

COMMERCIAL PAD-SITES | FOR SALE

YOUR MISSION STARTS HERE

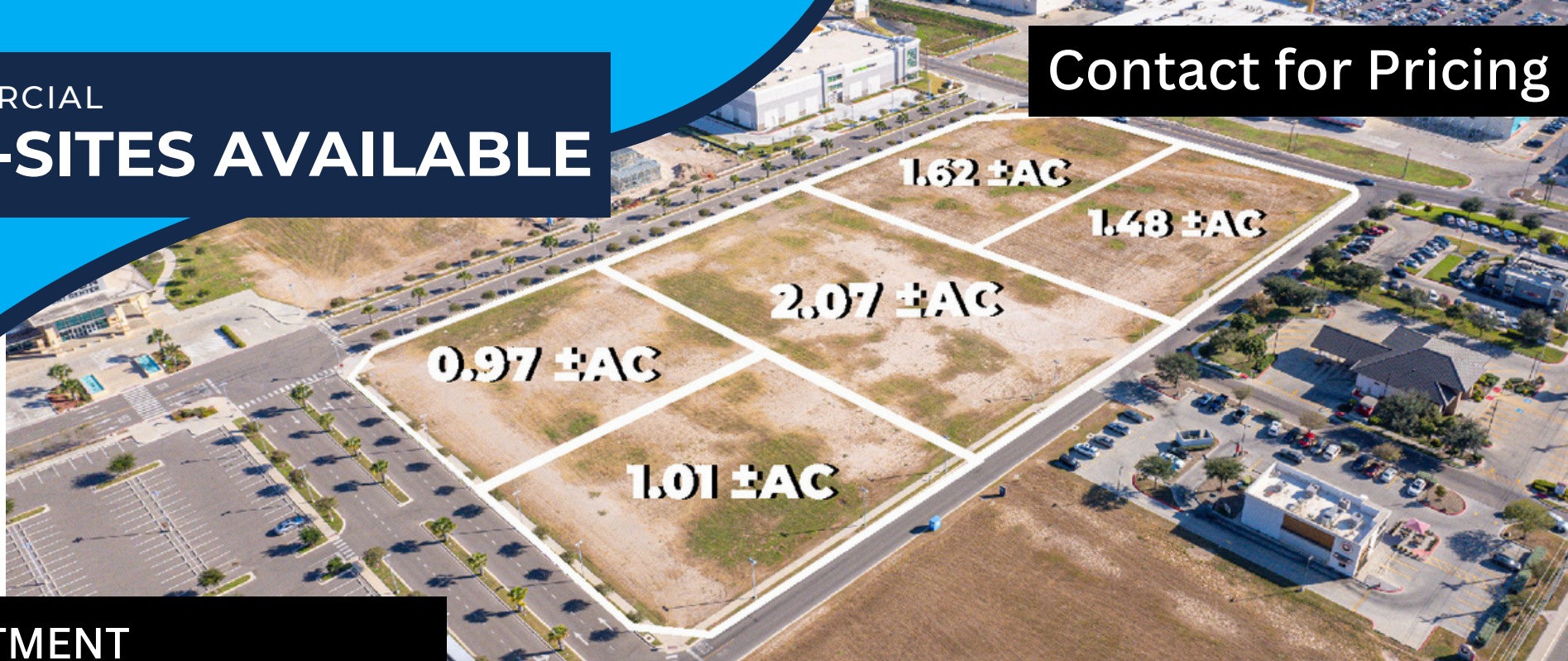
ABOUT THE PROPERTIES

- One of South Texas's most dynamic and fast-growing commercial markets.
- Easy access to major highway I-2 Existing entertainment and retail district
- Anchors: Adjacent to the Mission Events Center and close to major national retailers like Target, Walmart, and Home-Depot.



