

MISSION TOWN CENTER

118 E GRIFFIN PARKWAY, MISSION, TX 78572



For More Information:

RANDY SUMMERS

VP/Associate Broker/Sales Manager

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DAVIS
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101

Weslaco, TX 78596

602 BOERNE STAGE AIRFIELD

Boerne, TX 78006

davisequity.com

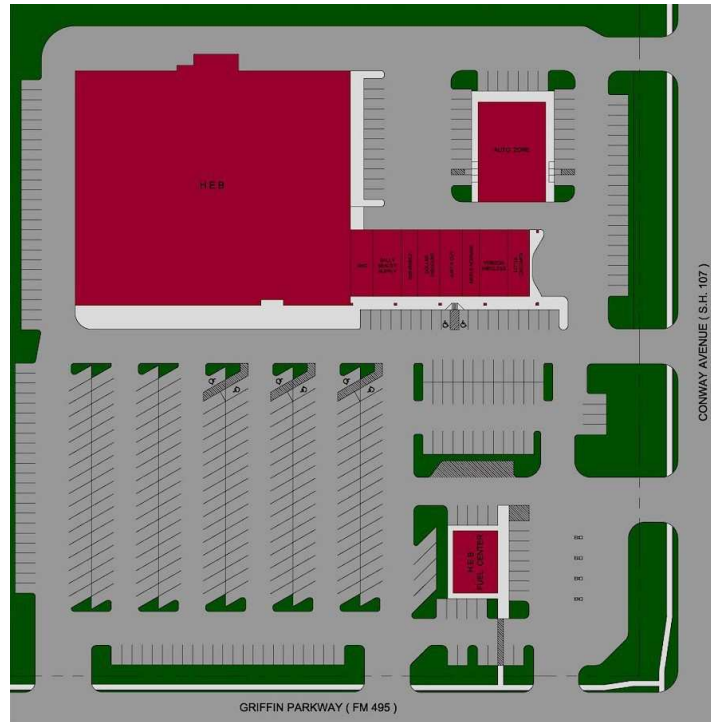
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Executive Summary

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OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	15,006 SF
Available SF:	3,000 SF
Lot Size:	

PROPERTY OVERVIEW

Introducing an exceptional lease opportunity at 118 E Griffin Parkway, Mission, TX, 78572. With a prime location and an anchor tenant like HEB Grocery, these two 1500 sf retail spaces are ideally positioned for maximum visibility and foot traffic. Join a lineup of successful retail tenants, including GNC, Bella Nails & Spa, , Compucell, Cricket Communications, Gumbo's Deli, Little Caesars, and Auto Zone. This bustling commercial center offers a dynamic environment for your retail business to thrive, attracting a steady stream of visitors and benefiting from a high-traffic anchor tenant. Don't miss the chance to secure your place in this thriving retail destination.

PROPERTY HIGHLIGHTS

- - Two Prime 1500 sf retail spaces with excellent visibility
- - Anchored by highly popular HEB Grocery and HEB Express
- - Diverse mix of successful retail tenants, including GNC, Little Caesars, and Auto Zone
- - Ideal location for high foot traffic and consumer exposure
- - Proximity to established local and national retailers
- - Convenient access to major thoroughfares

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Retailer Map

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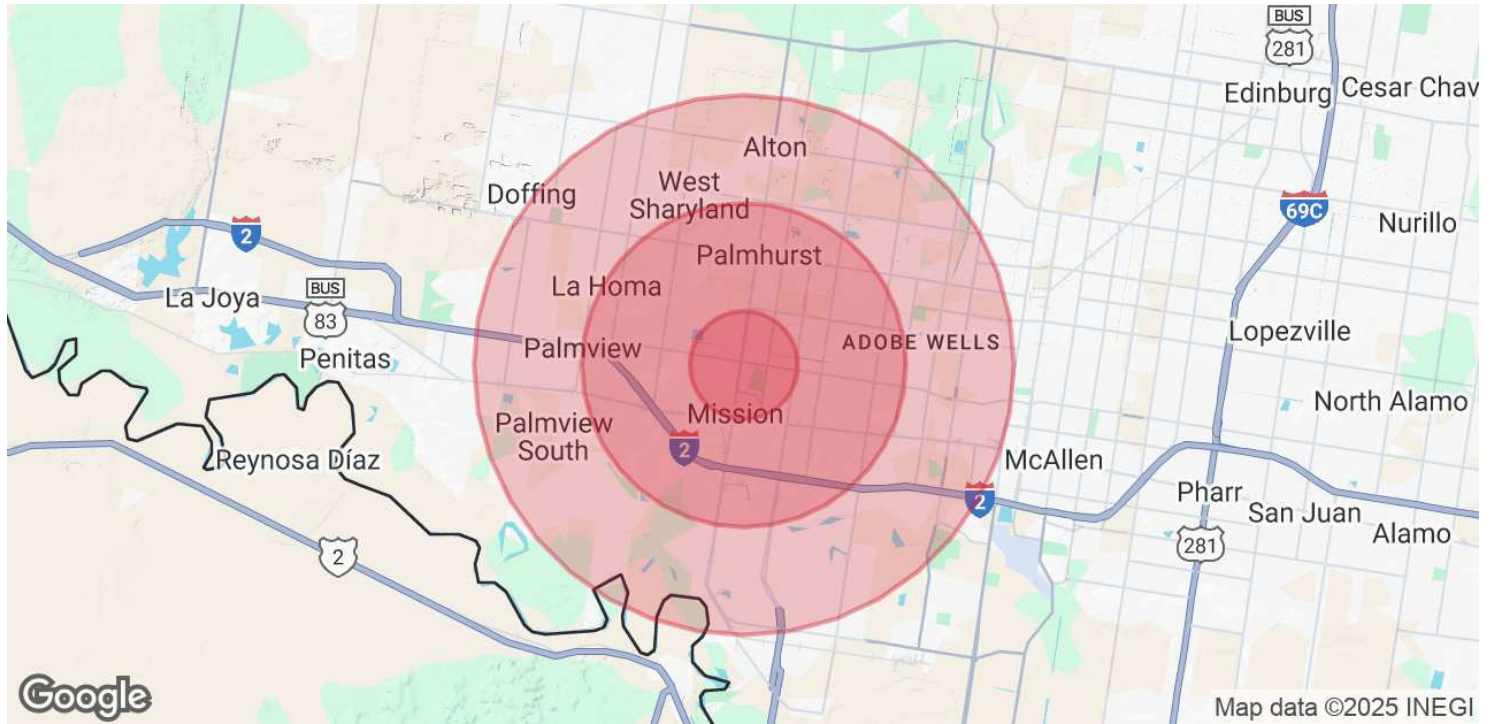
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,997	73,716	180,383
Average age	33.5	33.1	30.7
Average age (Male)	33.0	31.7	29.1
Average age (Female)	33.4	33.9	32.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,999	22,441	52,577
# of persons per HH	3.3	3.3	3.4
Average HH income	\$72,553	\$55,917	\$51,425
Average house value	\$151,910	\$113,632	\$120,023

* Demographic data derived from 2020 ACS - US Census

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Company Disclosure Statement

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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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.

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.

<u>Davis Equity Realty</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	<u>info@davissequity.com</u> Email	<u>(956)969-8648</u> Phone
<u>Dale L Davis</u> Designated Broker of Firm	<u>0216551</u> License No.	<u>daled@davissequity.com</u> Email	<u>(956)969-8648</u> Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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