

# 4101 W MILITARY HWY | MISSION, TX 78572

AVAILABLE FOR SUB-LEASE | STE. B1 & STE. C



**2 SUITES AVAILABLE: 26,949 SF TO 64,539 SF**

**FOR PROPERTY INFORMATION & SITE TOURS PLEASE CONTACT:**

**EDWARD VILLAREAL, SIOR** | Managing Broker, NAI Rio Grande Valley  
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# 4101 W MILITARY HWY | SHARYLAND BUSINESS PARK

## PROPERTY OVERVIEW

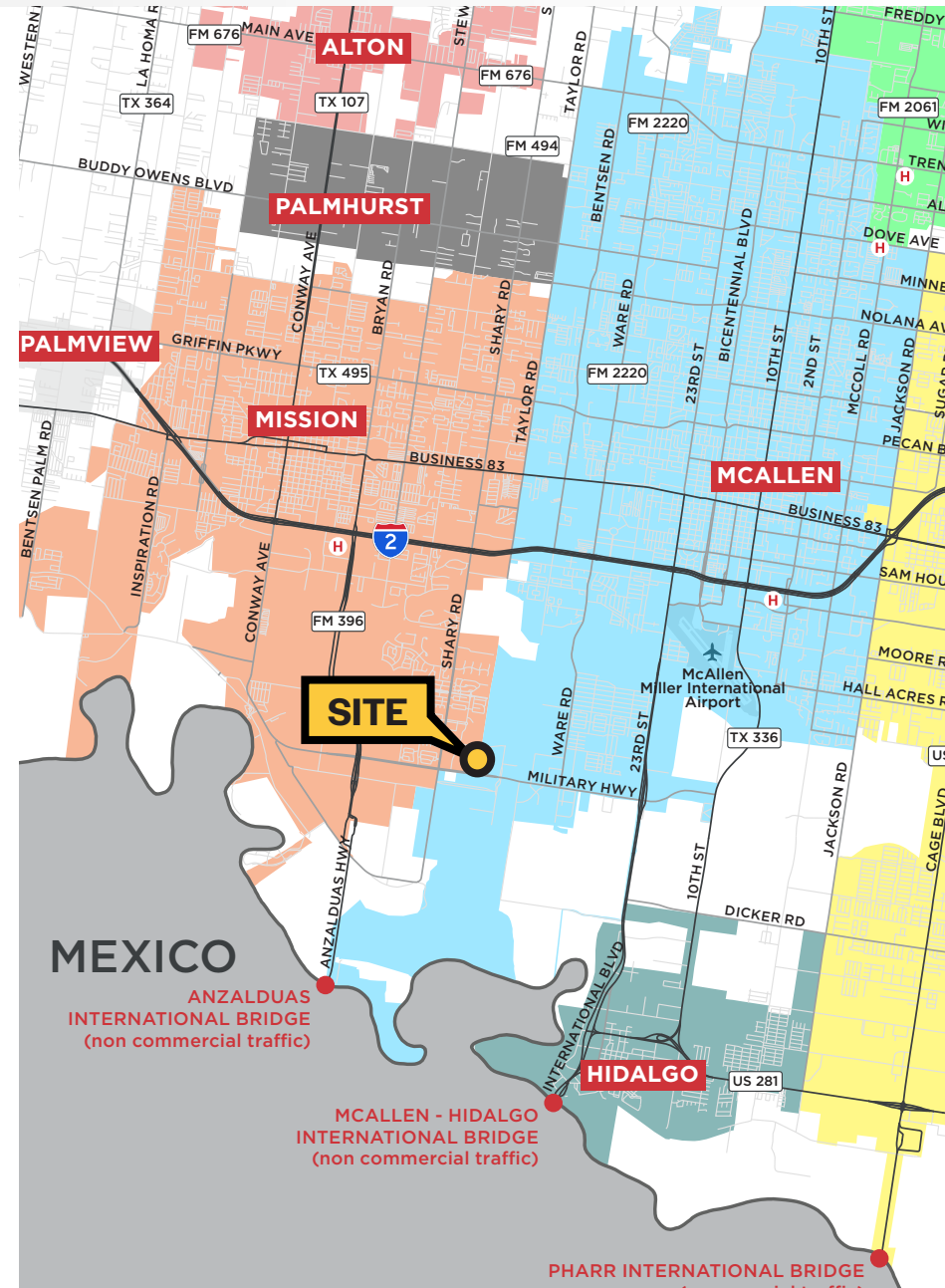
### PROPERTY SUMMARY

Located in the well-established Sharyland Business Park, this 250,312 SF industrial facility offers 26,949 SF and 37,590 SF of available space. The property is positioned with easy access to Interstate 2, providing connectivity to Interstate 69C for north-south transit. Just a short drive from the Anzalduas International Bridge, this location is ideal for businesses requiring cross-border operations and access to major transportation hubs. The building features concrete tilt-wall construction, 28' clear height, and energy-efficient LED lighting.

