

801 N. Shary Road Mission, TX 78572

956.227.0505

DOMAIN
DEVELOPMENT

Location
Birds Eye



Located on the hard corner of Bus. 83 & Shary

Daniel Cantu
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DOMAIN DEVELOPMENT

Location
Birds Eye

LocatedAcross thestreet from Sharyland Highschool and walking distance from IDEA McAllen.

Prime commercial development surrounded by National Convenience retailers and more.

Located directly in front of our Newest, Upscale, Gated Community.

Mirabelle



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Site Plan
Map

Building Size
18,274 SqFt

Total Parking
138 Spaces

Drive Thru
2 Spaces

Visibility Level
Excellent

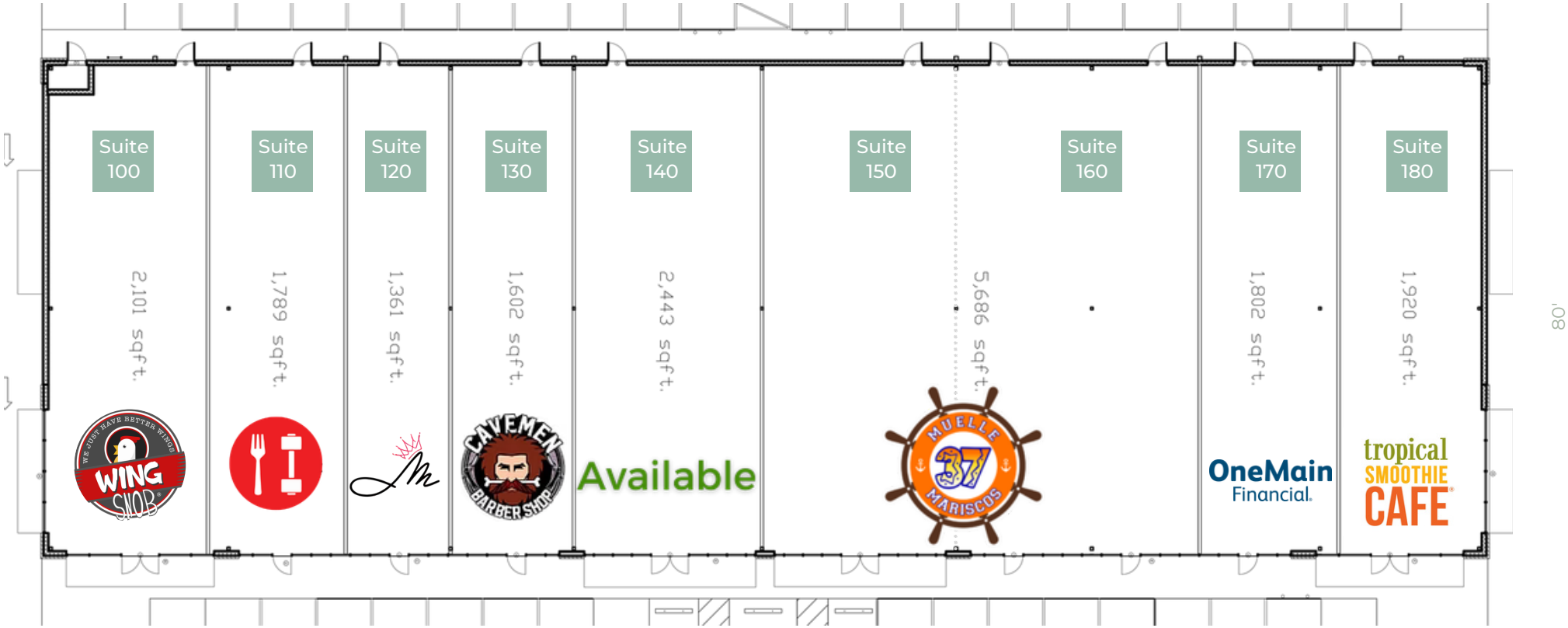
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Leasing Map



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Visuals



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Terms
+ Demographics

Terms Description

Terms	Description
Asking Rent	$22-$24 + NNN Inline; $30 + NNN Endcap
NNN	$6/ SF
Delivery Condition	Grey Shell
Tenant Improvement	$20.00/ SF
Minimum Term	5 Years

Demographics

Distance	1 Mile	3 Miles	5 Miles
2019 Population	10,736	92,184	213,147
Avg. HH Income	$47,365	$43,196	$43,792

2020 intersection Traffic Count



74,000 VPD

AVG. HH INCOME
1 Mile



$47,365

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Project Highlights

Development Highlights

- Seeking high-quality restaurants and retail users
- Ground up development with nice finishes and design
- Outstanding Exposure within a High Traffic Intersection
- Commencing: Q1 of 2021
- Expected delivery: Summer 2021

Location Highlights

- Located along Shary Rd. and Business 83
- Notable Surroundings include: HEB Plus, Sharyland HS, Idea McAllen, Martinez elementary & many large national restaurants such as Panda Express, IHOP, & more.

Surroundings Map



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