



**PAD SITES AVAILABLE IN  
MARQUEE RETAIL CENTER**

**112K VPD | 199K CURRENT POPULATION**

*-REGIS 12/21*

**LOCATED IN THE FASTEST-  
GROWING MSA IN TEXAS**

*- MISSION ECONOMIC DEVELOPMENT CORPORATION '21*



## MISSION GATEWAY

Pad Sites and Retail Available for Lease in McAllen MSA

NEC of E. Expressway 83 and S. Bryan Road | Mission, Texas

**Josh Friedlander | 281.477.4300**

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation | Multifamily Development

# MISSION GATEWAY

MISSION, TEXAS

# PROJECT HIGHLIGHTS



**60%**  
POPULATION  
GROWTH  
WITHIN 2 MILES

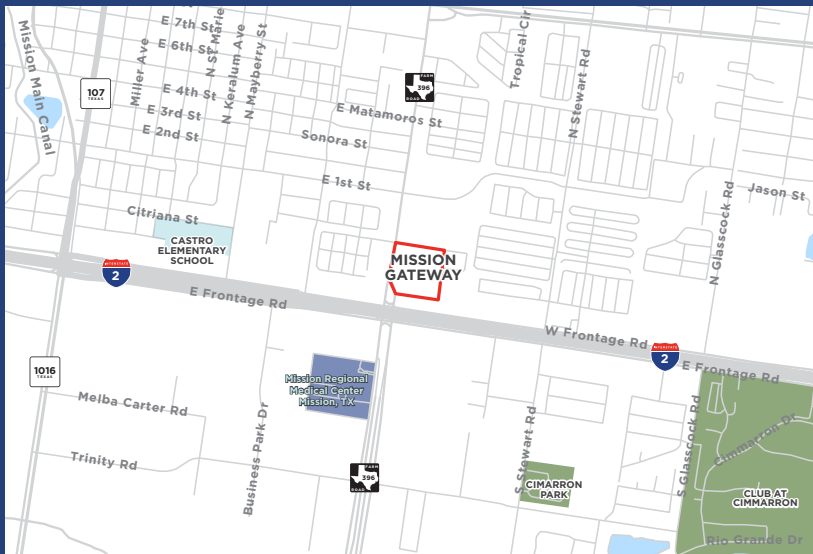
2010 Census, 2021 Estimates with  
Delivery Statistics as of 12/21



**\$72K**  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 3 MILES



**71%**  
OWNER  
OCCUPIED  
HOUSEHOLDS  
WITHIN 3 MILES



## STEADY RESIDENTIAL GROWTH

**59,262 TOTAL HOUSEHOLDS | 5-MILE RADIUS**  
**31% HOUSEHOLD GROWTH | 2010-2021**

Source: MetroStudy & Regis Estimates as of 4Q 2021

**MAJOR  
AREA  
RETAILERS**

**ROSS**  
DRESS FOR LESS

**H-E-B**

**petco**

**TJ-MAXX**

**THE HOME DEPOT**

**LAQUINTA**  
INNS & SUITES

**TARGET**

**KOHL'S**

**Walmart**

**CINEMARK Office DEPOT**

**JOSH FRIEDLANDER**

281.477.4381

[jfriedlander@newquest.com](mailto:jfriedlander@newquest.com)

