

Sale

613 N. Shary Rd, Mission, TX

613 North Shary Road Mission, TX 78573



PROPERTY DESCRIPTION

This 2.71-acre property is zoned for commercial use and strategically located on one of Mission's most high-traffic roads, surrounded by new developments and national retailers. Enjoy excellent visibility and accessibility, making it ideal for a wide range of commercial ventures. This property provides ample space and a strategic location for your commercial venture. Don't miss this chance to be a part of Mission's thriving commercial landscape. The building on property is being sold as is. Call today to schedule a showing! Development, use, and zoning are subject to City approval and all relevant governmental authorities. The buyer is responsible for verifying and obtaining necessary approvals regarding development, use, and zoning.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$3,500,000
Lot Size:	2.71 Acres
Building Size:	1,220 SF
Zoning:	C-4
APN:	685429

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,634	6,044	15,593
Total Population	9,501	41,674	84,348

STI: PopStats/WorkPlace/Spending Patterns/LandScape, 2023 Q4

Dalia Fernandez

956 490 5863

TX #765368



Coldwell Banker
Commercial
ImpactProperties

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

Sale

613 N. Shary Rd, Mission, TX

613 North Shary Road Mission, TX 78573



Dalia Fernandez

956 490 5863

TX #765368



Coldwell Banker
Commercial
ImpactProperties

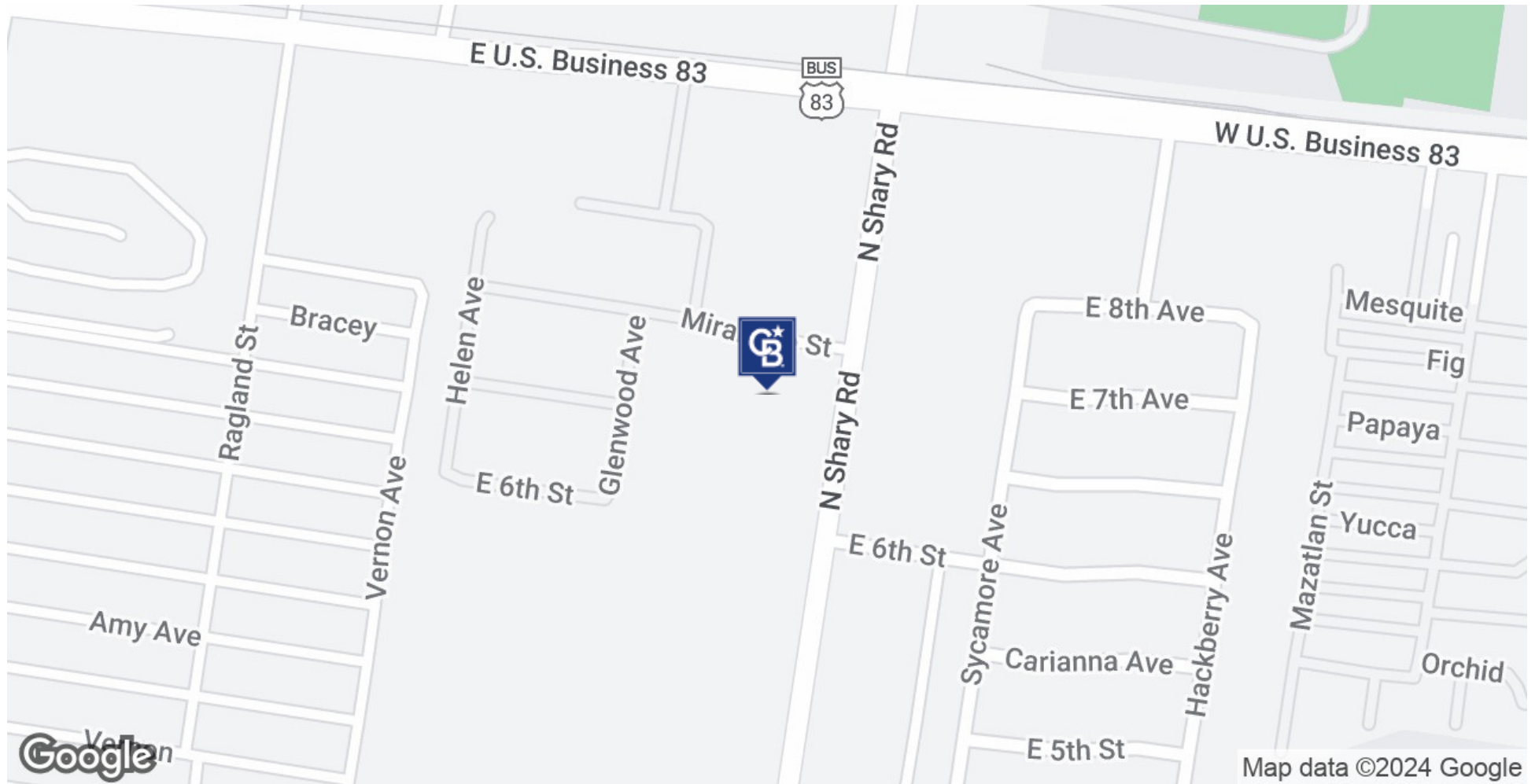
©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

