



Mission Motel Hard Corner

1786 W. Bus Hwy 83, Mission, TX 78572

David Guerra | Senior Associate
956.309.5002 | rdavidguerra@outlook.com

COLDWELL BANKER
COMMERCIAL
RIO GRANDE
VALLEY

Jacob Galvan | Associate
956.363.1179 | jacob.galvan@coldwellbanker.com

1786 W. Business Hwy 83,
Mission, TX 78572

Site Photo



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE
VALLEY

David Guerra | 956.309.5002 | rdavidguerra@outlook.com
Jacob Galvan | 956.363.1179 | jacob.galvan@coldwellbanker.com



The Property

Property Address: 1786 W. Business Hwy 83, Mission, TX 78572

Summary: 48,284 Square Foot, Two-Building Motel with 50 Rooms, Restaurant, and 3.37 Acres of Land with Expressway 83 Frontage.

Price: \$3,000,000

Rooms:

- 8 “Suites” (King Size Bed and Living Area)
- 20 Double-Bed Rooms (2 Queen Size Beds Each)
- 20 Single-Bed Rooms (King Size Bed)

Conveyances: All Furniture and Fixtures Convey With Sale

Zoning: C-3 (General Commercial)

Site Description

This 50 room motel is situated on one of West Mission’s busiest corners and sees a combined traffic count of 23,615 VPD not including the expressway traffic which sees 70,808 VPD. This site sits at the crux of three major thoroughfares, Expressway 83 Frontage, Business Highway 83, and Inspiration Road and has excellent visibility with multiple signalized traffic stops. This motel has excellent income, private 3 bedroom living quarters, and has been well maintained. With an excellent corner location, visibility from major roadways, a large foot print, and proximity to upcoming development and growth, this site is perfect for any investor.

Area Retailers

Aguilar’s Meat Market, Washtub Laundromat, Stripes, Lee’s Drive In (Exxon), Empire Gym, Westside Storage and U-Haul, Mission Boxing, Circle T RV Park, Texas Wood Supply, Pronto Insurance.

Property Highlights

- Hard Corner
- Located on Expressway 83 Frontage
- High Traffic Counts
- Growing Area with New Development
- Large Local Population
- Income Producing Restaurant Space

Local Demographics

	1 MILE	3 MILE	5 MILE
2023 Total Population	15,071	70,373	137,175
2023 Households	4,523	21,750	42,028
2023 Daytime Population	12,785	69,785	140,165

Traffic Counts

Business Highway 83: 9,204 VPD

E. Expressway 83 Frontage: 14,411 VPD

Expressway 83 Highway: 70,808 VPD





CITY OF MISSION & METRO AREA COMMUNITY PROFILE 2023



Mission is a booming city of nearly 90,000 people in South Texas, one of the fastest growing regions in the nation. Its proximity to Mexico and its international bridge, which boasts more than 1.2 million northbound visitors per year, have ushered tremendous growth in residential and commercial development.

The city is nestled in the heart of the Rio Grande Valley, which has a total population of 1.5 million, and is a hub for various industries, including retail, logistics, international trade, manufacturing, transportation, medicine and education.

Mission is well situated and just a short drive from 12 international bridges, three international airports, SpaceX, South Padre Island and the Port of Brownsville. It's also just two hours from Monterrey, which is considered Mexico's industrial giant, and is connected to some of Texas' largest metro areas through Interstate 69 and Interstate 2.

CITY OF MISSION & METRO AREA COMMUNITY PROFILE 2023

	CITY	METRO AREA*
POPULATION:	86,223	900,000
MEDIAN AGE:	33.1	30.1
MEDIAN HOUSEHOLD INCOME:	\$57,749	\$44,818
NUMBER OF HOUSEHOLDS:	28,128	268,598
PEOPLE PER HOUSEHOLD:	3.1	3.6 PPH
MEDIAN HOME PRICE:	\$267,000	\$220,000
MONTHLY APARTMENT RENTAL RATE:		\$853.00
TOTAL WORKFORCE:	36,332	371,985
2022 UNEMPLOYMENT RATE:	5.9%	6.5%

*THE McALLEN-MISSION-EDINBURG METRO AREA IS IN THE RIO GRANDE VALLEY, WHICH HAS A TOTAL POPULATION OF 1.4 MILLION



1786 W. Business Hwy 83,
Mission, TX 78572

Site Photo



9,204 VPD



70,808 VPD



14,411 VPD



David Guerra | 956.309.5002 | rdavidguerra@outlook.com
Jacob Galvan | 956.363.1179 | jacob.galvan@coldwellbanker.com

