

**900 PLAZA DR &
909 BUSINESS PARK DR**
MISSION, TX 78572

THE HEALTH QUARTERS

±1,027 - 6,067 SF AVAILABLE



FOR PROPERTY INFORMATION & SITE TOURS PLEASE CONTACT:

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NAISTX
COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE

OVERVIEW SUMMARY

900 PLAZA DR & 909 BUSINESS PARK DR | MISSION, TX 78572

PROPERTY SUMMARY

Step into the vibrant medical community at The Health Quarters, a dynamic multi-tenant medical office building strategically positioned near Interstate 2 and anchored by the prestigious Mission Regional Medical Center in Mission, TX. This premier location offers patients unparalleled access to a diverse range of medical specialties all under one roof. With spaces ranging from 1,027 to 6,067 square feet, this is more than just an office building—it's a hub of health and wellness, offering convenience and comprehensive care in one thriving medical destination.

PROPERTY SPECIFICATIONS

Lease Type:	NNN
Available SF:	1,027 - 6,067 SF
Available Units:	5
Building Size:	51,170 SF
Year Built:	1999
Zoning:	CO
Cross Streets	Plaza Dr & Business Park Dr
Market:	McAllen MSA
Lease Rate:	\$18 SF/yr + NNN (\$4.13)



PROPERTY HIGHLIGHTS

- Near Interstate 2, anchored by Mission Regional Medical Center.
- Wide range of medical services under one roof.
- A vibrant medical community and premier destination.
- Easy access and comprehensive care in one location.
- Modern facilities

