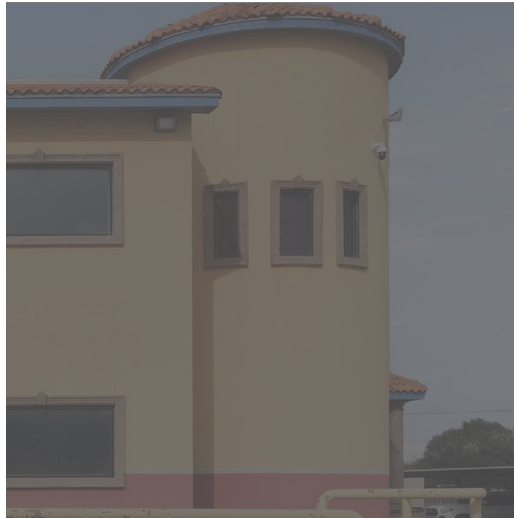


OFFICE BUILDING FOR SALE

305 E EXPRESSWAY 83 MOB



305
E EXPRESSWAY 83
MISSION, TX



Mutli-Story MOB located on E Expressway, Mission, Texas. Unique Opportunity for purchase of a MOB with an Established Physician paying rent on the entirety of the building and utilizing ground floor only for the practice. Second Floor formerly utilized for physicial therapy of the practice. Second Floor can be utilized for purchaser's business with elevator access and separate entrance from shared Lobby.

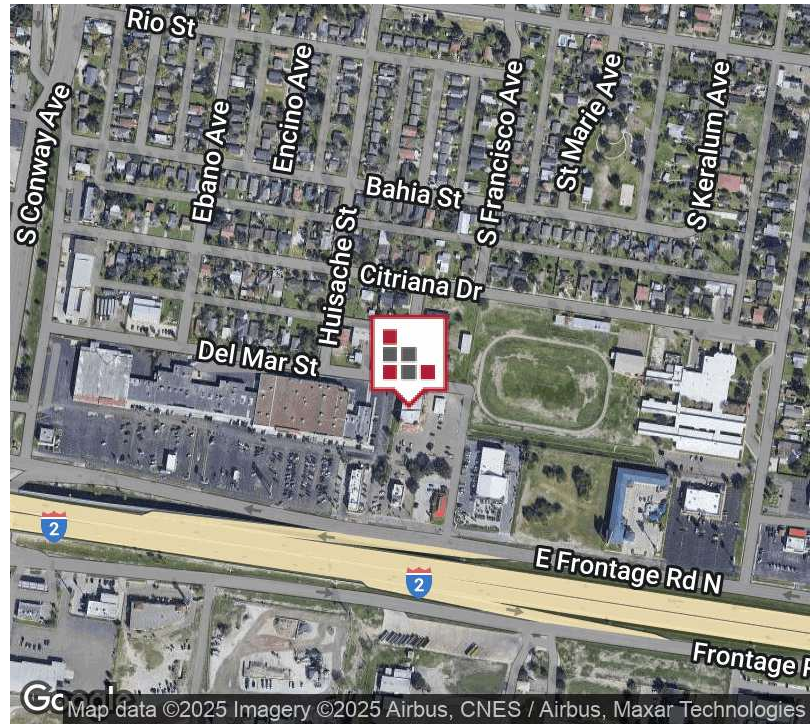


Commercial Real Estate in the Rio Grande Valley

FOR SALE

305 E EXPRESSWAY 83 MOB

EXECUTIVE SUMMARY



| | |
|------------|-------------|
| Sale Price | \$3,500,000 |
|------------|-------------|

OFFERING SUMMARY

| | |
|------------------|------------------------|
| Building Size: | 16,932 SF |
| Available SF: | 8,466 SF |
| Lot Size: | 1.74 Acres |
| Number of Units: | 2 |
| Price / SF: | \$206.71 |
| Cap Rate: | 8.49% |
| NOI: | \$297,000 |
| Year Built: | 1996 |
| Renovated: | 2011 |
| Zoning: | CO - Commercial Office |
| Market: | Rio Grande Valley |
| Submarket: | Mission |

