



MIRABELLE
PLAZA



801 N. Shary Road Mission, TX 78572

956.227.0505



Location



Located on the hard corner of Bus. 83 & Shary

Daniel Cantu
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Location

Located across the street from Sharyland High School 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.



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Site Plan Map

Building Size
18,274 SqFt

Total Parking
138 Spaces
Drive Thru
2 Spaces

Visibility Level
Excellent

Located on the hard
corner of Bus. 83 & Shary

Mirabelle Drive

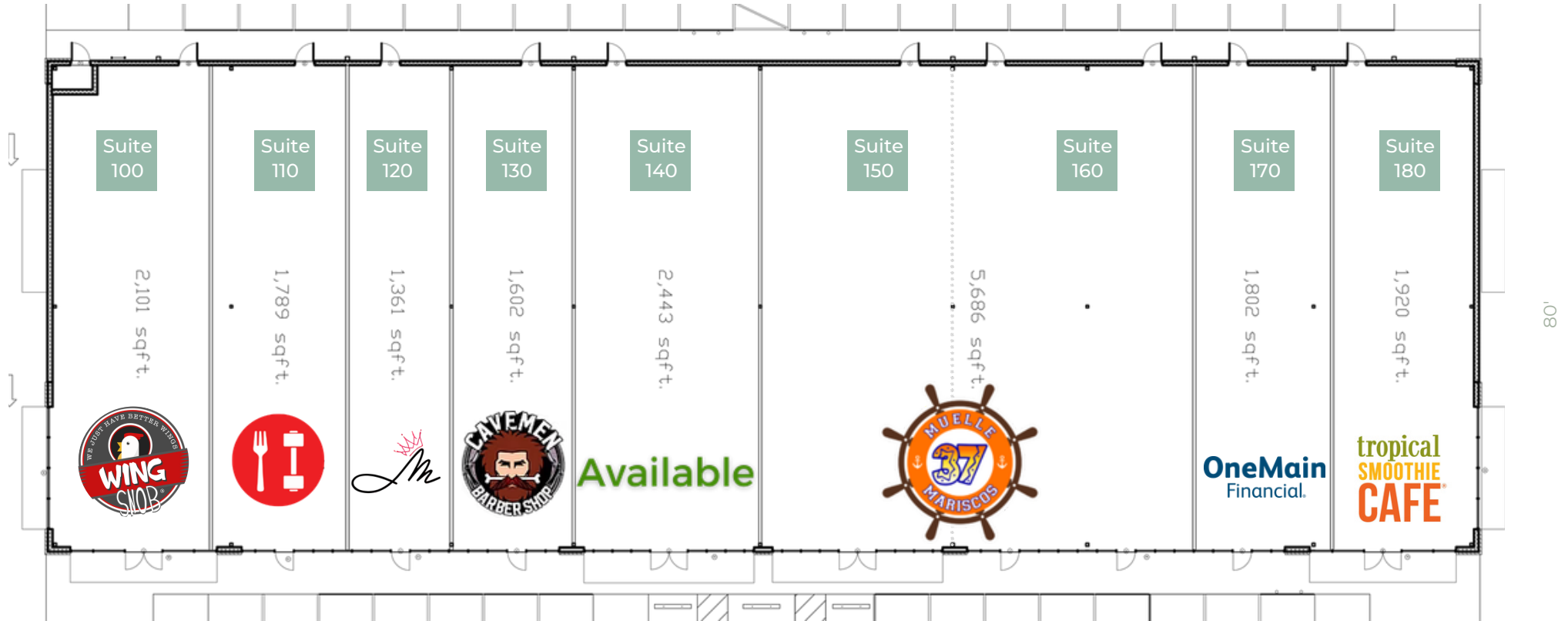


Shary Road

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Leasing



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Visuals



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Terms

+ Demographics

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

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

