

3700 N. STEWART RD.

MISSION, TX 78573

FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$0.75 SF/month (Gross)
Available SF:	8,464 SF
Building Size::	9,600 SF
Lot Size:	0.567 Acres
Number of Units:	1
Year Built:	1996
Zoning:	CO
Market:	Mission
Submarket:	Sharyland

PROPERTY OVERVIEW

Great location in Mission for a business requiring office & warehouse space. Office space has a spacious lobby, 4 large comfortable offices, & a breakroom, private bathrooms in the office and in the warehouse.

SPACES	LEASE RATE			SPACE SIZE		
3700 N. Stewart Rd.	\$0.75 SF/month			8,464 SF		
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES			
Total Households	1,826	25,548	73,487			
Total Population	5,448	76,127	218,137			
Average HH Income	\$86,733	\$63,567	\$59,622			

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PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	CO
Lot Size	0.567 Acres
APN #	C9040-00-000-0001-00
Lot Frontage	80.14 ft
Lot Depth	308 ft
MLS #	442927
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	10

UTILITIES & AMENITIES

Handicap Access	Yes
Elevators	No
Number of Elevators	0
Number of Escalators	0
Central HVAC	Yes
HVAC	Yes
Restrooms	2

LOCATION INFORMATION

Street Address	3700 N. Stewart Rd.
City, State, Zip	Mission, TX 78573
County	Hidalgo
Market	Mission
Sub-market	Sharyland
Cross-Streets	Between Mile 2 Rd. & Mile 3 Rd. (Buddy Owens)
Township	Mission
Side of the Street	East
Road Type	Paved
Market Type	Rural
Nearest Highway	I-2 (Expressway 83)
Nearest Airport	MFE - McAllen International Airport

BUILDING INFORMATION

Building Size	9,600 SF
Tenancy	Single
Office Space	2,132 SF
Number of Floors	1
Year Built	1996
Gross Leasable Area	8,464 SF
Construction Status	Existing
Condition	Excellent
Free Standing	Yes
Number of Buildings	1
Foundation	Cement
Mezzanine	Yes

