

Sharyland Financial & Marketing Center

3605/3607 PLANTATION GROVE BLVD | MISSION, TX 78572

FOR LEASE/FOR SALE

For more property information and site tours, please contact:

EDWARD VILLAREAL, SIOR

Managing Partner | Real Estate Broker

edward@nairgv.com | 956.731.4433

NAI STX

800 W Dallas Ave, McAllen, TX 78501

www.nairgv.com | 956.994.8900

NAISTX
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Property Overview

Sharyland Financial & Marketing Center is a Class A office building located in the heart of the Sharyland Plantation development located in Mission, Texas. Built in 2002, the property has excellent curb appeal and represents an exceptional opportunity for office use. Built with the finest of materials and finishes, the building was carefully designed to meet the needs of a variety of users, from marketing firms to corporate offices. The ownership has the ability to re-develop the spaces to accommodate new needs and will retrofit the spaces accordingly.



S H A R Y L A N D
P L A N T A T I O N

SHARYLAND FINANCIAL & MARKETING CENTER

3605/3607 PLANTATION GROVE BLVD | MISSION, TX 78572



KEY FEATURES

- Excellent visibility with frontage on Shary Road
- Conveniently located minutes from Interstate 2
- Master-planned Class A development with flexible space availabilities ranging from 1,250 to 5,597 square feet
- Ample parking with 107 in-place parking spaces providing a 4.28 per 1,000 SF parking ratio

PROPERTY FEATURES

Car Parks:	4.28 Per 1,000
Zoning:	Planned Unit Development
Market:	McAllen MSA
Sub Market:	Sharyland Plantation
Cross Streets:	Shary Rd & Plantation Grove Blvd
Traffic Count:	18,610 VPD*
Lot Size:	3.16 Acres
Floors:	2 Story
Building Size:	25,023 RSF
Year Built:	2002
Parking:	107 Total

AVAILABLE SUITES			
Suite	Condition	Available Area	Maximum Area
101A	Finished Out	4,191 SF	5,495 SF
102A	Finished Out	1,304 SF	
101B	Finished Out	1,296 SF	2,595 SF
104B	Finished Out	1,299 SF	
200A	Finished Out	5,597 SF	---
202B	Finished Out	1,250 SF	---
205B	Finished Out	1,268 SF	---
Total Available		16,205 SF	65% Available

LEASED SUITES				
Suite	105B	201B	103B	203/204
Area (SF)	1,361 SF	1,299 SF	2,480 SF	3,678 SF
Total Leased	8,818 SF			35% Leased

SHARYLAND FINANCIAL & MARKETING CENTER

3605/3607 PLANTATION GROVE BLVD | MISSION, TX 78572



KEY FEATURES

- Excellent visibility with frontage on Shary Road
- Conveniently located minutes from Interstate 2
- Master-planned Class A development with flexible space availabilities ranging from 1,250 to 5,597 square feet
- Ample parking with 107 in-place parking spaces providing a 4.28 per 1,000 SF parking ratio

PROPERTY FEATURES

Car Parks:	4.28 Per 1,000
Zoning:	Planned Unit Development
Market:	McAllen MSA
Sub Market:	Sharyland Plantation
Cross Streets:	Shary Rd & Plantation Grove Blvd
Traffic Count:	18,610 VPD*
Lot Size:	3.16 Acres
Floors:	2 Story
Building Size:	25,023 RSF
Year Built:	2002
Parking:	107 Total

BUILDING A - 3605 PLANTATION GROVE	
Suite	Available Area (SF)
101A	4,191
102A	1,304
200A	5,597