FOR LEASE | OFFICE BUILDING

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LEASE SPACES

900 PLAZA DR & 909 BUSINESS PARK DR | MISSION, TX 78572



AVAILABLE SPACES

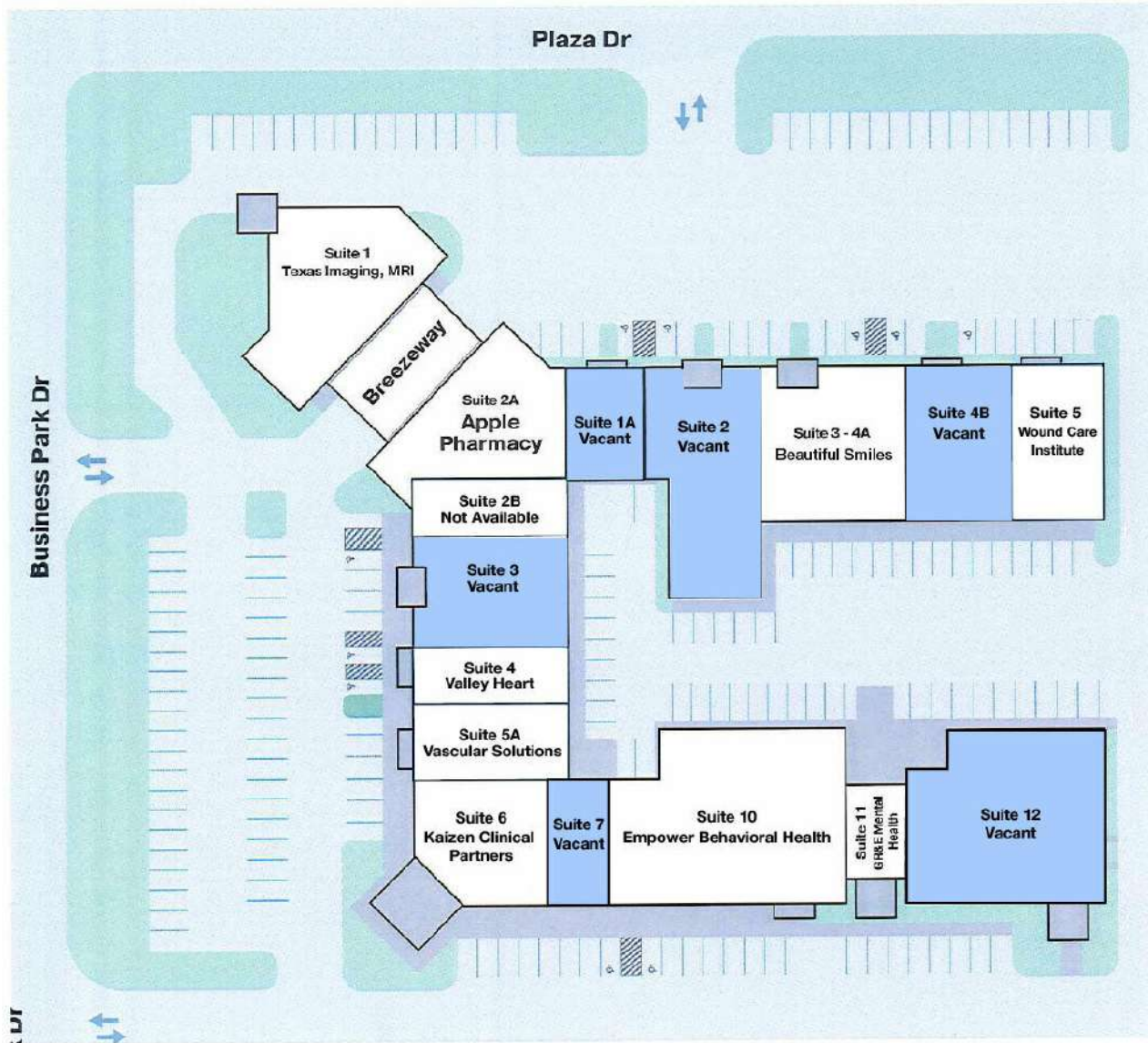
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
900 Plaza Drive - Suite 1A	1,027 SF	\$4.13/yr NNN	\$18.00 SF/yr	\$1,540.50 (lease rate) + \$353.46 (NNN) ≈ \$1,893.96 a month
900 Plaza Drive - Suite 2	3,819 SF	\$4.13/yr NNN	\$18.00 SF/yr	\$5,728.5 (lease rate) + \$1,314.37 (NNN) ≈ \$7,042.87 a month
909 Business Park Drive - Suite 3	2,933 SF	\$4.13/yr NNN	\$18.00 SF/yr	\$4,399.50 (lease rate) + \$1,009.44 (NNN) ≈ \$5,408.94 a month
900 Plaza Dr. Ste. 4B	2,077 SF	\$4.13/yr NNN	\$18.00 SF/yr	\$3,115.50 (lease rate) + \$714.83 (NNN) ≈ \$3,830.33 a month
909 Business Park Drive Ste. 7	2,450 SF	\$4.13/yr NNN	\$18.00 SF/yr	\$3,675 (lease rate) + \$843.21 (NNN) ≈ \$4,518.21 a month
909 Business Park Drive Ste. 12	6,067 SF	\$4.13/yr NNN	\$18.00 SF/yr	\$9,100.50 (lease rate) + \$2,088.06 (NNN) ≈ \$11,188.56 a month

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SITE PLAN

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Suite	Tenant	Square Feet
1	Texas Imaging, MRI	4,894
2	Vacant	3,819
3	Vacant	2,933
4	Valley Heart	1,836
5	Wound Care Institute	2,333
5A	Vascular Solutions	2,008
6	Kaizen Clinical Partners	5,029
10	Empower Behavioral Health	3,855
11	GR&E Mental Health	1,173
1A	Vacant	1,027
12	Vacant	6,067
2B	Vacant (Not Available)	2,190
2A	Apple Pharmacy	2,900
3-4A	Beautiful Smiles	3,887
4B	Vacant	2,077
7	Vacant	2,450