1786 W. Business Hwy 83,
Mission, TX 78572

Site Photo

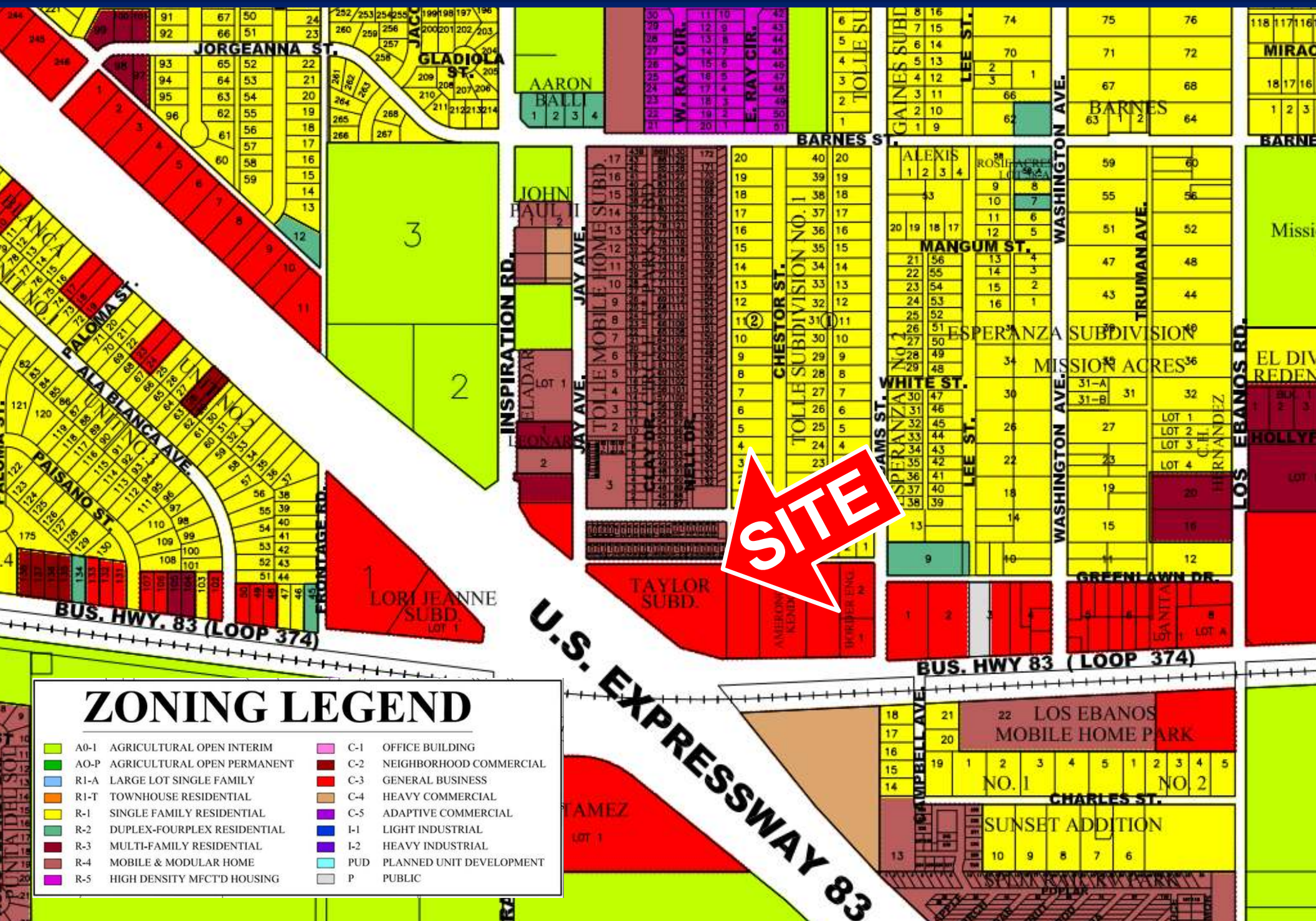


David Guerra | 956.309.5002 | rdavidguerra@outlook.com
Jacob Galvan | 956.363.1179 | jacob.galvan@coldwellbanker.com



1786 W. Business Hwy 83,
Mission, TX 78572

Zoning Map



ZONING LEGEND

	A0-1 AGRICULTURAL OPEN INTERIM		C-1 OFFICE BUILDING
	AO-P AGRICULTURAL OPEN PERMANENT		C-2 NEIGHBORHOOD COMMERCIAL
	R1-A LARGE LOT SINGLE FAMILY		C-3 GENERAL BUSINESS
	R1-T TOWNHOUSE RESIDENTIAL		C-4 HEAVY COMMERCIAL
	R-1 SINGLE FAMILY RESIDENTIAL		C-5 ADAPTIVE COMMERCIAL
	R-2 DUPLEX-FOURPLEX RESIDENTIAL		I-1 LIGHT INDUSTRIAL
	R-3 MULTI-FAMILY RESIDENTIAL		I-2 HEAVY INDUSTRIAL
	R-4 MOBILE & MODULAR HOME		PUD PLANNED UNIT DEVELOPMENT
	R-5 HIGH DENSITY MFCT'D HOUSING		P PUBLIC

1786 W. Business Hwy 83,
Mission, TX 78572

Site Photo



David Guerra | 956.309.5002 | rdavidguerra@outlook.com
Jacob Galvan | 956.363.1179 | jacob.galvan@coldwellbanker.com

1786 W. Business Hwy 83,
Mission, TX 78572

Site Photo

- Restaurant Lease In Place
- Long-Term Tenant
- Tenant Pays All Utilities
- Tenant Lease Information Available Upon Request.