### KEY FEATURES

- Facility within the Sharyland Business Park, one of McAllen's top industrial locations
- A short distance to I-2 and Anzalduas International Bridge
- ESFR fire protection system

FEATURES	STE. B1	STE. C
Available Space:	26,949 SF	37,590 SF
Dock Doors:	2 Dock High Doors 1 Ramp	6 Dock High Doors
Status:	FOR SUB-LEASE	
Roof System:	TPO	
Clear Height:	28'	
Construction:	Concrete Tilt Wall	
Fire Protection:	ESFR	
Lighting:	LED	
Building Size:	250,312 SF	



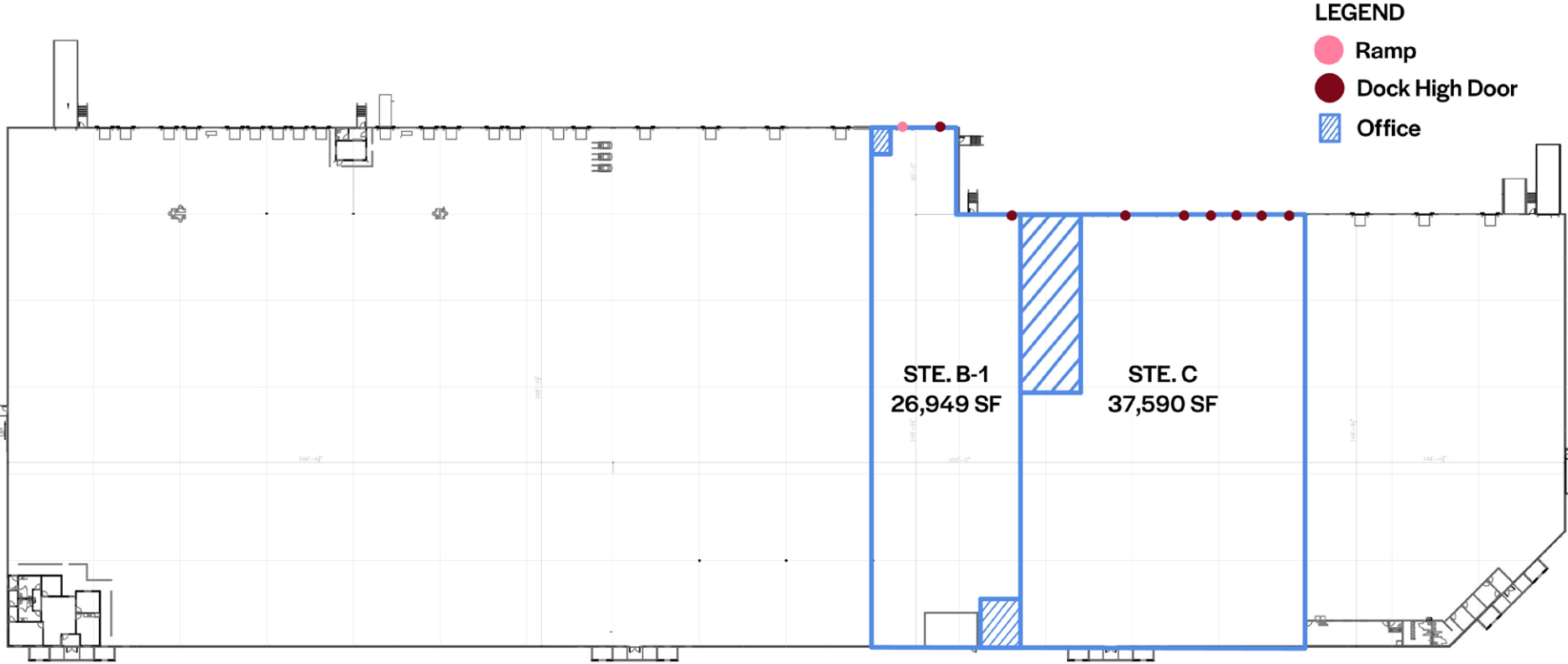


4101 W MILITARY HWY | SHARYLAND BUSINESS PARK

AERIAL



SITE PLAN