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SUITE 2: INTERIOR PHOTOS

900 PLAZA DR & 909 BUSINESS PARK DR | MISSION, TX 78572

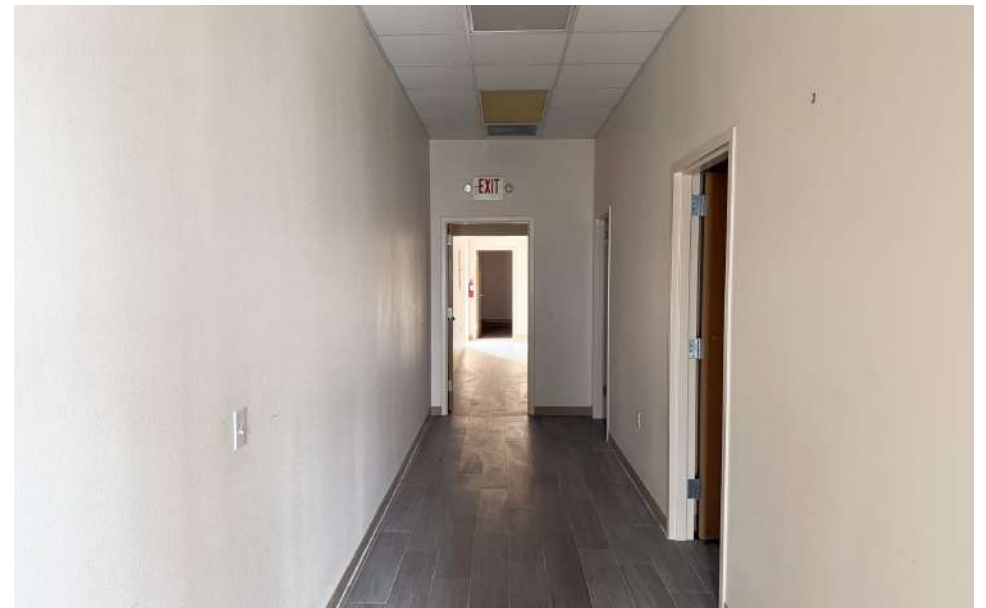


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SUITE 7: INTERIOR PHOTOS

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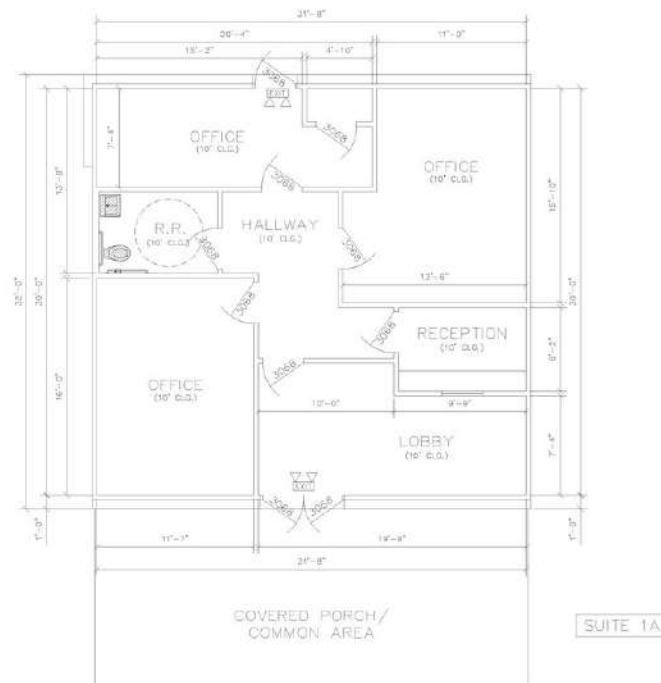
FLOOR PLAN SUITE 1A

900 PLAZA DR & 909 BUSINESS PARK DR | MISSION, TX 78572



INNOVATIVE
DRAFTING &
DESIGN SERVICES
-CONSULTING
-REMARK
CELL. 807-7157

SUITE 1A	1,027 SQ. FT.
PORCH	0 SQ. FT.
PATIO	0 SQ. FT.
TOTAL AREA	1,027 SQ. FT.