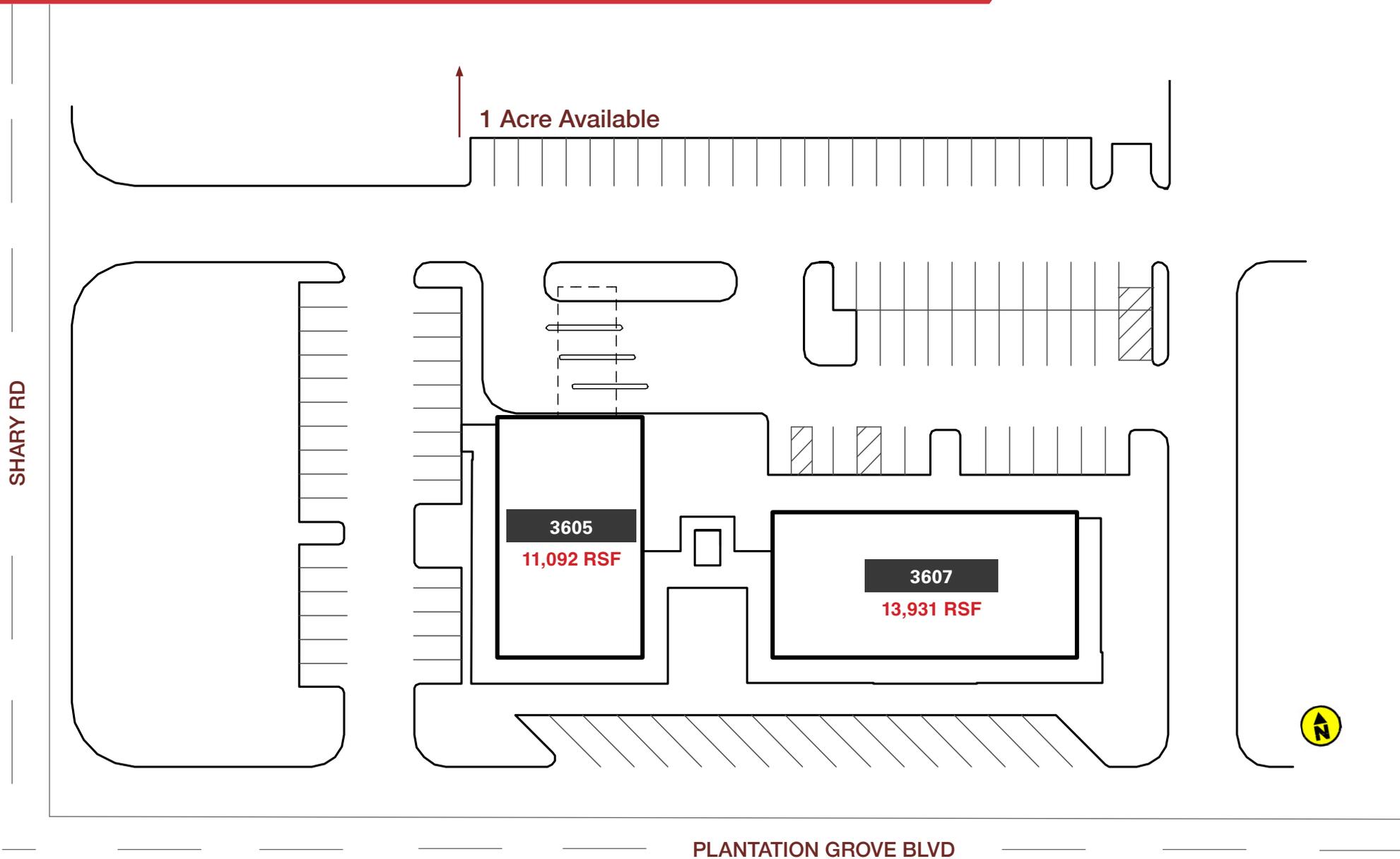
BUILDING B - 3607 PLANTATION GROVE	
Suite	Available Area (SF)
101B	1,296
104B	1,299
202B	1,250
205B	1,268

BUILDING A&B		
Total Area BLDG A&B	Leased	Total Available
25,023SF	8,818 SF	16,205 SF
--	35%	65%