PROPERTY OVERVIEW

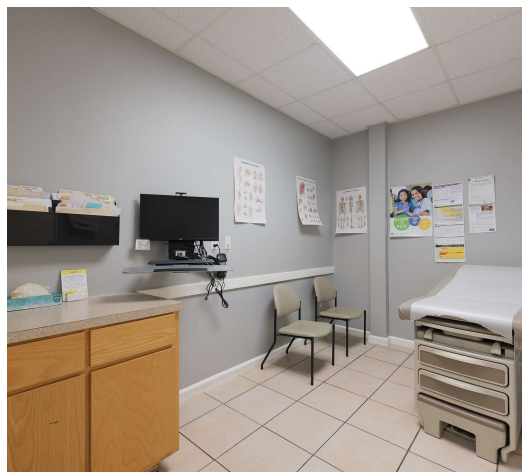
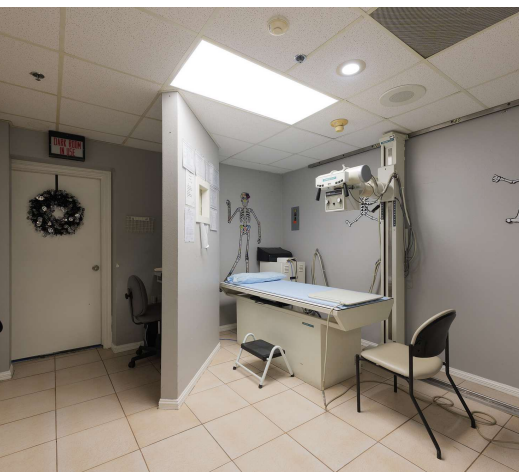
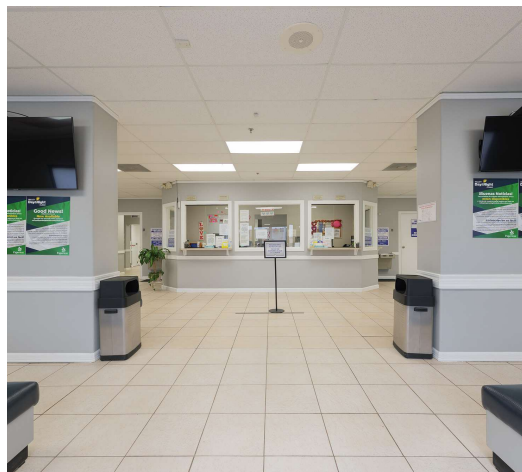
Mutli-Story MOB located on E Expressway, Mission, Texas. Unique Opportunity for purchase of a MOB with an Established Physician paying rent on the entirety of the building and utilizing ground floor only for the practice. Second Floor formerly utilized for physical therapy of the practice. Second Floor can be utilized for purchaser's business with elevator access and separate entrance from shared Lobby, or tenant can vacate and the entirety of the building utilized for Commercial Office Use. Valley Day and Night Clinic has been established for 30+years, with five (5) locations Valley-wide. First Floor contains 14 exam rooms, break room, physician's office, x-ray, triage, laundry. Second floor contains large conference room, 8 offices, several storage areas and physical therapy area – Floor Plan included. The facility has ample parking with covered area for physicians, handicap access. Take a moment to walk-through the facility on the Matteport 360 tour and schedule a tour for after-hours preview.

PROPERTY HIGHLIGHTS

- Freestanding MOB with ample parking
- Established medical practice
- Expressway visibility
- Pylon signage

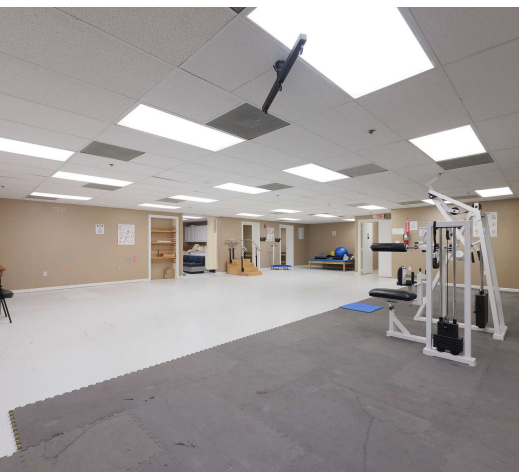
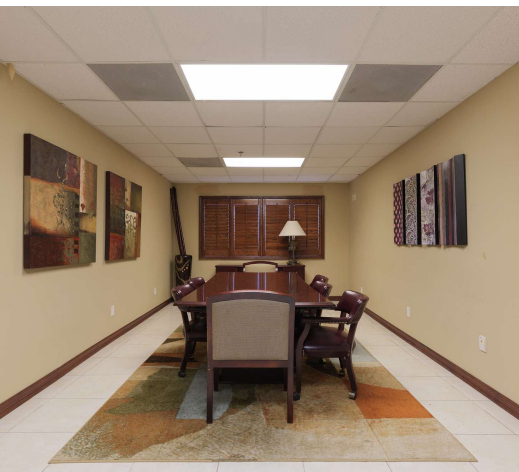
FOR SALE
305 E EXPRESSWAY 83 MOB

