

MISSION TOWN CENTER

118 E GRIFFIN PARKWAY, MISSION, TX 78572



For More Information:

RANDY SUMMERS

VP/Associate Broker/Sales Manager
956.969.8648
rsummers@davisequity.com

DAVIS
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101
Weslaco, TX 78596
602 BOERNE STAGE AIRFIELD
Boerne, TX 78006
davisequity.com

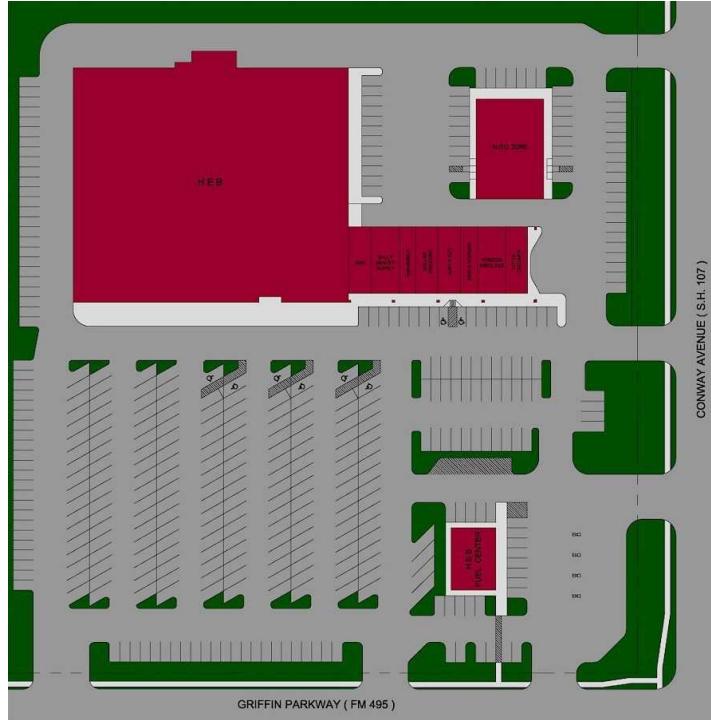
• MISSION TOWN CENTER

118 E Griffin Parkway, Mission, TX 78572

Executive Summary

DAVIS
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101
Weslaco, TX 78596
602 BOERNE STAGE AIRFIELD
Boerne, TX 78006
davisequity.com



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

For More Information:
RANDY SUMMERS

VP/Associate Broker/Sales Manager
956.969.8648
rsummers@davisequity.com

• MISSION TOWN CENTER

118 E Griffin Parkway, Mission, TX 78572

Retailer Map

DAVIS
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101
Weslaco, TX 78596
602 BOERNE STAGE AIRFIELD
Boerne, TX 78006
davisequity.com