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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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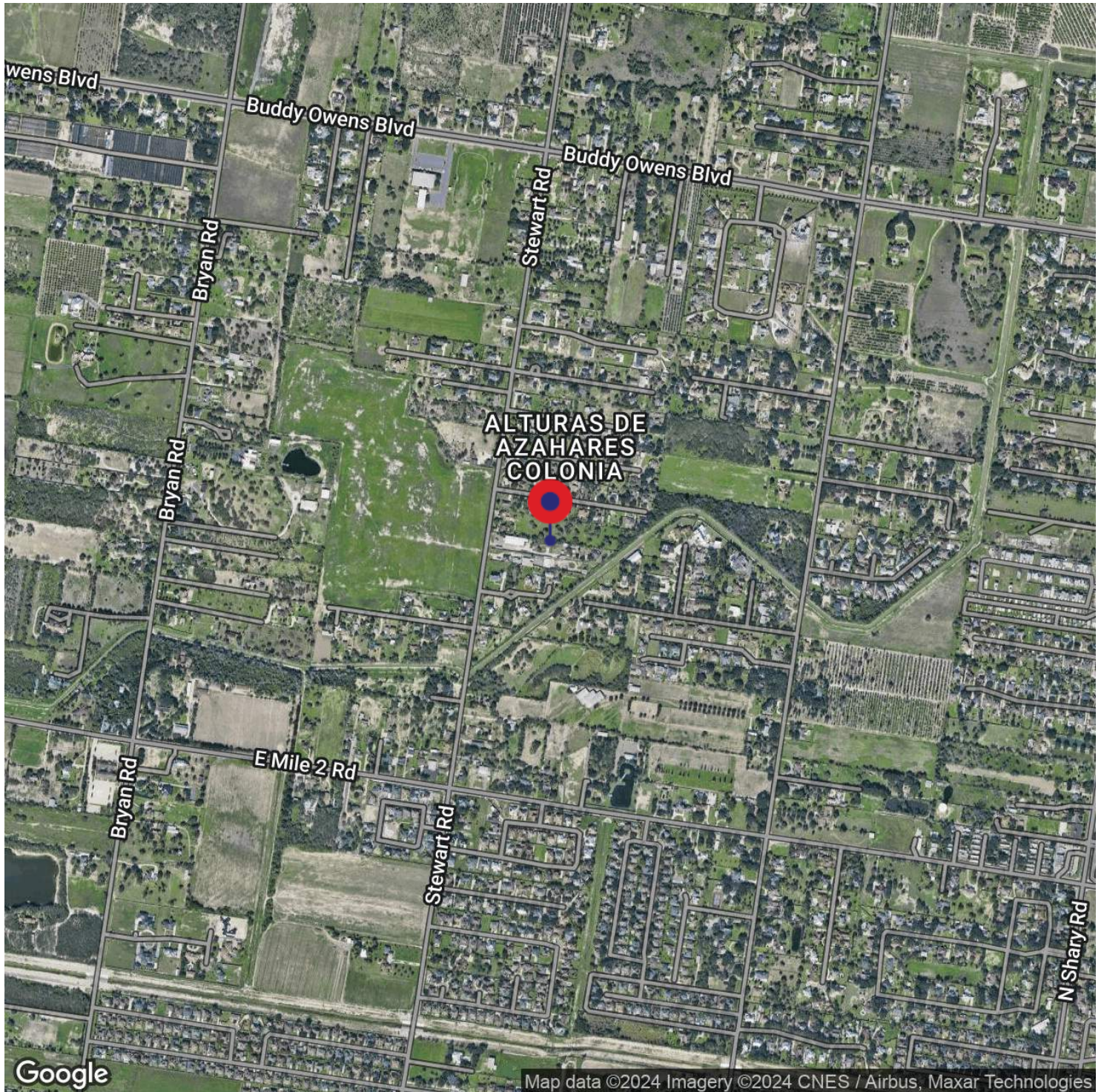
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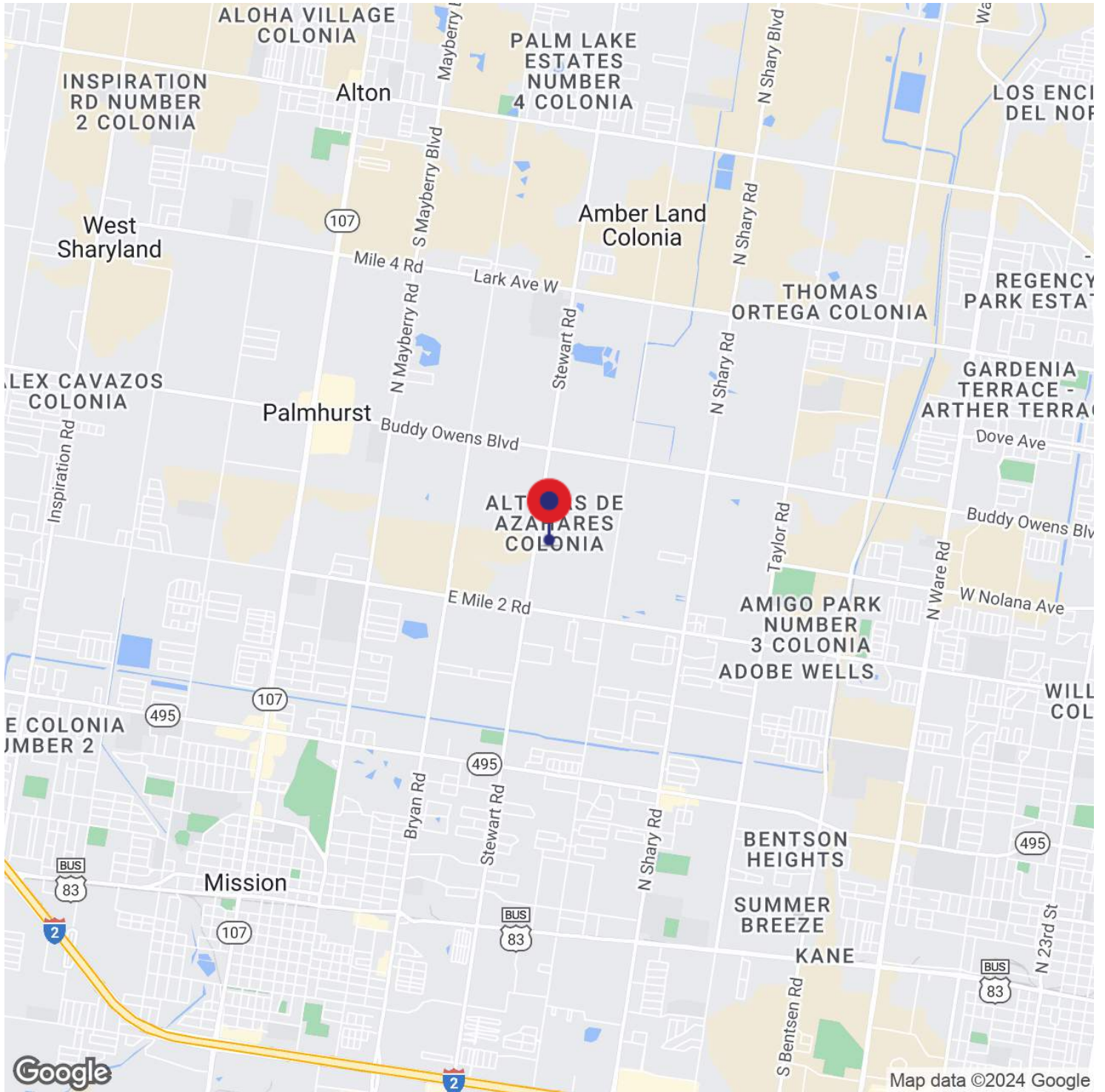
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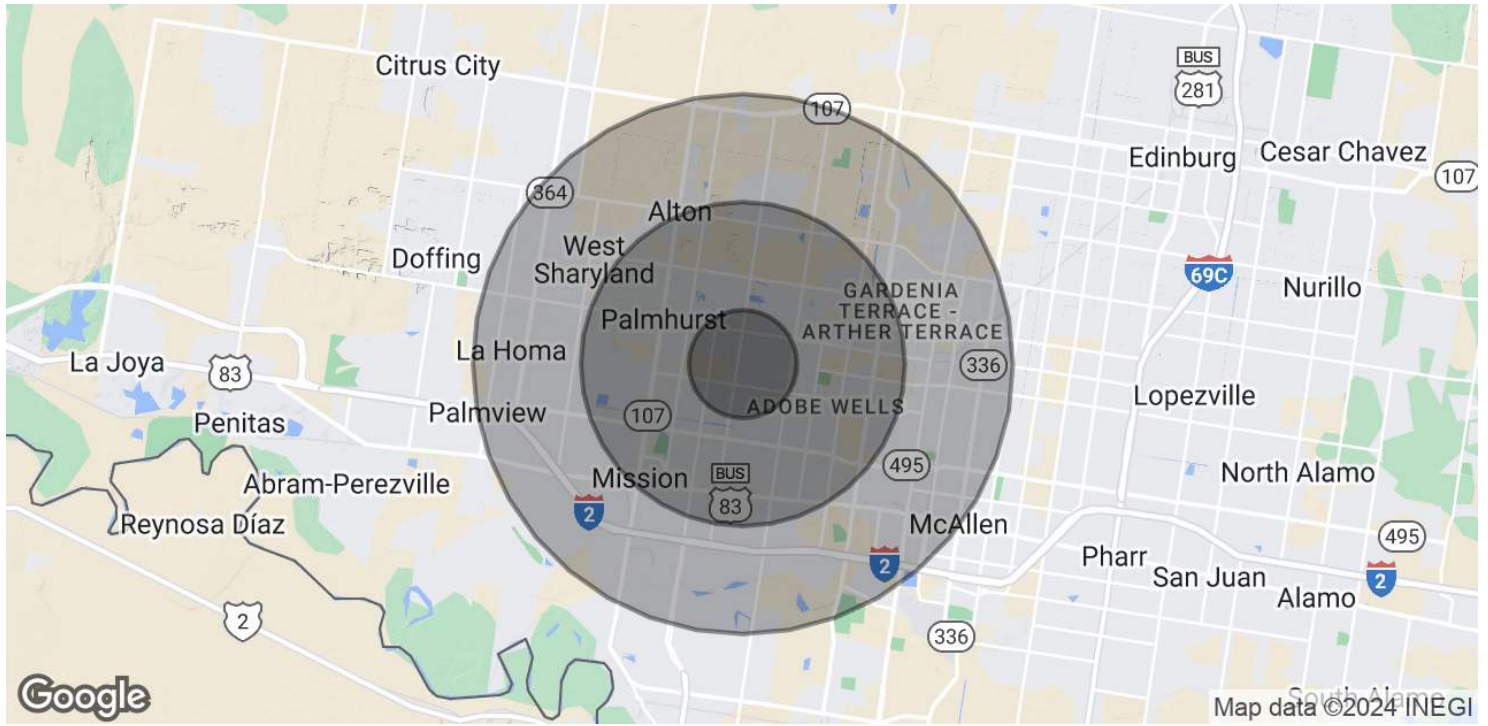
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,448	76,127	218,137
Average Age	34.4	32.9	32.9
Average Age (Male)	32.0	31.4	31.0
Average Age (Female)	37.8	35.5	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,826	25,548	73,487
# of Persons per HH	3.0	3.0	3.0
Average HH Income	\$86,733	\$63,567	\$59,622
Average House Value	\$273,236	\$138,428	\$125,132

* Demographic data derived from 2020 ACS - US Census

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DISCLAIMER

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DISCLAIMER

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

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