

# SHARYLAND PROFESSIONAL CENTER

4101 S SHARY RD | MISSION, TX 78572



## OFFICE SPACE FOR LEASE/FOR SALE

### EDWARD VILLAREAL, SIOR

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### NAI RIO GRANDE VALLEY

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## PROPERTY OVERVIEW

Sharyland Professional 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 (former developer) master planned development of Sharyland Plantation, which includes corporate users like T-Mobile, Panasonic, GE Aviation, DHL and many other corporate users.



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

# SHARYLAND PROFESSIONAL CENTER

## 4101 S Shary Rd (Bldg. A & B)

### KEY FEATURES

- Excellent location with Shary Road frontage and only minutes from Interstate 2
- Located in an Opportunity Zone
- Flexible floor-plans with space availabilities ranging from 2,817 square feet to 14,844 square feet
- Well above standard parking with a parking ratio of 10.96 spaces per 1,000 rentable square feet
- Premium Class A finishes provided for each space
- Strong corporate demographics with nearby neighbors such as the T-Mobile call center, Commscope, Rexnord Industries and Panasonic.

Lot Size:	4.97 Acres
Floors	2 Story
Building Size:	47,434 RSF
Year Built:	2003
Parking:	10.96 Per 1,000
Car Parks	10.96 Per 1,000
Zoning:	Planned Unit Development
Market:	McAllen MSA
Sub Market:	Sharyland Plantation
Cross Streets:	Shary Rd & San Gabriel St
Traffic Count:	18,610 VPD*

(\* ) DATA ACQUIRED FROM TEXAS DEPARTMENT OF TRANSPORTATION 2018

### AVAILABLE SUITES

Suite	Condition	Available Area	Maximum Area
102 A	Shell	2,817 SF	5,918 SF
103 A	Finished Out	3,101 SF	
101 B	Finished Out	3,832 SF	14,850 SF
102 + 103 B	Finished Out	11,018 SF	
Total Available		20,768 SF	44% Available