1 FLOOR PLAN
SCALE: 1/8"=1'-0"

909 BUSINESS PARK DR.
MISSION, TX
- SUITE 1A -

PROJECT NO.	030301
DRAWN BY	COLE SUMNER
DATE	11/03/2016
SCALE	

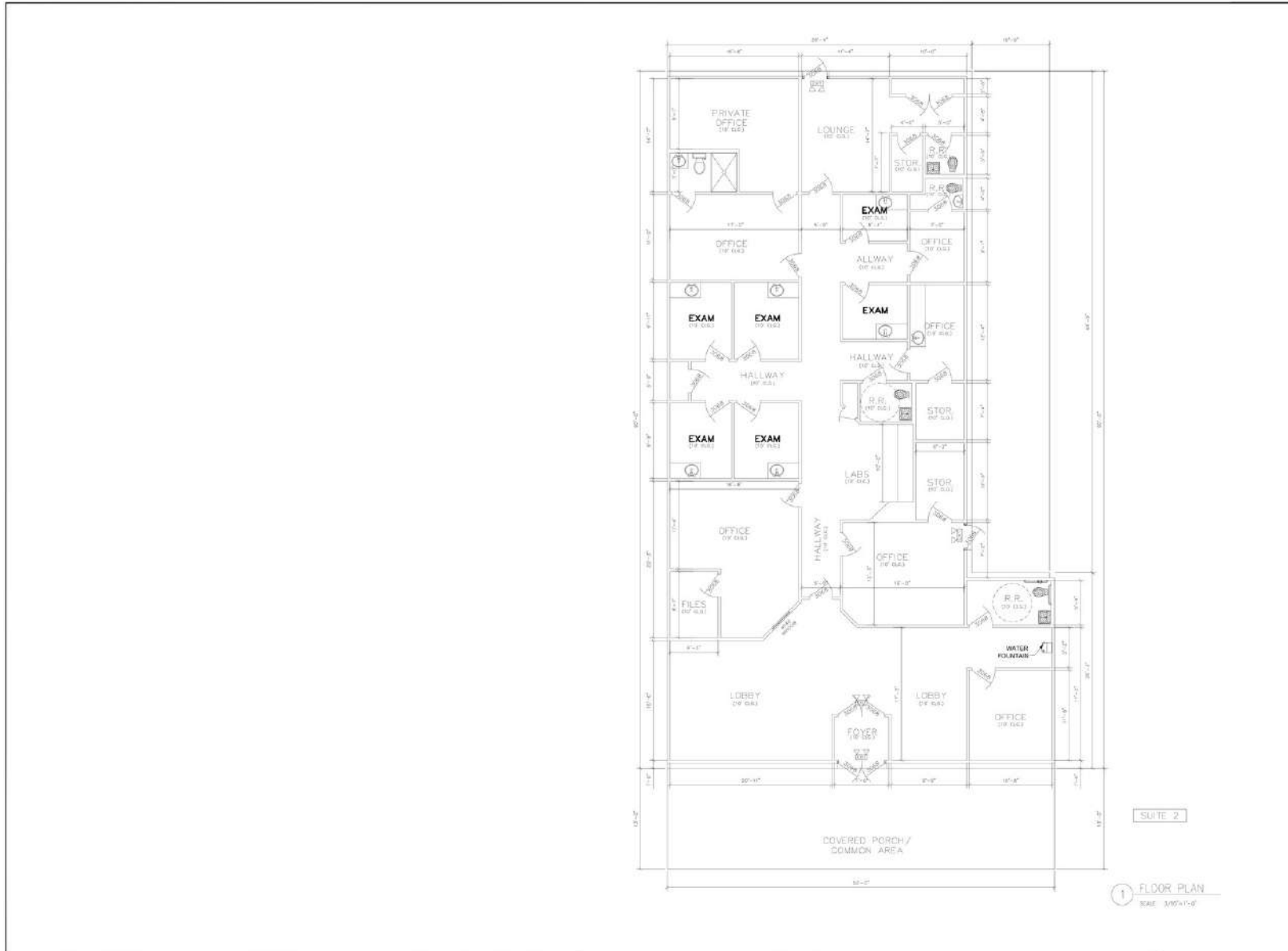
SHEET NUMBER

FOR LEASE | OFFICE BUILDING

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FLOOR PLAN SUITE 2

900 PLAZA DR & 909 BUSINESS PARK DR | MISSION, TX 78572



INNOVATIVE
DRAFTING &
DESIGN SERVICES
-CONSULTING
-RESUME
CELL: 867-7751

SUITE 2	3,819 SQ. FT.
PORCH	0 SQ. FT.
PATIO	0 SQ. FT.
TOTAL AREA	3,819 SQ. FT.