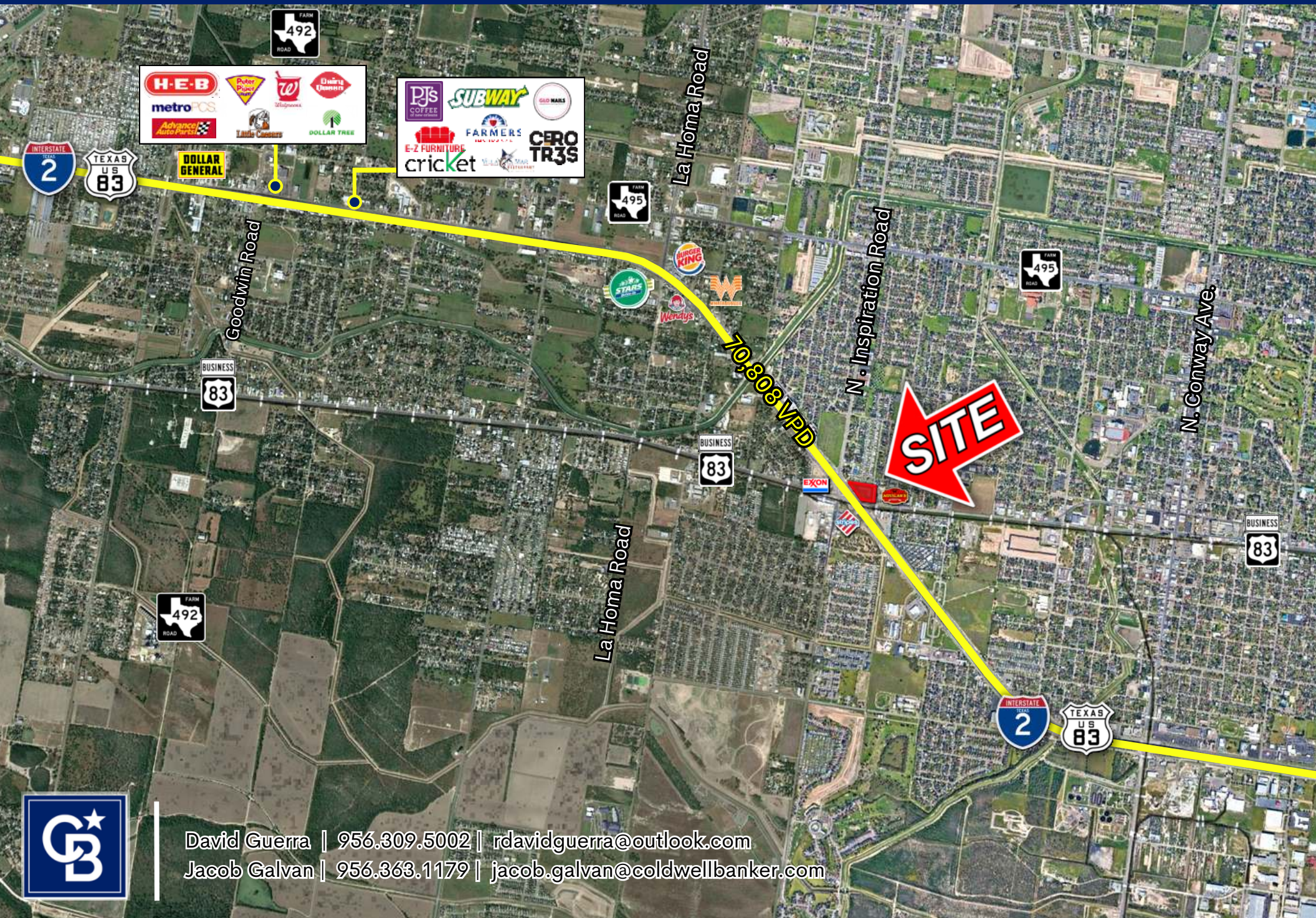


David Guerra | 956.309.5002 | rdavidguerra@outlook.com
Jacob Galvan | 956.363.1179 | jacob.galvan@coldwellbanker.com



1786 W. Business Hwy 83,
Mission, TX 78572

Area Map



David Guerra | 956.309.5002 | rdavidguerra@outlook.com
Jacob Galvan | 956.363.1179 | jacob.galvan@coldwellbanker.com



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.