**NewQuest**  
PROPERTIES



# PROJECT HIGHLIGHTS



IDEALLY SITUATED FRONTING EXPRESSWAY 83 WITHIN THE MCALEN MSA, AN **AREA KNOWN FOR ITS HIGH RETAIL SALES**



EXPRESSWAY 83 IS THE MAIN EAST-WEST THOROUGHFARE IN THE MSA AND BOASTS **112,286 VEHICLES PER DAY**

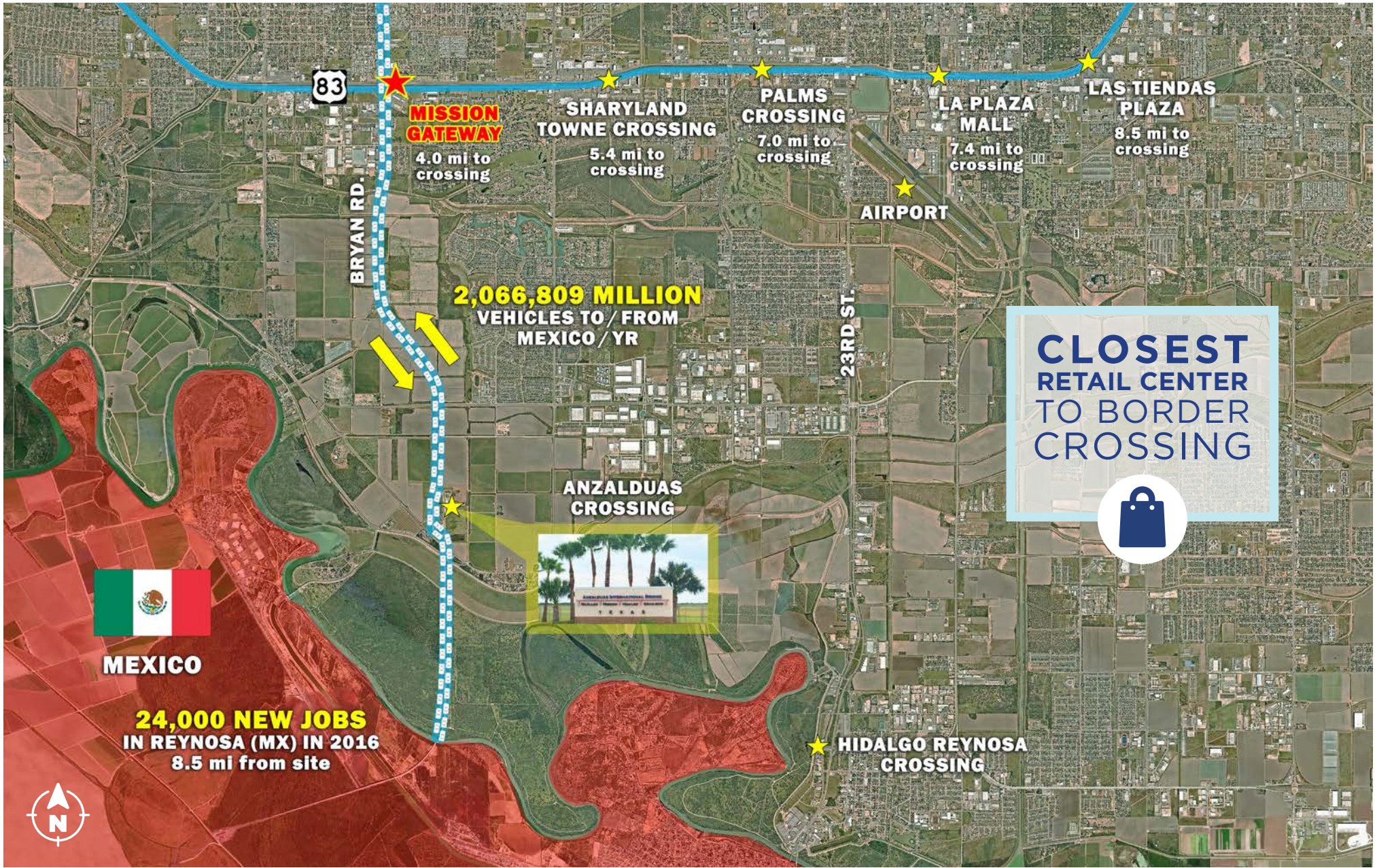


DIRECTLY LEADS TO THE ANZALDUAS BORDER CROSSING CARRYING **2 MILLION CARS ANNUALLY TO AND FROM MEXICO**



THE ANZALDUAS CROSSING IS 4 MILES SOUTH FROM THE PROPERTY AND IS THE **MAIN REGIONAL CROSSING POINT TO AND FROM MEXICO**











## FORECASTED TRADE AREA

DISTANCE TRAVELED	CUSTOMER %
UNDER 1 MILE	6.17%
UNDER 2 MILES	15.97%
UNDER 3 MILES	28.11%
UNDER 5 MILES	37.90%
UNDER 7 MILES	51.69%
UNDER 10 MILES	64.89%