909 BUSINESS PARK DR.
MISSION, TX
- SUITE 2 -

TOTAL NO. SHEETS	
SHEET NO. / TOTAL SHEETS	
DATE	
DESIGNER	

SHEET NUMBER

1 OF 2

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FLOOR PLAN SUITE 3

900 PLAZA DR & 909 BUSINESS PARK DR | MISSION, TX 78572



INNOVATIVE
DRAFTING &
DESIGN SERVICES
-CONSULTING
-RESEARCH
CELL - 867-7757

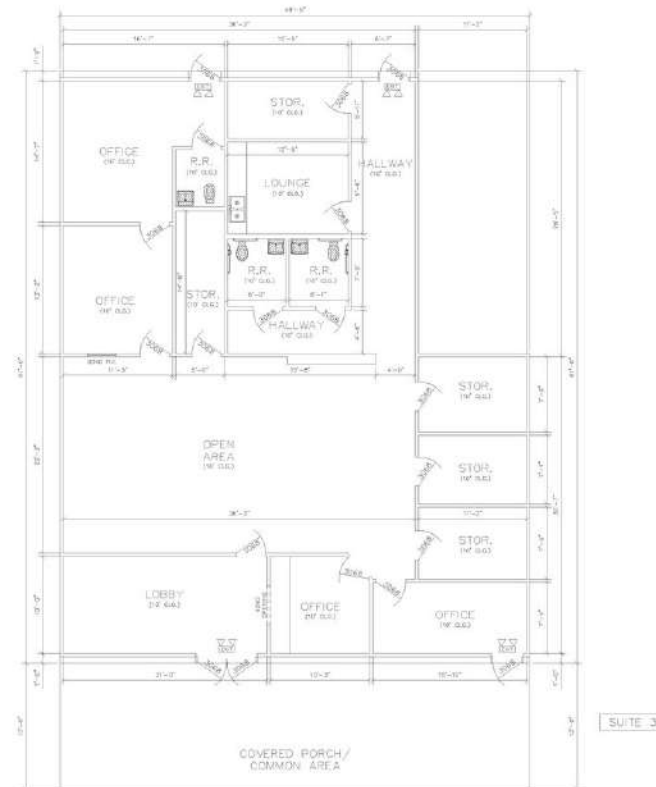
SUITE 3	2,433 SQ. FT.
PORCH	0 SQ. FT.
PATIO	0 SQ. FT.
TOTAL AREA	2,433 SQ. FT.

909 BUSINESS PARK DR.
MISSION, TX
- SUITE 3 -

SCALE	1/4" = 1'-0"
DATE	11/11/11
BY	NAISTX
REVISION	

SHEET NUMBER

1 OF 1



1 FLOOR PLAN
SCALE: 1/4"=1'-0"

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FLOOR PLANS SUITE 7

900 PLAZA DR & 909 BUSINESS PARK DR | MISSION, TX 78572



INNOVATIVE
DRAFTING &
DESIGN SERVICES
-CONSULTING
-R/Scheck
CELL: 867-7757

909 BUSINESS PARK DR.
MISSION, TX

PROJECT NO: 1000000
DRAWN BY: JESSIE BRUNO
DATE: 10/20/2023
DESIGNER:

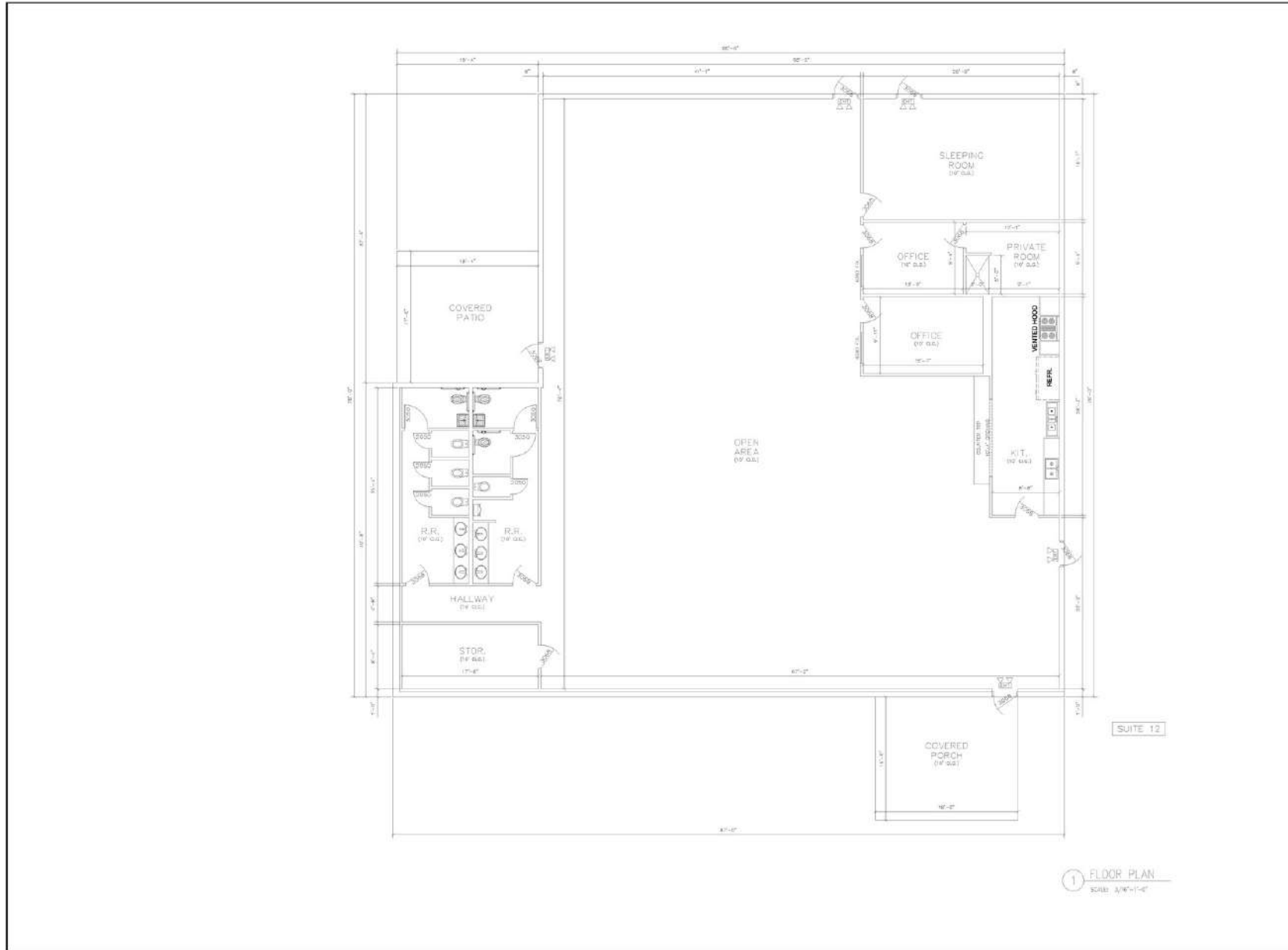
SCALE: 1/8" = 1'-0"

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FLOOR PLAN SUITE 12

900 PLAZA DR & 909 BUSINESS PARK DR | MISSION, TX 78572



INNOVATIVE
DRAFTING &
DESIGN SERVICES
-CONSULTING
-REVISIONS
CELL: 409-757

SUITE 12	6,670 SQ. FT.
PORCH	750 SQ. FT.
PATIO	312 SQ. FT.
TOTAL AREA	6,670 SQ. FT.