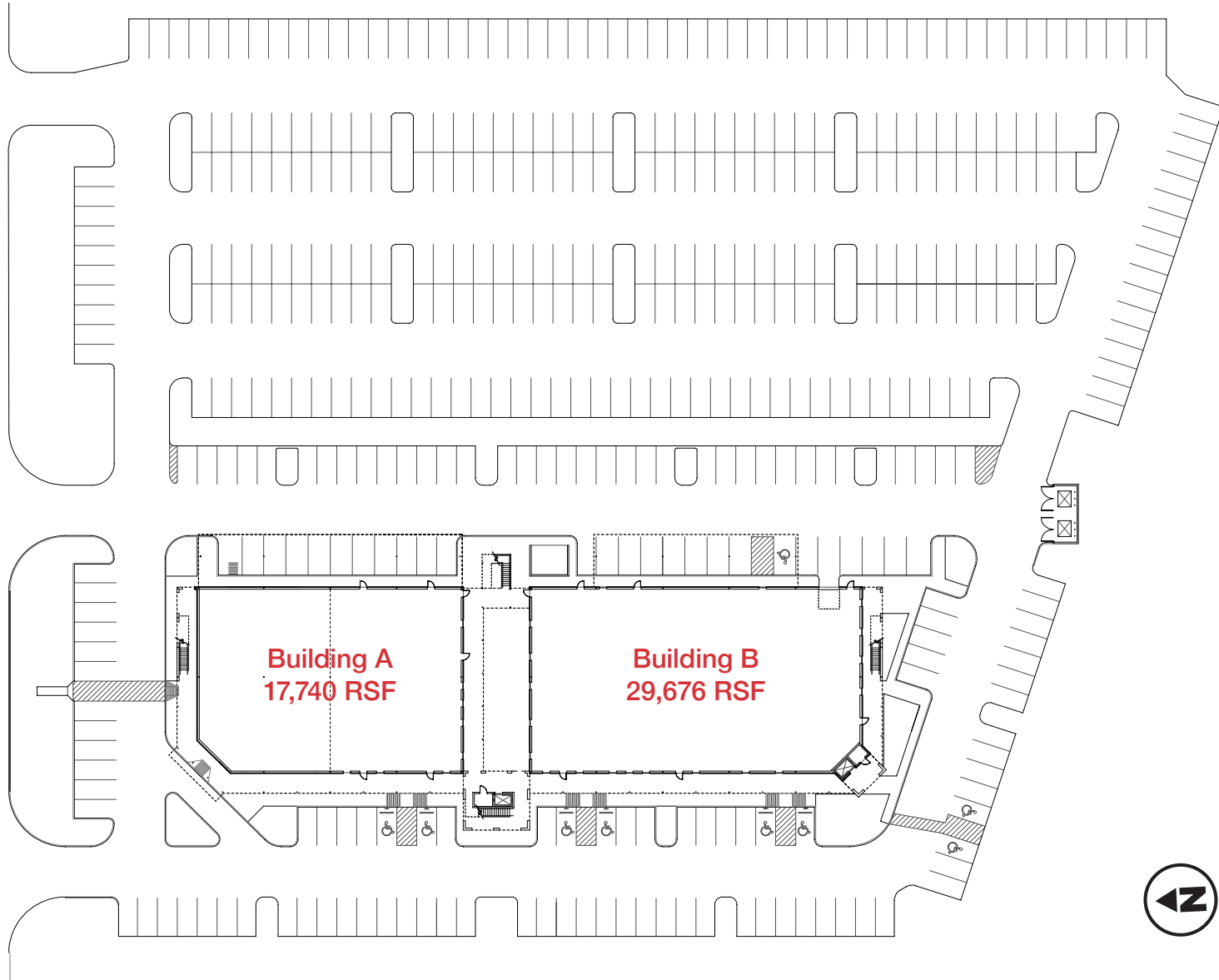
### LEASED SUITES

Suite	201 A	201 B
Area (SF)	11,822 SF	14,844 SF
Total Leased	26,666 SF	56% Leased

# 4101 S Shary Rd (Bldg. A & B)

## SITE PLAN

San Gabriel St

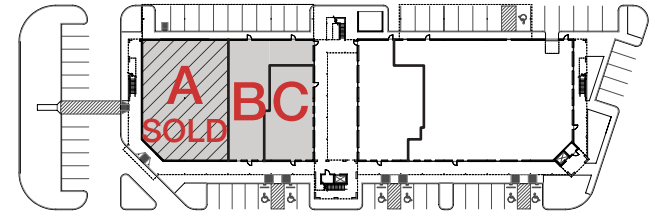


Shary Rd

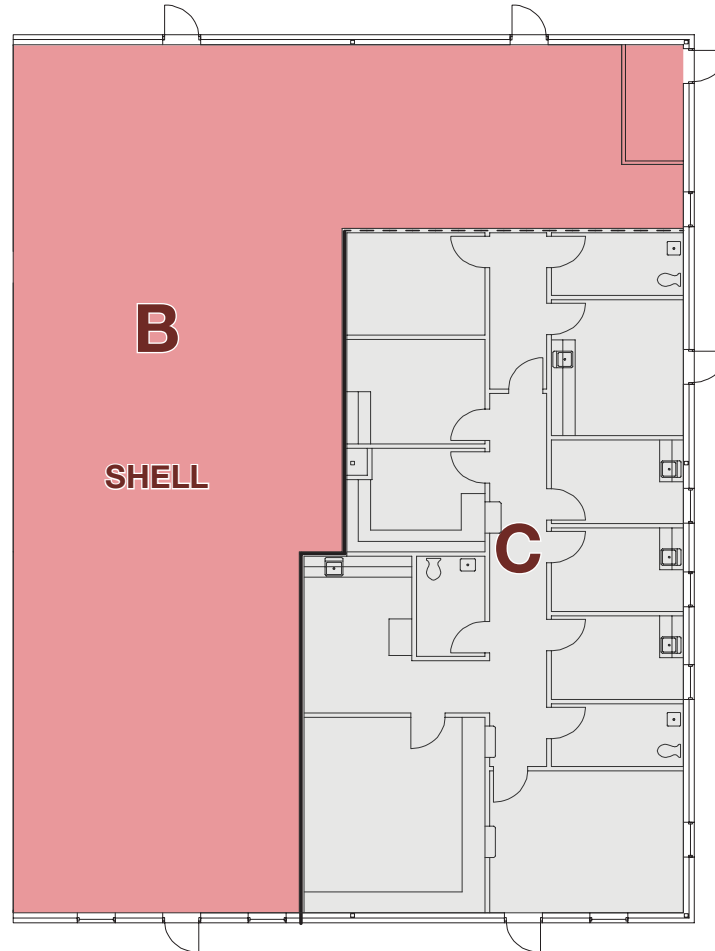
**4101 S Shary Rd (Bldg. A & B)**  
**SITE PLAN**

