

COMMERCIAL PAD-SITES | FOR SALE

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.

YOUR MISSION STARTS HERE



Mission Economic Development Corporation



COMMERCIAL

PAD-SITES AVAILABLE

Contact for Pricing



INVESTMENT SUMMARY

Grapefruit Drive, Mission, TX 78572

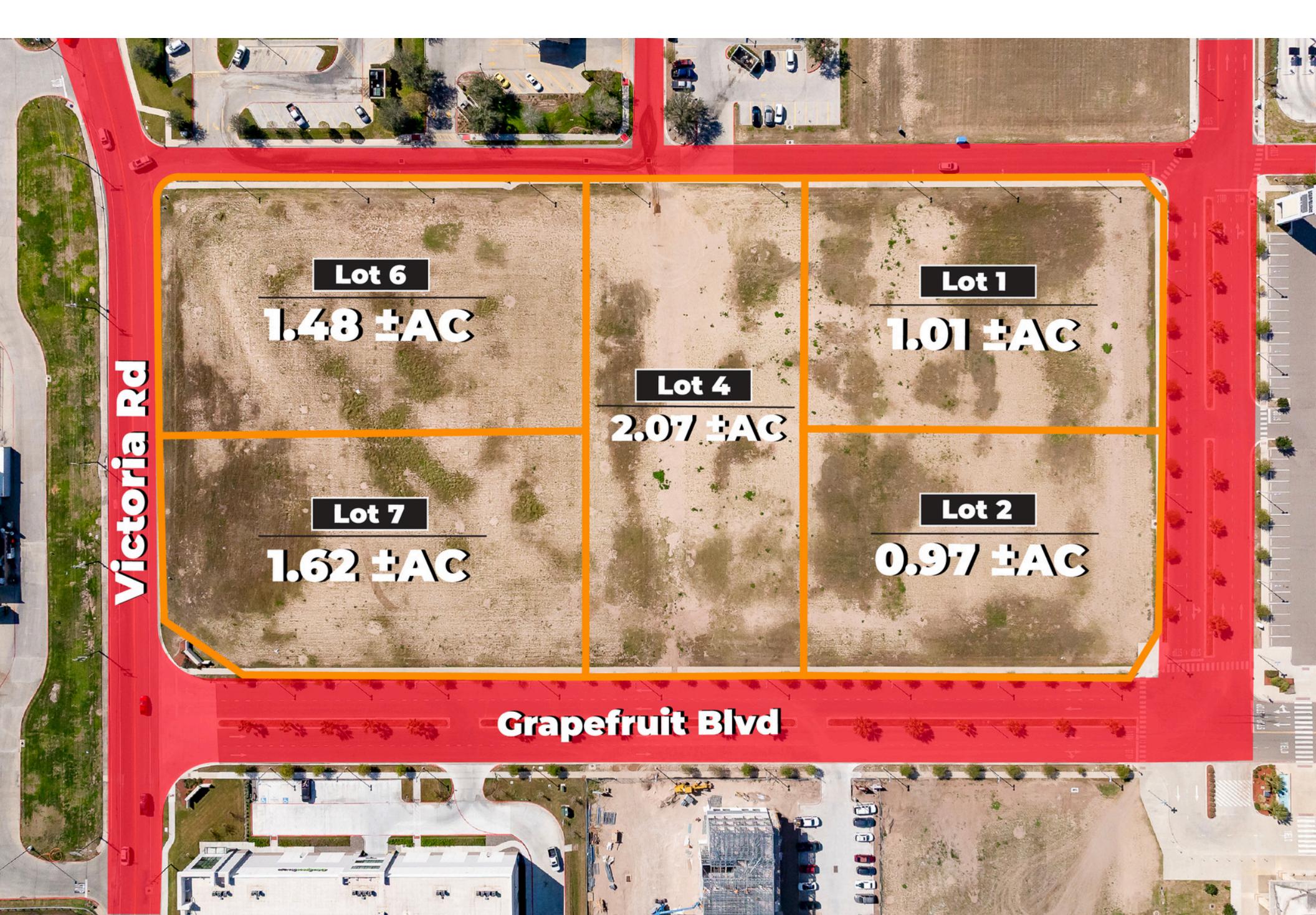
TOTAL LOTS	6
TOTAL AC	0.97- 2.07
TRAFFIC COUNT (S SHARY RD)	41,249 VPD
TRAFFIC COUNT (INTERSTATE HWY 2)	80,966 VPD
TRAFFIC COUNT (E BUSINESS HWY 83/ OLD 83)	18,048 VPD
COUNTY ID	(1241934,1241933,1241931, 1241929, 1241928,1463021)