COMMERCIAL
PAD-SITES AVAILABLE

Contact for Pricing



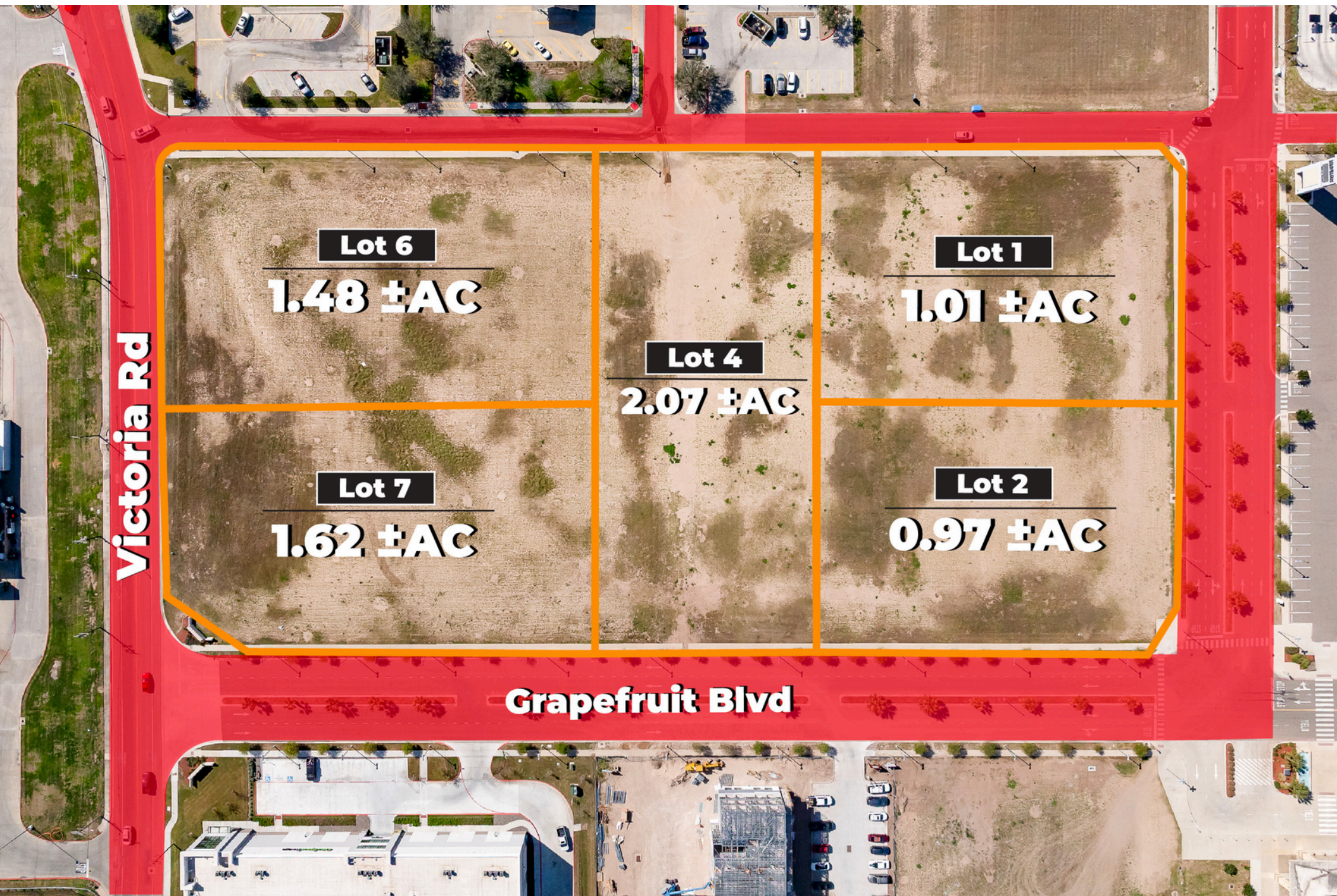
INVESTMENT
SUMMARY

Grapefruit Drive, Mission, TX 78572

TOTAL LOTS	6
TOTAL AC	0.97- 2.07
TRAFFIC COUNT (S SHARY RD)	41,249 VPD
TRAFFIC COUNT (INTERSTATE HWY 2)	80,966 VPD
TRAFFIC COUNT (E BUSINESS HWY 83/ OLD 83)	18,048 VPD
COUNTY ID	(1241934,1241933,1241931, 1241929, 1241928,1463021)







Victoria Rd

Grapefruit Blvd

Lot 6

1.48 ±AC

Lot 1

1.01 ±AC

Lot 4

2.07 ±AC

Lot 7

1.62 ±AC

Lot 2

0.97 ±AC



8.9M IN THE LAST 12 MONTHS

CURRENT ANNUAL VISITS FROM SHARYLAND TOWNE CROSSING

Source Placer.ai

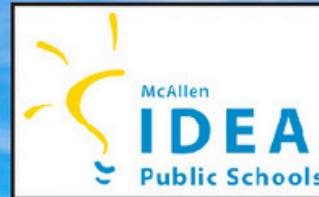
Sharyland Towne Crossing



PROPERTY HIGHLIGHTS

- Proximity: Conveniently located north of Interstate 2, ensuring regional connectivity and accessibility.
- Anchors: Adjacent to the Mission Events Center and close to major national retailers like HEB and Target.
- Visibility & Traffic: Exceptional visibility with significant foot and vehicle traffic from surrounding retail hubs and events.
- Development Opportunity: Perfectly suited for retail, eatery, entertainment, healthcare facilities, educational centers, or commercial development designed to enhance the area's thriving business retail district

COMMERCIAL PAD-SITES AVAILABLE



U.S BUSINESS 83/ (OLD 83)