**Building A**

**FIRST FLOOR**



**B. Suite 102A | 2,817 RSF**



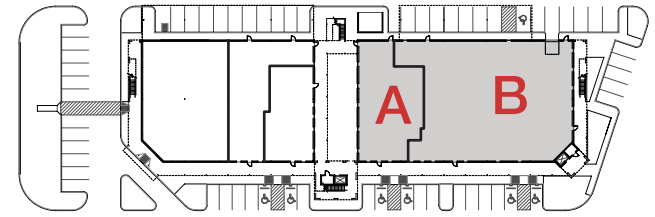
**C. Suite 103A | 3,101 RSF**

# 4101 S Shary Rd (Bldg. A & B)

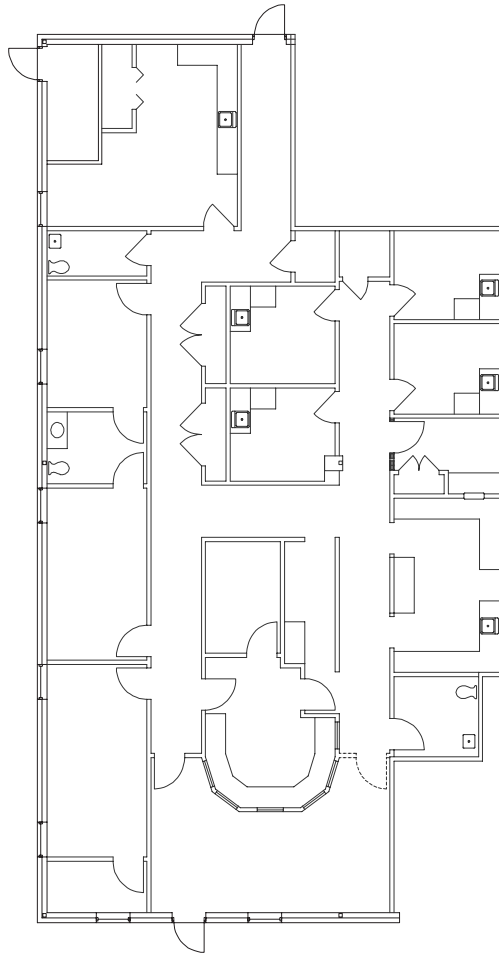
## SITE PLAN

**Building B**

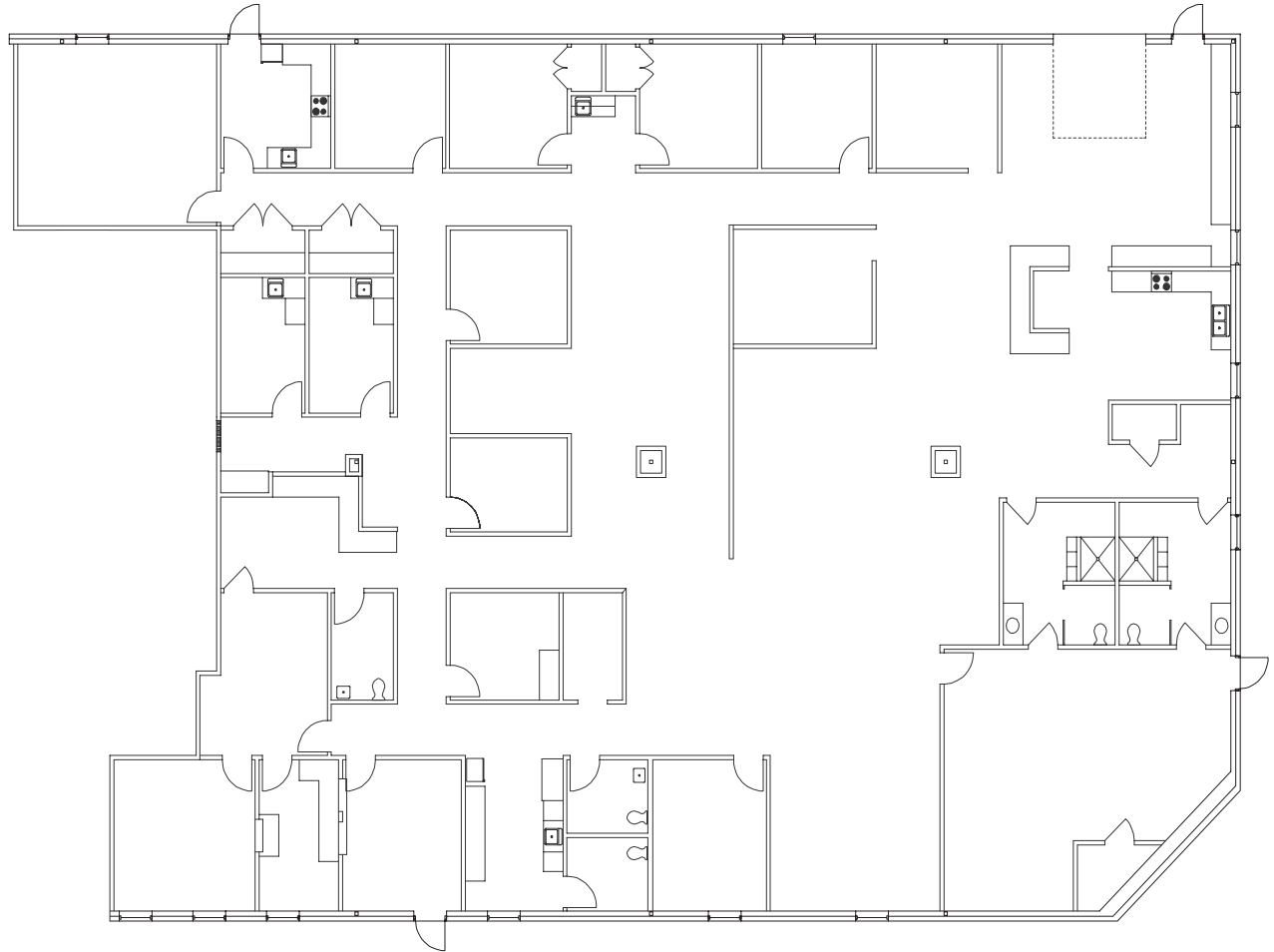
**FIRST FLOOR**



**A. Suite 101B | 3,832 RSF**



**B. Suite 102B & 103B | 11,018 RSF**





## LOCATION OVERVIEW

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# 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.

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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

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Date