- PLACER.AI '21



Sharyland Towne Crossing

2 Miles To Sharyland Towne Crossing

**SITE**

**SOUTH BRYAN ROAD** 19,673 VPD



4 Miles To Anzalduas Bridge from Mexico  
1.1 Million Vehicles









KEY	BUSINESS	LEASE AREAS
1	Available For Lease	10,579 SF
2	Proposed Conn's	40,724 SF
3	Proposed Murdoch's	50,423 SF
4	Available For Lease	3,195 SF
5	Pad Site For Lease	29,927 SF
6	Available For Lease	8,400 SF
7	Available For Lease	8,400 SF

## Why Mission Gateway?

- First Major retail center to and from the Anzalduas Border Crossing with Mexico
- 2.2 million border crossings per year via Anzalduas, 4 miles directly south of Mission Gateway on Bryan Road
- Fastest and most preferred route to McAllen from Monterrey and Reynosa is through Anzalduas and directly in front of Mission Gateway
- The Anzalduas Crossing is McAllen's newest border crossing and is planned for expansion with additional lanes increasing traffic to and from Mexico
- Highly visible site fronting Expressway 83, the retail corridor in the McAllen MSA
- Strong access from Expressway 83 and Mexico

**Josh Friedlander**  
 281.477.4381  
 jfriedlander@newquest.com

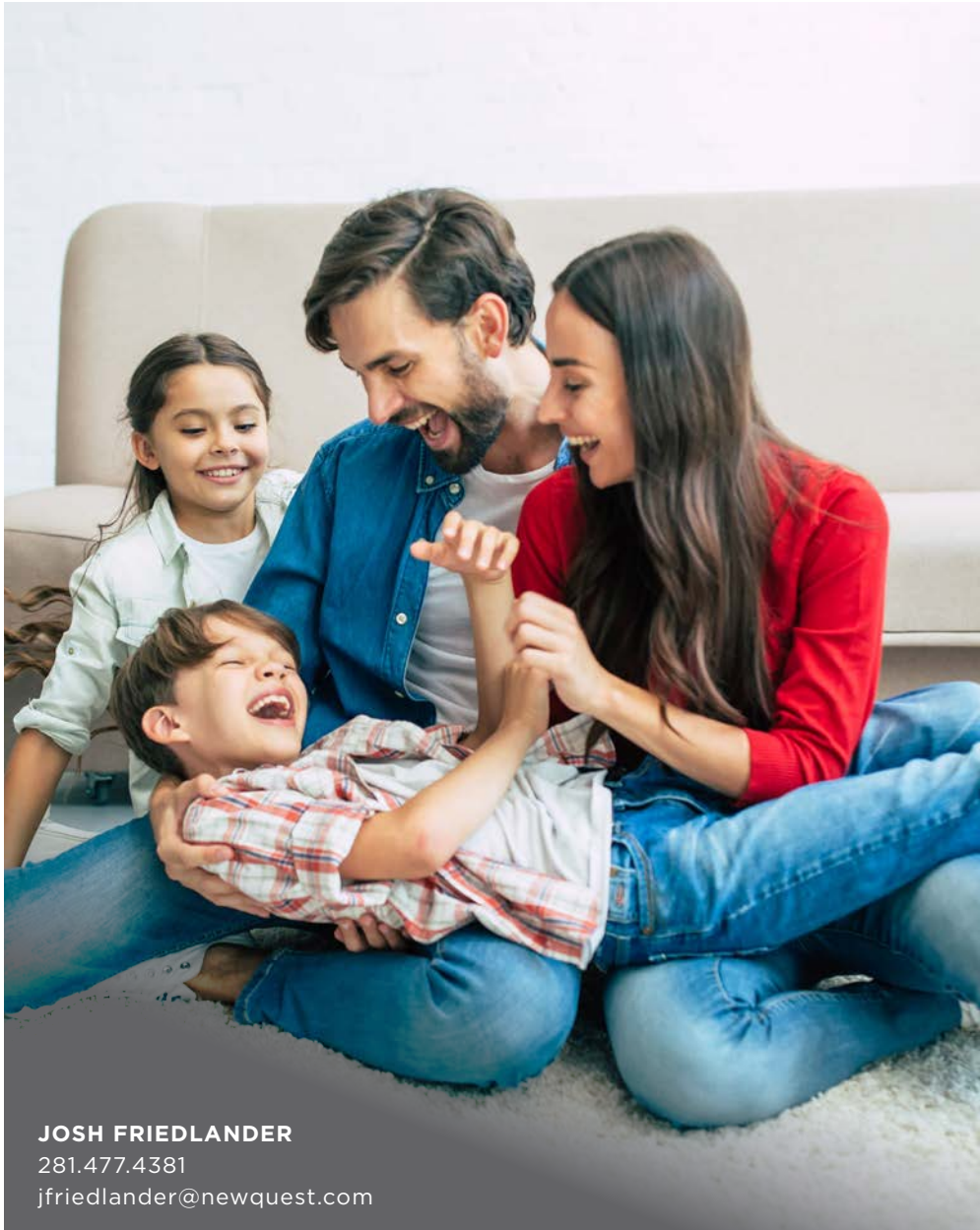


AVAILABLE
  LEASED
  IN NEGOTIATION
  NOT A PART



# DEMOGRAPHICS

2010 Census, 2021 Estimates with Delivery Statistics as of 12/21



**JOSH FRIEDLANDER**  
281.477.4381  
jfriedlander@newquest.com