**909 BUSINESS PARK DR.
MISSION, TX
SUITE 12**

1 FLOOR PLAN
SCALE: 3/16"=1'-0"

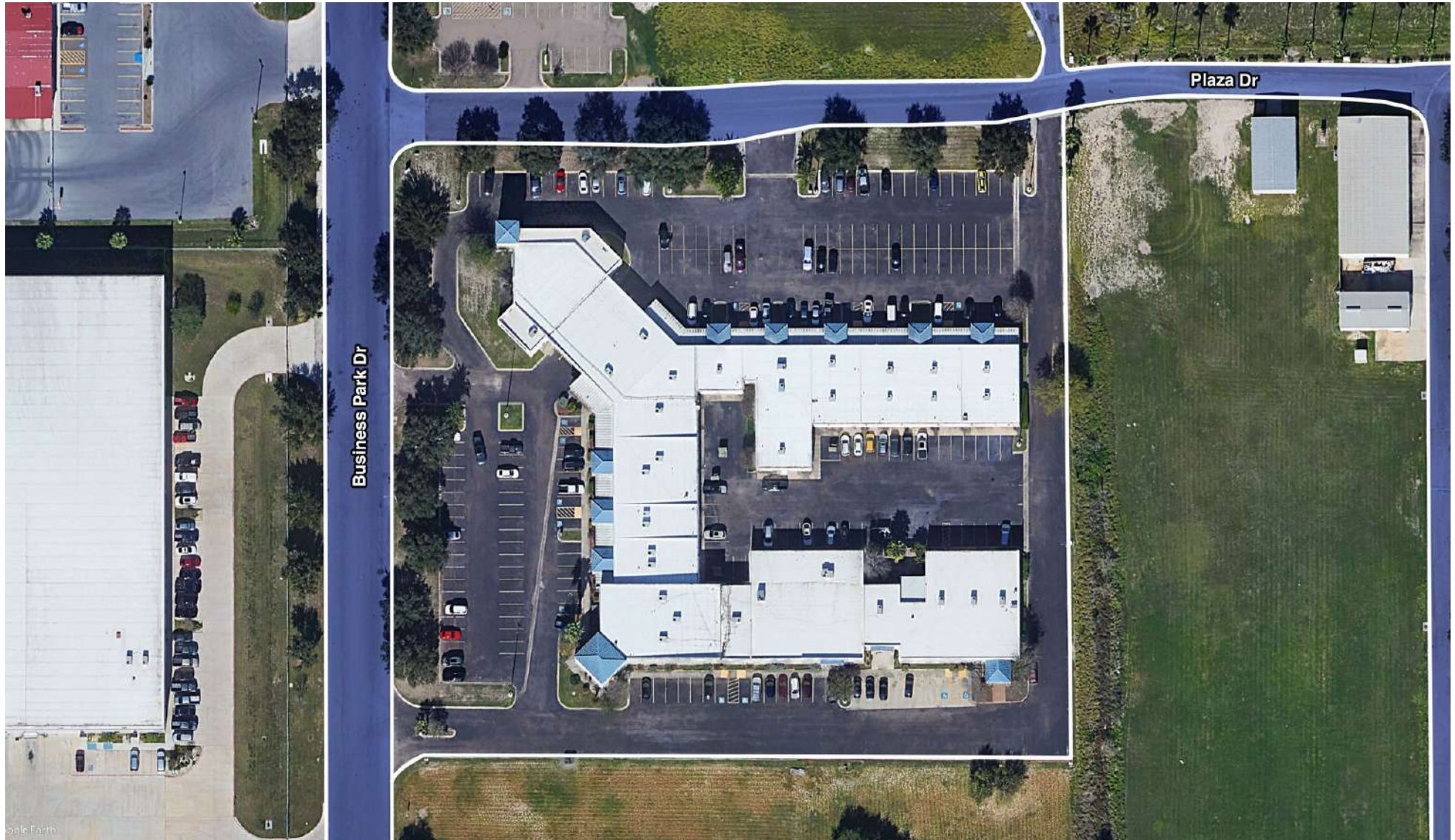
PROJECT NO:	00001
DATE:	10/01/2008
SCALE:	3/16"=1'-0"
SHEET NO.:	1 OF 2