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.

Coldwell Banker Commercial Rio Grande Valley	582850	daniel.galvan@coldwellbanker.com	
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Galvan	561680	daniel.galvan@coldwellbanker.com	956.631.1322
Designated Broker of Firm	License No.	Email	Phone
N/A			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Rodolfo David Guerra	707211	rdavidguerra@outlook.com	956.609.5002
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____



**COLDWELL BANKER
COMMERCIAL**

RIO GRANDE
VALLEY

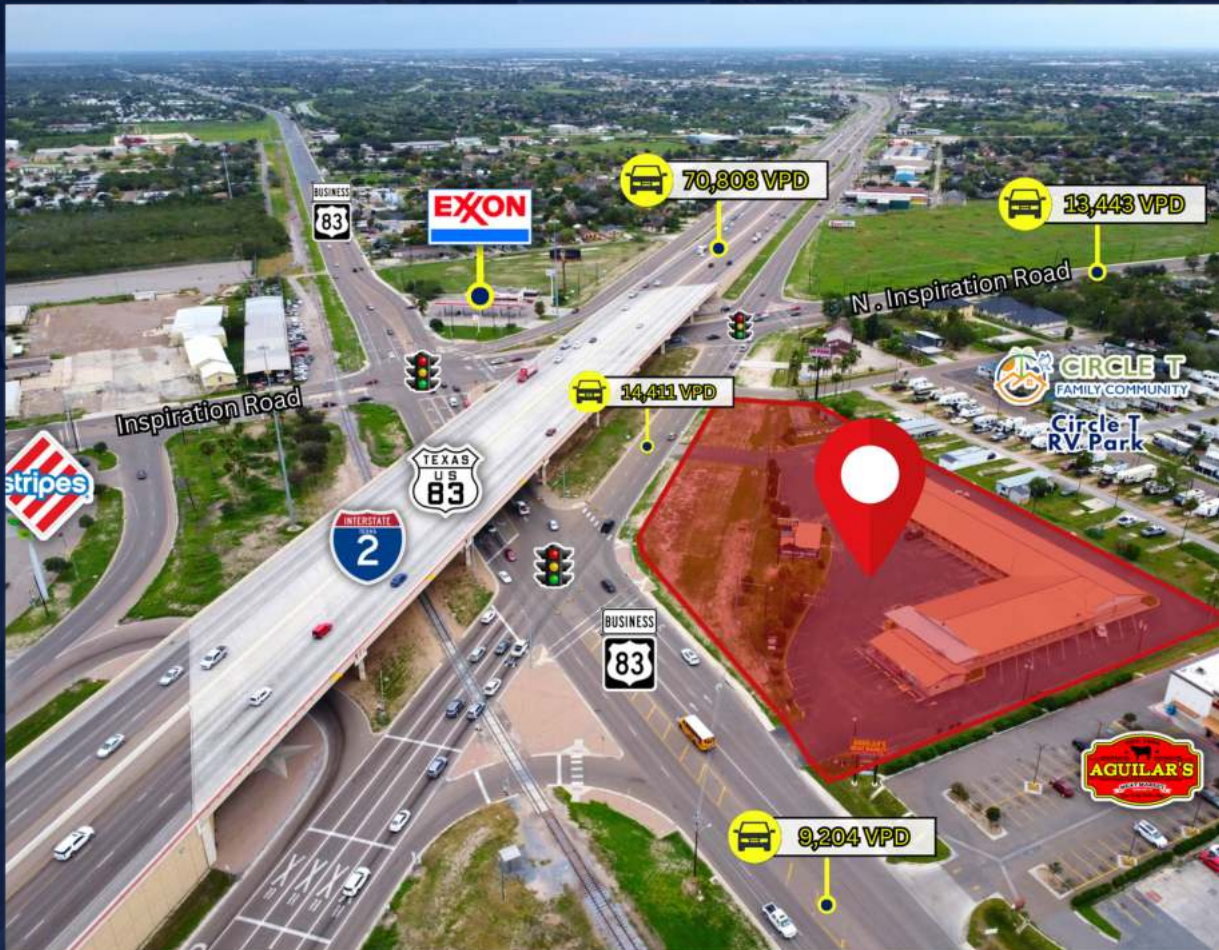


EXXON



70,808 VPD

LISTING TEAM:



David Guerra

Senior Associate

Office 956.631.1322

Cell 956.309.5002

rdavidguerra@outlook.com

www.cbcriograndealvalley.com

Jacob Galvan

Associate

Office 956.631.1322

Cell 956.363.1179

jacob.galvan@coldwellbanker.com

www.cbcriograndealvalley.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.