

# PRIME SHARY ROAD COMMERCIAL OPPORTUNITY

## FOR SALE

613 North Shary Road Mission, TX 78572



SALE PRICE

\$3,500,000

**Max Lerma**

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**COMMERCIAL**  
RIO GRANDE VALLEY

# PROPERTY SUMMARY

613 NORTH SHARY ROAD

Mission, TX 78572



## PROPERTY DESCRIPTION

Set on a busy Shary Rd corridor in Mission, Texas, this ±2.71-acre commercial tract delivers strong exposure with a reported 31,637 vehicles per day and easy access to the area's top retail nodes. Surrounded by national and daily-need anchors like Target, Walmart, and H-E-B Plus!, the site supports pad retail, QSR, medical/professional office, or mixed-use concepts. Existing improvements convey as-is, and the seller is open to a ground lease for all or part.

## PROPERTY HIGHLIGHTS

- Seller open to ground lease all or portion of site.
- Flexible ±2.71 acres supports pads, office, or mixed-use.
- Infill location with rooftops and retail momentum supporting absorption.
- Surrounded by major anchors (Target, Walmart, H-E-B Plus!)

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## OFFERING SUMMARY

Sale Price:	\$3,500,000
Lot Size:	2.71 Acres
Market:	Rio Grande Valley
Submarket:	Mission



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# NORTH FACING AERIAL

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# SOUTH FACING AERIAL

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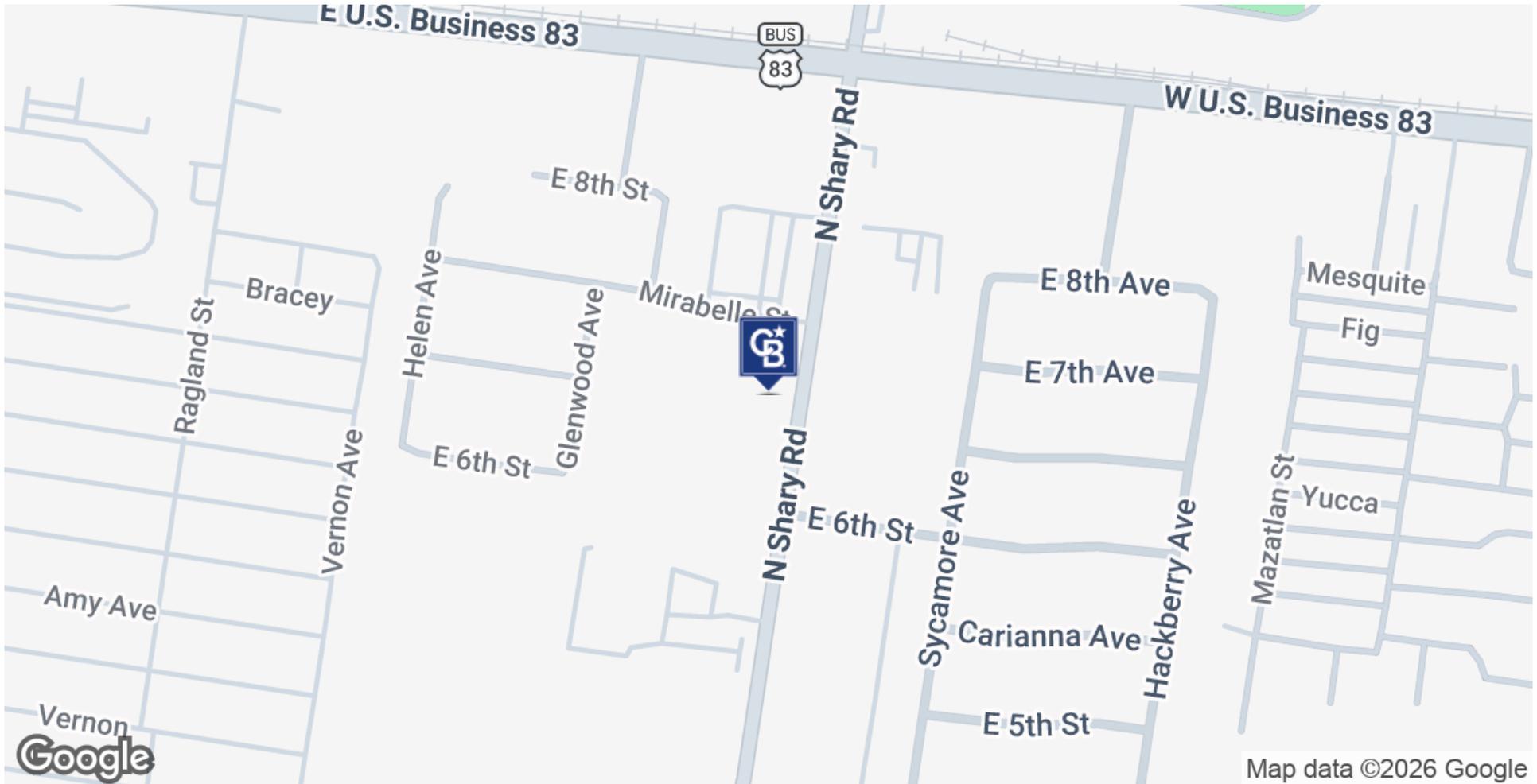