SVN HANNA SOLUTIONS CRE | 956.322.4001 | BEYOND ORDINARY



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8.9M IN THE LAST
12 MONTHS

CURRENT ANNUAL VISITS FROM
SHARYLAND TOWNE CROSSING

Source:  Placer.ai

Sharyland Towne Crossing



DISCOUNT
(TIRE)



petco 



five **BELLOW**



THE **JOINT**
...the chiropractic place



MISSION
EVENT CENTER



RESTAURANT - BAR
La Fogata

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



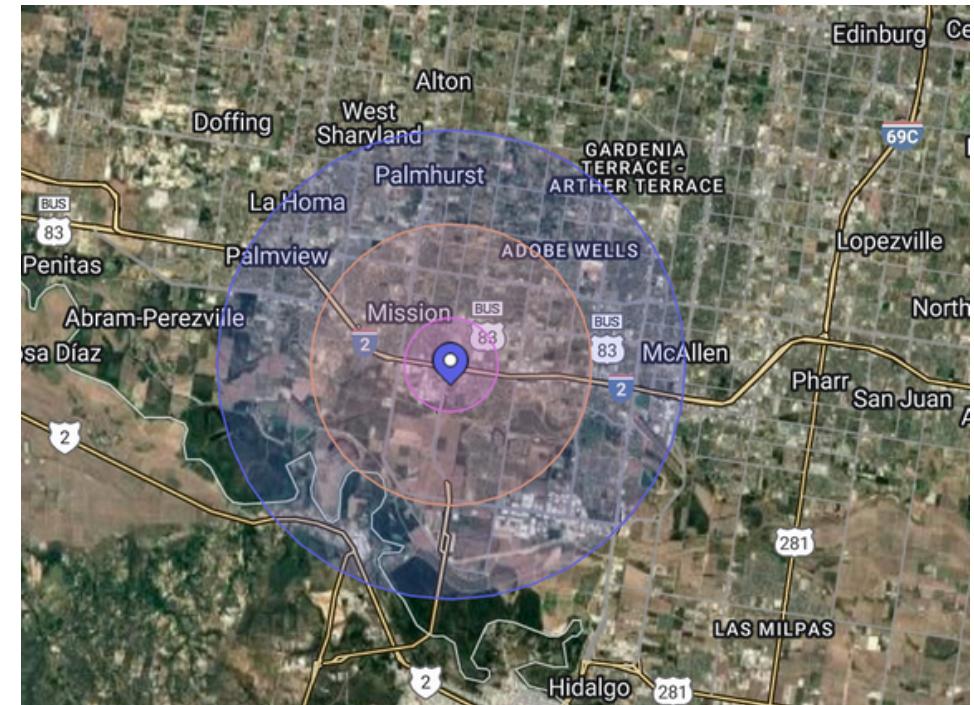
COMMERCIAL PAD-SITES AVAILABLE



DEMOGRAPHIC SUMMARY

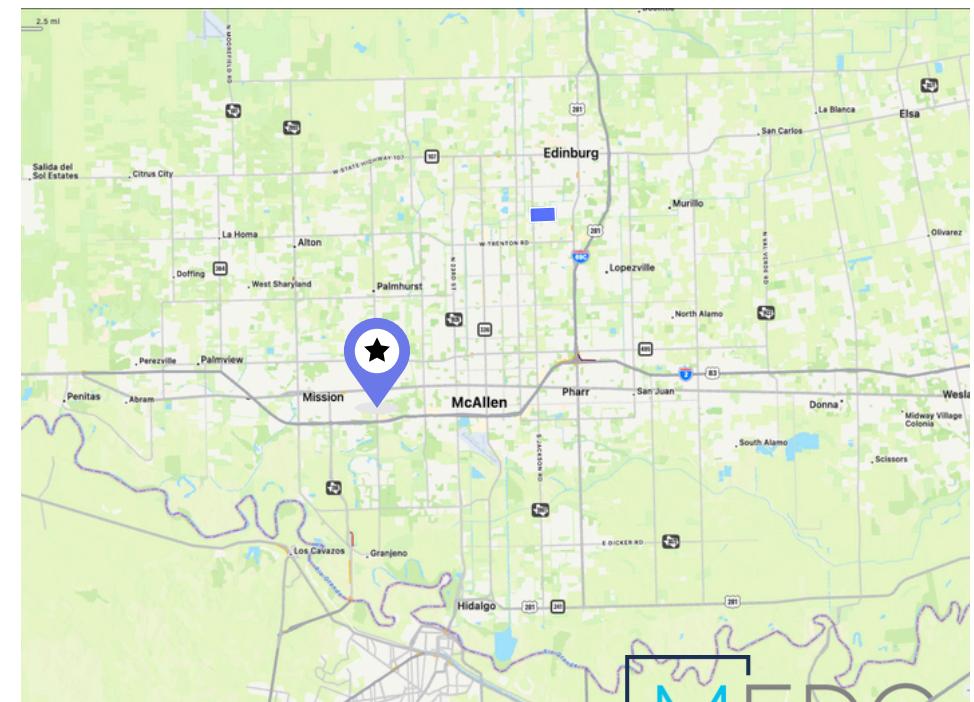
POPULATION

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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Mission Economic Development Corporation



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