Sale

613 N. Shary Rd, Mission, TX

613 North Shary Road Mission, TX 78573



Dalia Fernandez

956 490 5863

TX #765368



Coldwell Banker
Commercial
ImpactProperties

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

Sale

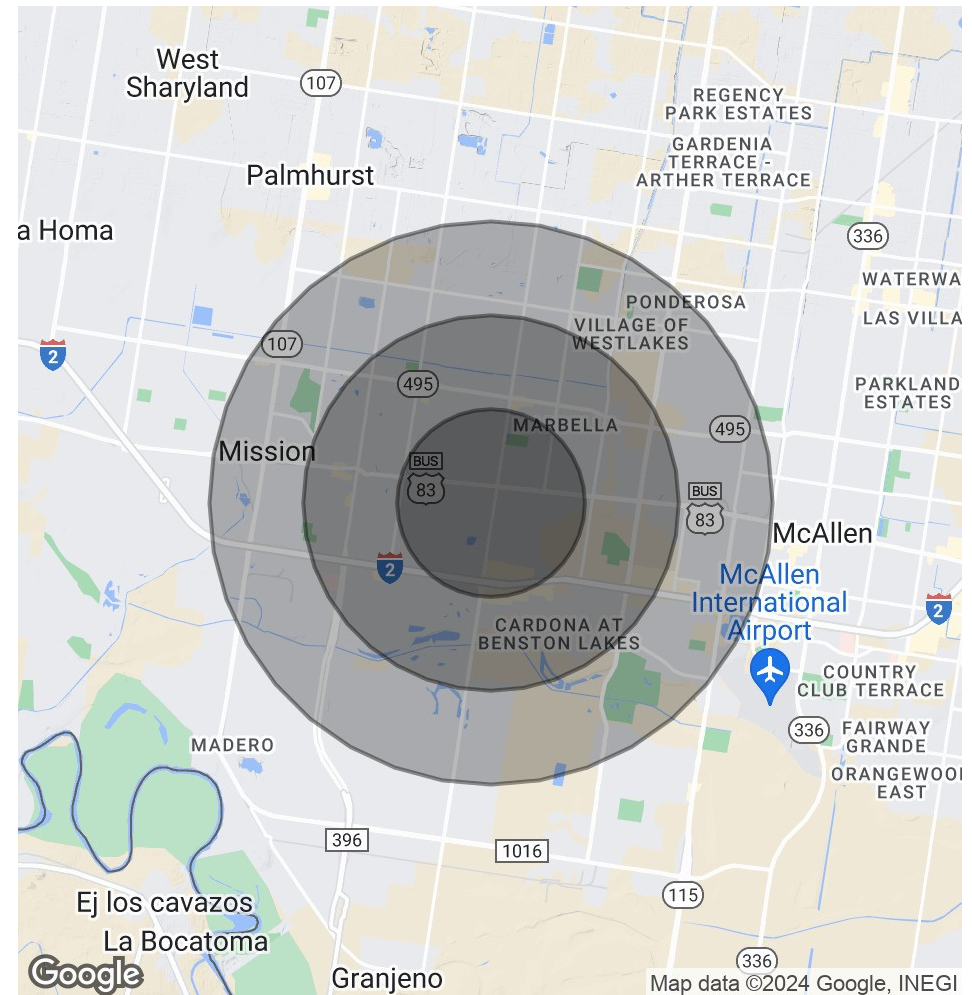
POPULATION

613 N. Shary Rd, Mission, TX

613 North Shary Road Mission, TX 78573

	1 MILE	2 MILES	3 MILES
Total Population	9,50	41,67	84,34
Average Age	39.4	39.4	37.7
Average Age (Male)	37.9	37.5	36.4
Average Age (Female)	40.7	40.3	39.0
HOUSEHOLDS & INCOME			
Total Households	3,378	28,056	64,417
# of Persons per HH	3.9	3.6	3.4
Average HH Income	\$87,089	\$78,285	\$76,705
Average House Value	\$193,707	\$216,183	\$212,291

STI: PopStats/WorkPlace/Spending Patterns/LandScape, 2023 Q4



Dalia Fernandez

956 490 5863

TX #765368



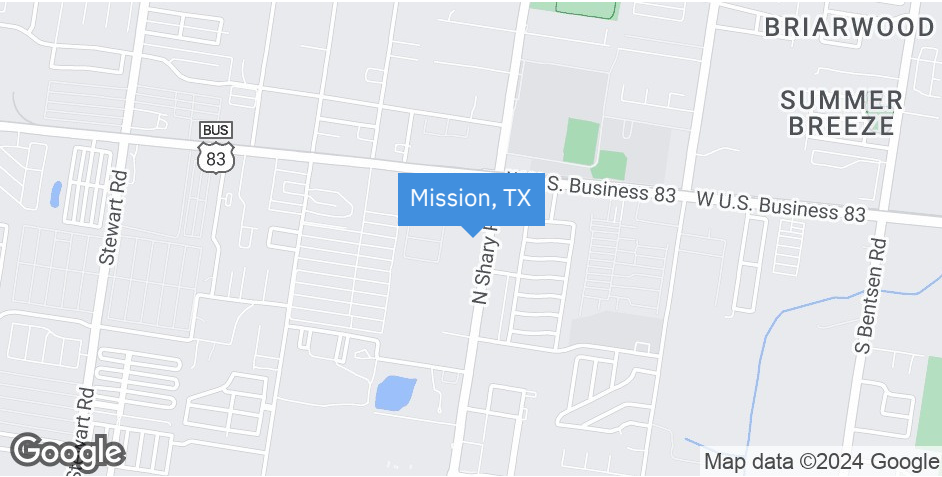
Coldwell Banker
Commercial
ImpactProperties

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

Sale

613 N. Shary Rd, Mission, TX
613 North Shary Road Mission, TX 78573



LOCATION DESCRIPTION

This 2.71-acre property is zoned for commercial use and strategically located on one of Mission's most high-traffic roads, surrounded by new developments and national retailers. Enjoy excellent visibility and accessibility, making it ideal for a wide range of commercial ventures. This property provides ample space and a strategic location for your commercial venture. Don't miss this chance to be a part of Mission's thriving commercial landscape. The building on property is being sold as is. Call today to schedule a showing! Development, use, and zoning are subject to City approval and all relevant governmental authorities. The buyer is responsible for verifying and obtaining necessary approvals regarding development, use, and zoning.

LOCATION DETAILS

Market	Retail
County	Hidalgo
Cross Streets	Shary Rd.
Street Parking	No
Signal Intersection	No
Road Type	Paved
Nearest Highway	Expressway 83
Nearest Airport	Mcallen International Airport

Dalia Fernandez
956 490 5863
TX #765368



©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

Sale

613 N. Shary Rd, Mission, TX
613 North Shary Road Mission, TX 78573



DALIA FERNANDEZ

Sales Associate

Direct: 956.490.5863 **Cell:** 956.490.5863
realty.dalia@gmail.com

TX #765368

Dalia Fernandez

956 490 5863

TX #765368



Coldwell Banker
Commercial
ImpactProperties

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.