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# LOCATION MAP

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# DEMOGRAPHICS

613 NORTH SHARY ROAD

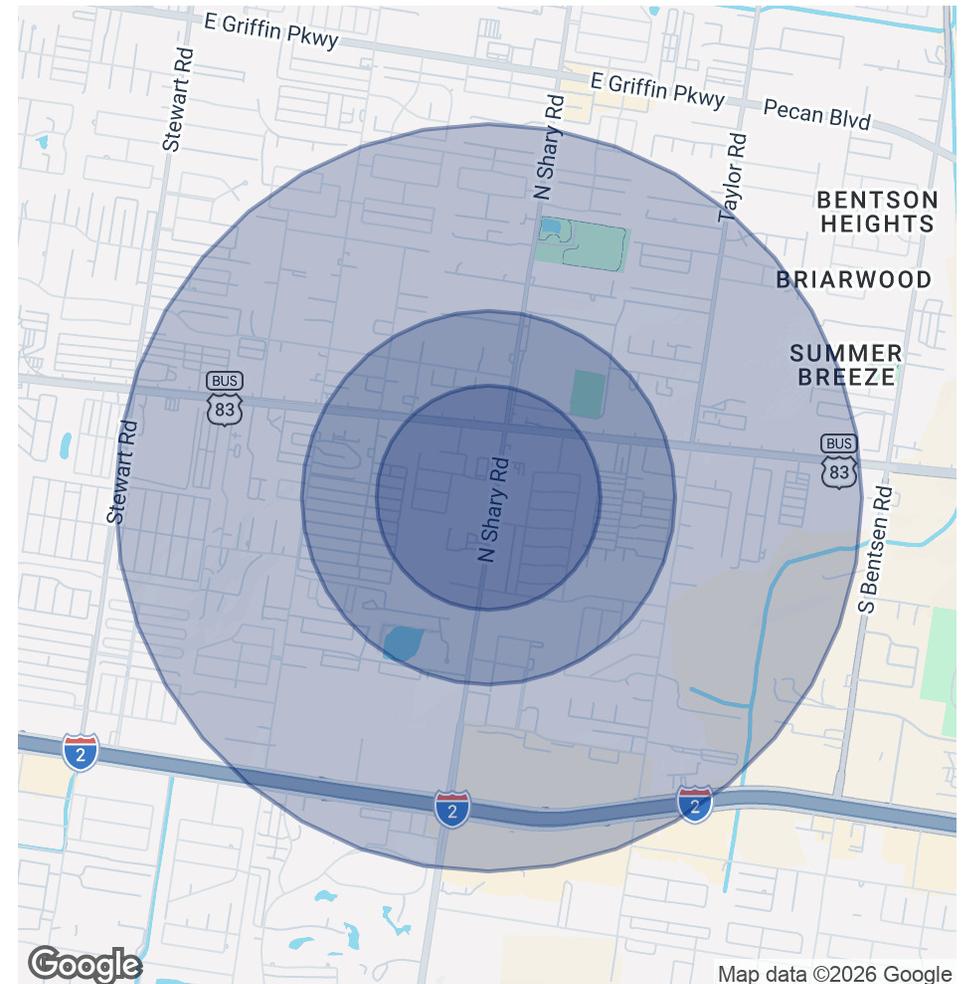
Mission, TX 78572

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	677	2,426	10,075
Average Age	39	40	39
Average Age (Male)	38	39	38
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	239	898	3,679
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$88,863	\$91,925	\$90,948
Average House Value	\$220,369	\$235,896	\$213,937

Demographics data derived from AlphaMap



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