0.97
± AC

2.07
± AC

1.01
± AC

1.48
± AC

1.62
± AC

1.15
± AC



DEMOGRAPHIC SUMMARY

POPULATION

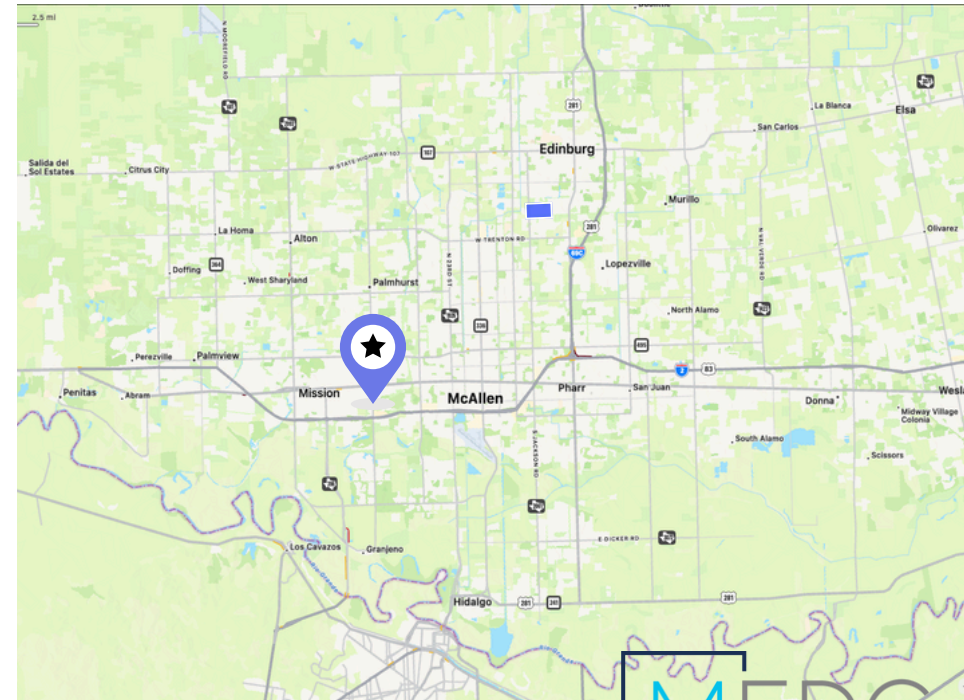
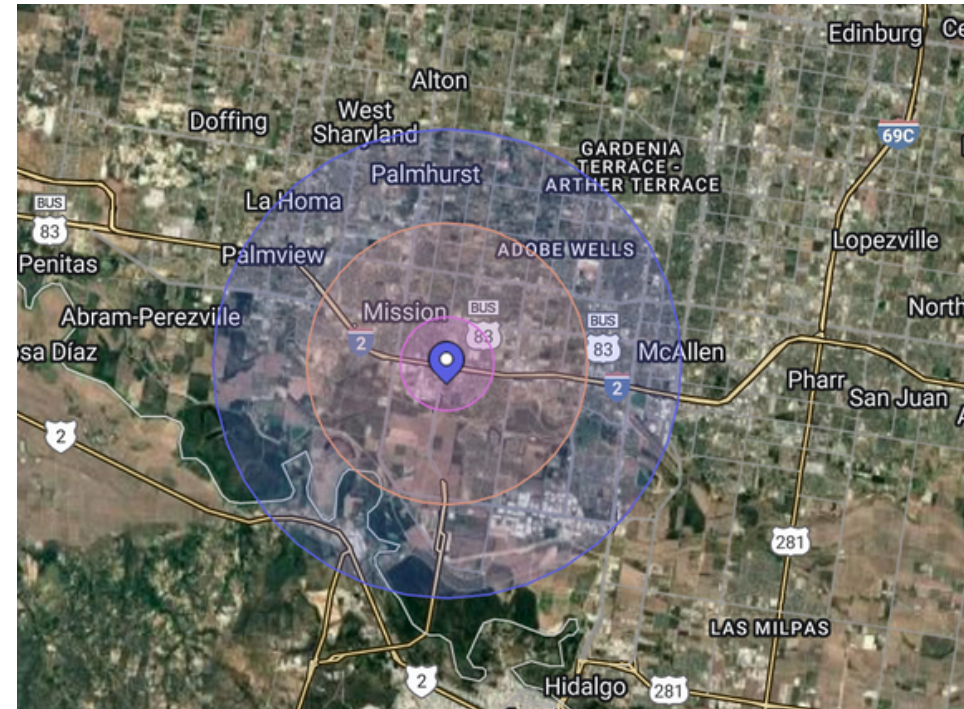
1 MILE	8,384
3 MILES	73,147
5 MILES	173,585

HOUSEHOLDS

1 MILE	3,113
3 MILES	23,943
5 MILES	56,198

Household Average Income

1 MILE	\$74,353.94 ±
3 MILES	\$76,590.67±
5 MILES	\$73,730.41±



PLACER AI VISITOR COUNTS



1.5M VISITS



338.7K VISITS



1M VISITS



351.1K VISITS



184.7K VISITS



613.2K VISITS



2.8M VISITS



2.6M VISITS



75.7K VISITS



9.3K VISITS

LAST 12 MONTHS

***Visits: The extrapolated number of visits at the property.**



Retail Map



SHARYLAND TOWNE CROSSING



8.9M

CURRENT ANNUAL VISITS FROM SHARYLAND TOWNE CROSSING

AS RETAIL VISITS CONTINUE TO INCREASE
SUBJECT PROPERTY MAY EXPERIENCE AN
INCREASE AMOUNT OF TRAFFIC



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