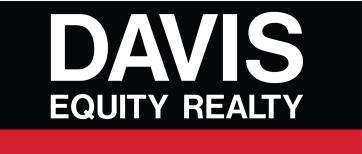
For More Information:
RANDY SUMMERS

VP/Associate Broker/Sales Manager
956.969.8648
rsummers@davisequity.com

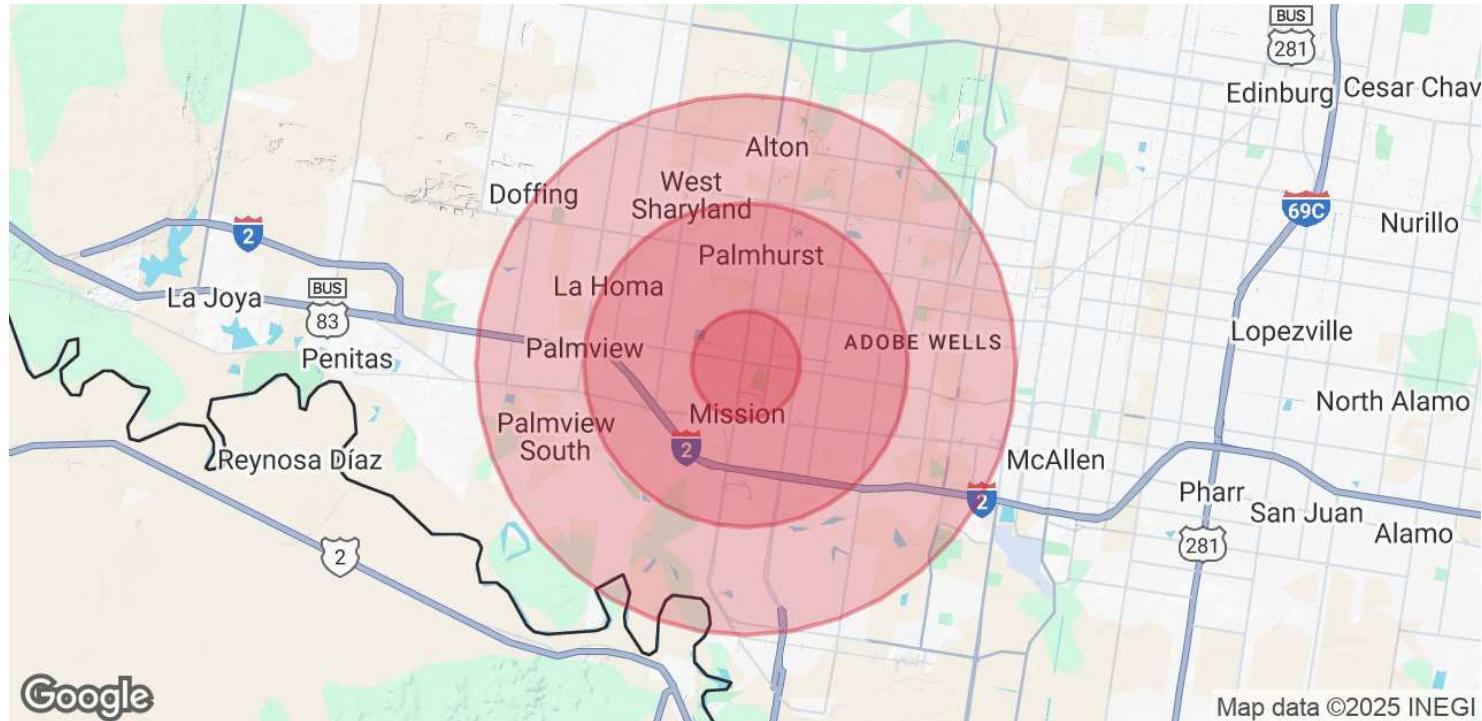
• MISSION TOWN CENTER

118 E Griffin Parkway, Mission, TX 78572

Demographics Map & Report



2300 W. PIKE BLVD. SUITE 101
Weslaco, TX 78596
602 BOERNE STAGE AIRFIELD
Boerne, TX 78006
davisequity.com



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

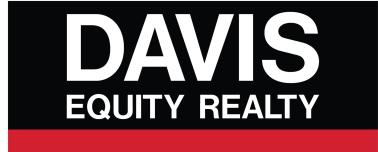
For More Information:
RANDY SUMMERS

VP/Associate Broker/Sales Manager
956.969.8648
rsummers@davisequity.com

• MISSION TOWN CENTER

118 E Griffin Parkway, Mission, TX 78572

Company Disclosure Statement



2300 W. PIKE BLVD. SUITE 101
Weslaco, TX 78596
602 BOERNE STAGE AIRFIELD
Boerne, TX 78006
davisequity.com

This information contained in the following Investment Summary is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Davis Equity Realty and should not be made available to any other person or entity without the written consent of Broker. This Investment Summary 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. Broker 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 in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has 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.

For More Information:

RANDY SUMMERS

VP/Associate Broker/Sales Manager

956.969.8648

rsummers@davisequity.com



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.

Davis Equity Realty Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	info@davisequity.com	(956) 969-8648 Phone
---	-------------	--	--------------------------------

Dale L Davis Designated Broker of Firm	License No.	daled@davisequity.com	(956) 969-8648 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

TAR 2501

Davis Equity Realty, 2290 W Pike #100 Weslaco, TX 78596
Randall Summers

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Information available at www.trec.texas.gov

IABS 1-0
IBS Form

Phone: 956.969.8648

Fax: 956.968.4574