LEASED AREA	
Suite	Area (SF)
105B	1,361
201B	1,299
203/204B	3,678
103B	2,480

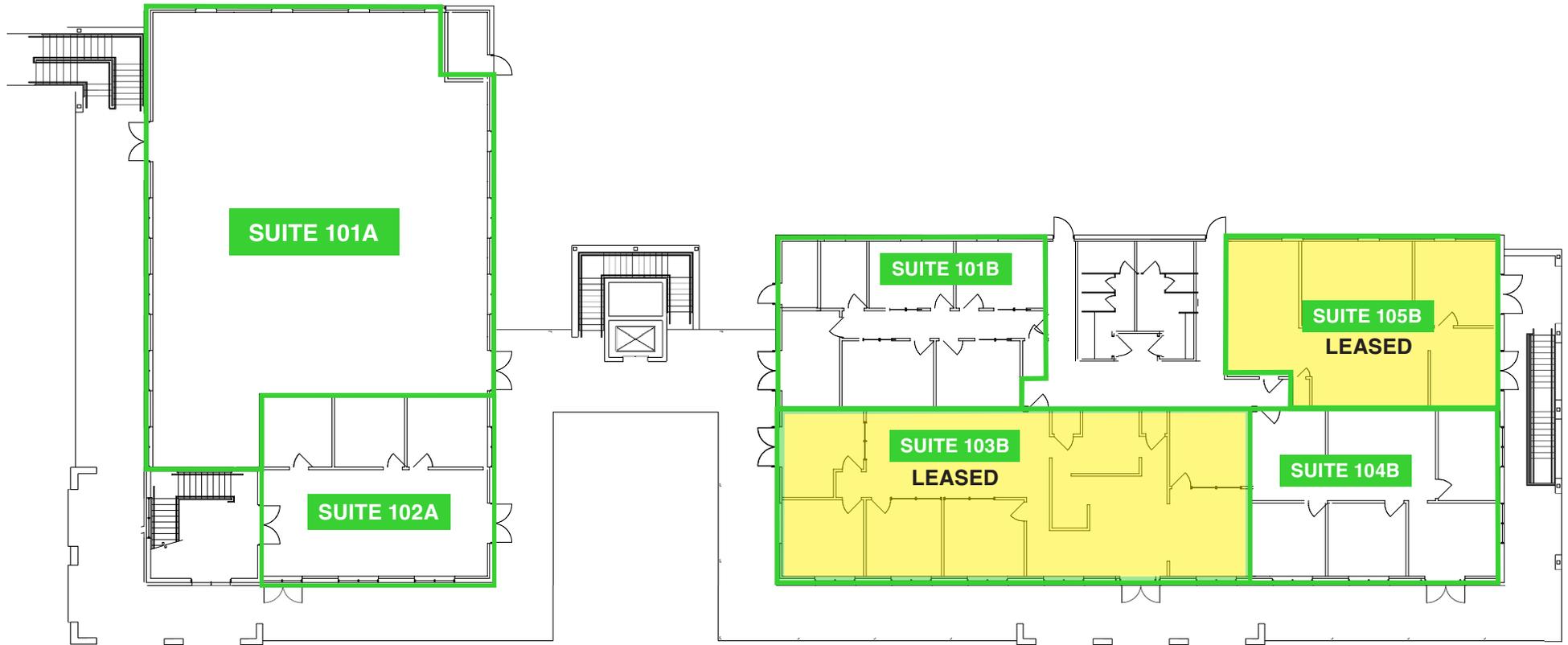
PLANTATION GROVE BLVD

SITE PLAN



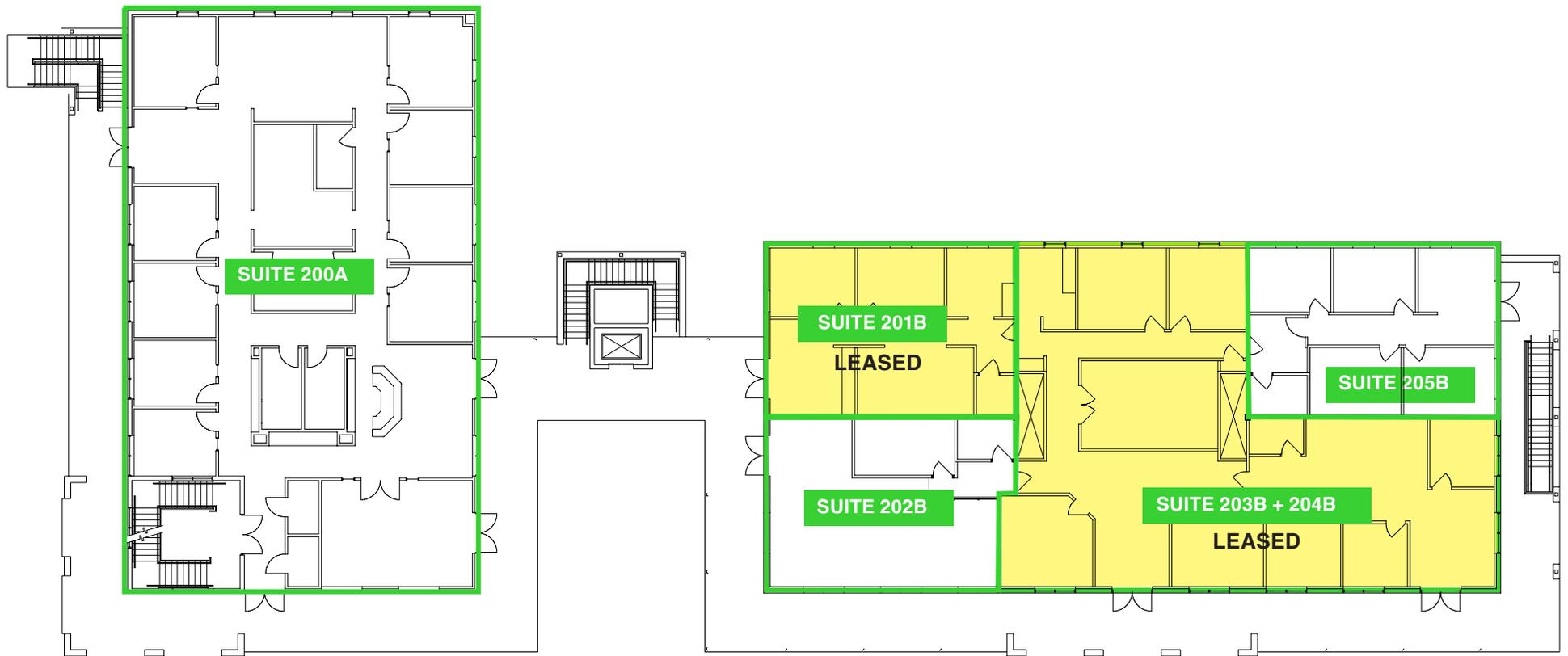
First Floor

FLOOR PLAN



Second Floor

FLOOR PLAN



Sharyland Financial & Marketing Center

3605/3607 PLANTATION GROVE BLVD | MISSION, TX 78572

Location Overview

Sharyland Financial & Marketing Center is a Class A office building located in the heart of the Sharyland Plantation development located in Mission, Texas. The property is located on Shary Road just 2 miles South of Interstate 2, and less than 2 miles from the Anzalduas International Bridge. The development is located in the heart of the Hunt family (Previous Developer) master planned development of Sharyland Plantation, which includes corporate users like T-Mobile, Panasonic, GE Aviation, DHL and many other corporate users.

Disclaimer. The information contained herein was obtained from sources believed reliable. NAI STX makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.





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 STX	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
Edward Villareal	467182	edward@nairgv.com	956-994-8900
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date