# 4101 W MILITARY HWY | SHARYLAND BUSINESS PARK

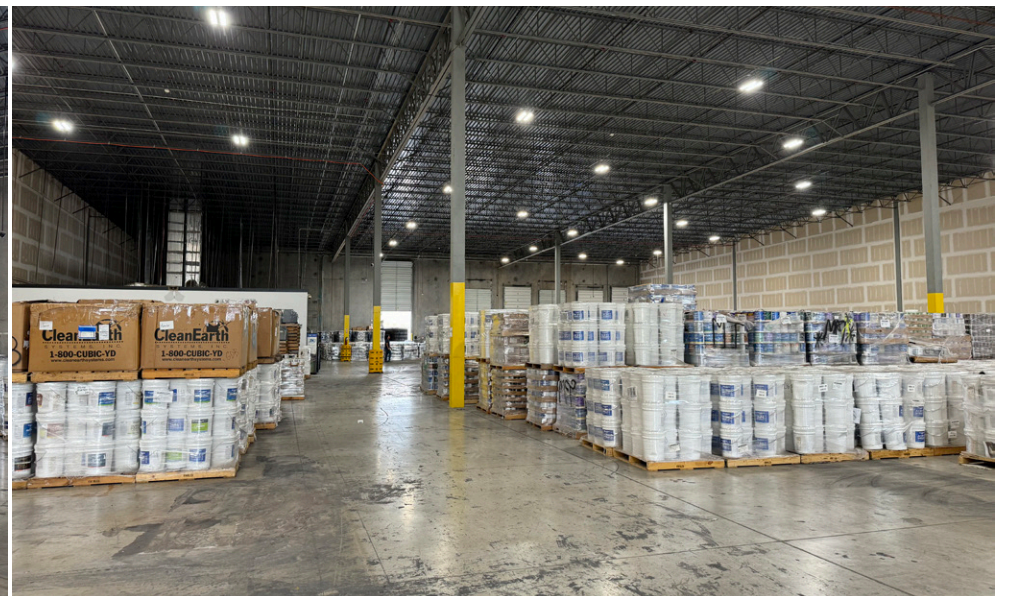
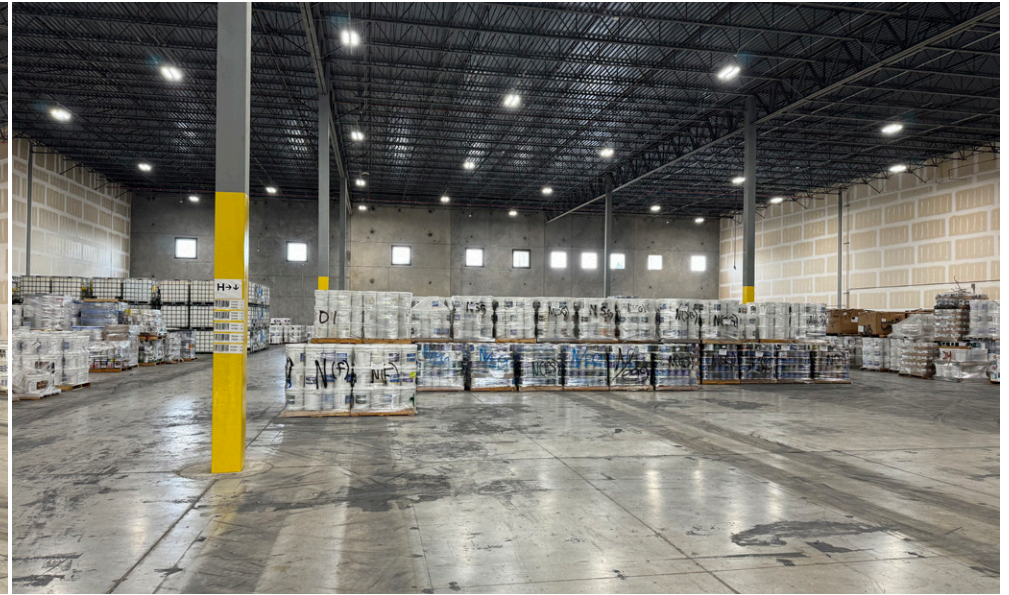
## STE. B1 - INTERIOR PHOTOS





# 4101 W MILITARY HWY | SHARYLAND BUSINESS PARK

## STE. C - INTERIOR PHOTOS







## FOR INFORMATION & SITE TOURS CONTACT:

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## Information About Brokerage Services

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

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Edward Villareal	467182	edward@nairgv.com	956-994-8900
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date