ADDITIONAL PHOTOS



FOR SALE
305 E EXPRESSWAY 83 MOB

ADDITIONAL PHOTOS



FOR SALE
305 E EXPRESSWAY 83 MOB

FLOOR PLANS

DRONE VIDEO AERIAL TOUR

360° VIRTUAL TOUR



FLOOR 1



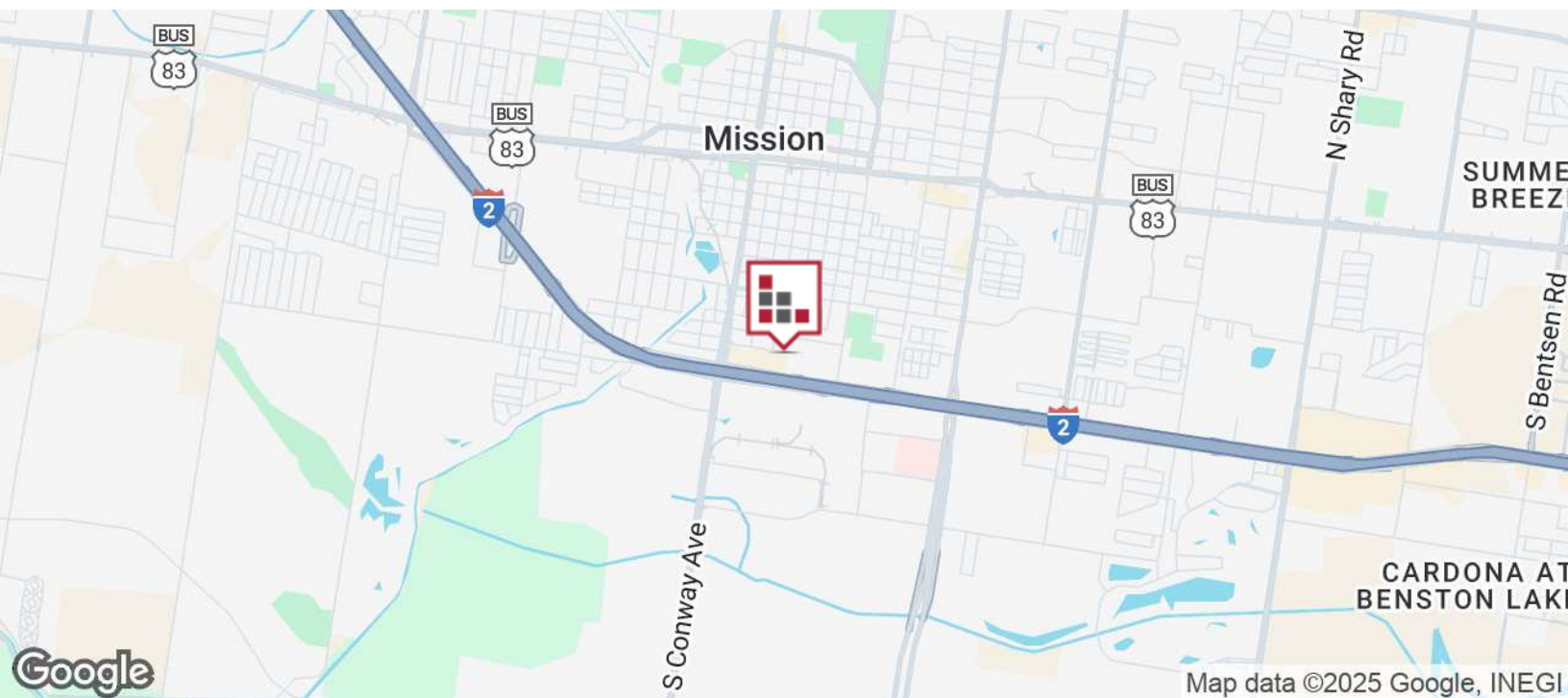
FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 8,032 sq.ft. FLOOR 2 8,043 sq.ft.
TOTAL : 16,075 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

FOR SALE
305 E EXPRESSWAY 83 MOB

LOCATION MAP



FOR SALE

305 E EXPRESSWAY 83 MOB

DEMOGRAPHICS MAP



POPULATION

3 MILES

5 MILES

10 MILES

| | | | |
|---------------------|--------|---------|---------|
| Total population | 70,992 | 160,496 | 444,913 |
| Median age | 38 | 37 | 36 |
| Median age (Male) | 37 | 36 | 35 |
| Median age (Female) | 39 | 38 | 37 |

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

| | | | |
|---------------------|-----------|-----------|-----------|
| Total households | 23,300 | 50,958 | 139,888 |
| # of persons per HH | 3 | 3.1 | 3.2 |
| Average HH income | \$79,395 | \$76,205 | \$72,313 |
| Average house value | \$192,991 | \$200,370 | \$185,092 |

ETHNICITY (%)

3 MILES

5 MILES

10 MILES

| | | | |
|----------|-------|-------|-------|
| Hispanic | 91.0% | 92.2% | 92.7% |
|----------|-------|-------|-------|

RACE (%)

| | | | |
|-----------------|-------|-------|-------|
| White | 33.2% | 32.3% | 32.1% |
| Black | 0.6% | 0.6% | 0.6% |
| Asian | 1.0% | 1.1% | 1.0% |
| Hawaiian | 0.0% | 0.0% | 0.0% |
| American Indian | 0.6% | 0.7% | 0.7% |
| Other | 20.3% | 21.1% | 22.2% |

* Demographic data derived from 2020 ACS - US Census