POPULATION	1 MILE	2 MILES	3 MILES	5 MILES
Current Households	5,187	15,646	29,770	59,318
Current Population	14,722	47,256	96,196	199,893
Population Growth 2010 to 2021	41.39%	59.61%	41.77%	30.60%
Median Age	43.9	38.1	34.4	33.2

INCOME	1 MILE	2 MILES	3 MILES	5 MILES
Average Household Income	\$53,107	\$64,047	\$71,884	\$61,912
Median Household Income	\$44,322	\$49,343	\$57,192	\$49,051
Per Capita Income	\$20,550	\$22,874	\$23,618	\$19,471

RACE AND ETHNICITY	1 MILE	2 MILES	3 MILES	5 MILES
White	41.45%	38.26%	35.71%	34.74%
Black or African American	0.60%	0.77%	0.75%	0.61%
Asian or Pacific Islander	0.96%	1.28%	1.86%	1.42%
Other Races	56.49%	59.13%	61.08%	62.54%
Hispanic	78.02%	82.88%	85.62%	89.78%

CENSUS HOUSEHOLDS	1 MILE	2 MILES	3 MILES	5 MILES
1 Person Household	23.96%	20.25%	16.18%	15.10%
2 Person Households	36.16%	30.27%	26.01%	24.00%
3+ Person Households	39.87%	49.48%	57.80%	60.89%
Owner-Occupied Housing Units	68.61%	68.58%	71.34%	67.37%
Renter-Occupied Housing Units	31.39%	31.42%	28.66%	32.63%



# 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.

**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.

**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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Josh Friedlander</b>	<b>526125</b>	<b>jfriedlander@newquest.com</b>	<b>(281)477-4300</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice. MS3221\_EY\_05.31.22