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AERIAL MAP

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DEMOGRAPHICS MAP & REPORT

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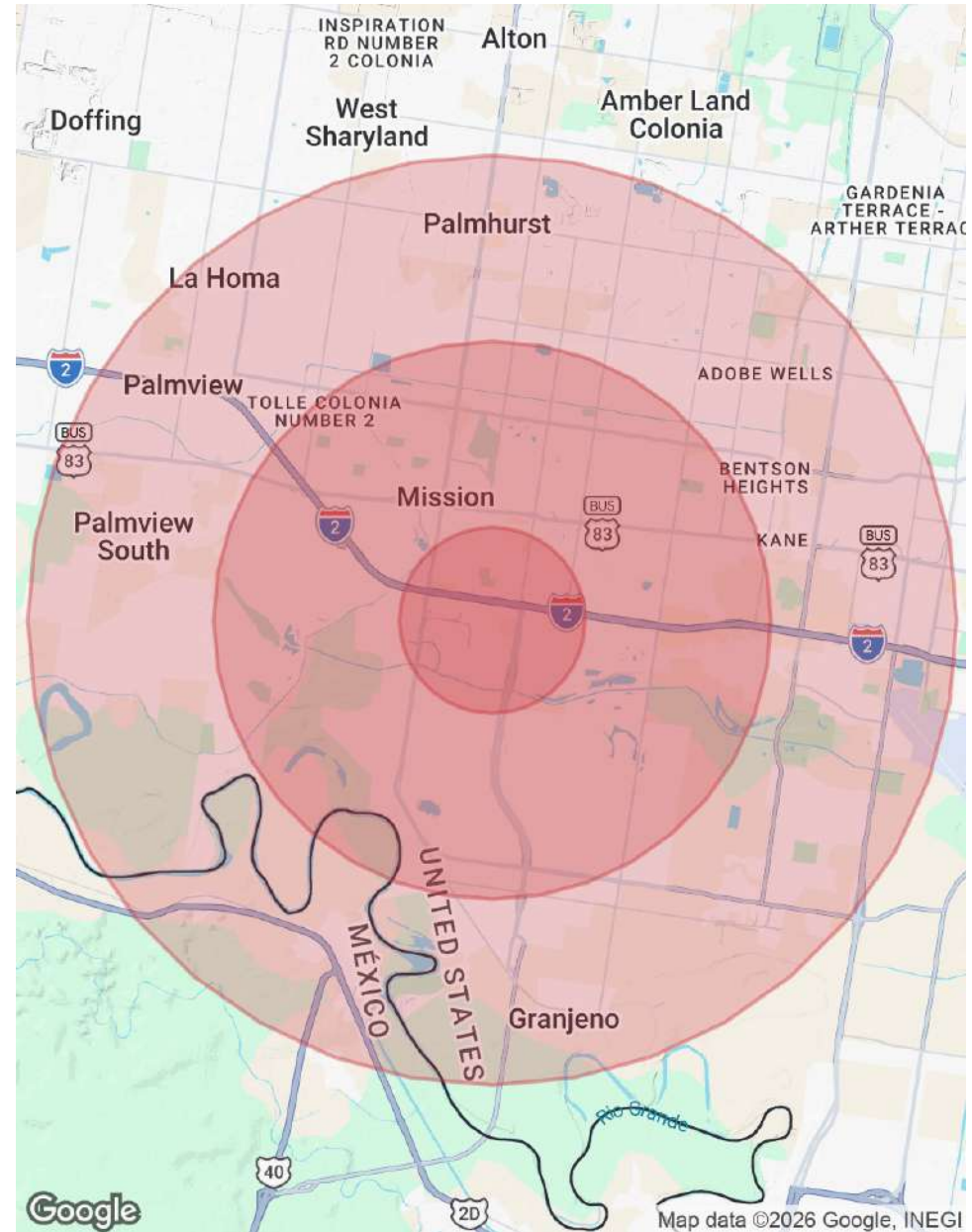
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,904	67,992	157,368
Average Age	45	38	37
Average Age (Male)	42	36	36
Average Age (Female)	47	39	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,578	22,629	51,123
# of Persons per HH	2.7	3	3.1
Average HH Income	\$64,564	\$81,780	\$75,490
Average House Value	\$137,668	\$204,318	\$198,415

2020 American Community Survey (ACS)



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The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI STX, and should not be made available to any other person or entity without the written consent of the Broker. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. NAI STX has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property.

The information contained herein has been obtained from sources we believe to be reliable; however, NAI STX has not verified, and will not verify, any of the information contained herein, nor has the aforementioned Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Laura Liza Paz, SIOR	437175	lauralizap@stx-cre.com	956.994.8900
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
-	-	-	-
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Laura Liza Paz, SIOR	TX #437175	lauralizap@stx-cre.com	956.227.8000
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date