



## SHARYLAND TOWNE CROSSING

Shary Rd at US 83, Mission, TX

View the Drone Property Tour here.

Sharyland Towne Crossing is anchored by HEB grocery, Target, T.J. Maxx, Ross Dress for Less, Office Depot, and Petco. It is strategically located on Shary Rd and Expressway 83 (I-2), near the 40,000 SF Mission Event Center. For more information on adjacent properties, also see North Sharyland Crossing and Market at Sharyland Place.

**WEINGARTEN  
REALTY**

PROPERTY SIZE 360,915 SQ. FT.

LAT/LONG 26.19718 N, -98.28426 W

TRAFFIC COUNTS SHARY RD & US 83 - 155,463

### CONTACT

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This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

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## TENANT LIST

A0A	Valley Care Clinics	3,500 SF	C0A	Available	5,000 SF	E0T	Petco	16,500 SF
A0C	Nail Salon	1,400 SF	C0D	H&R Block	1,275 SF	F0A	LA Crawfish	3,500 SF
A0D	Just A Cut	1,260 SF	C0F	Spectrum	3,040 SF	F0C	Rodeo Dental and	
A0E	Marble Slab		C0K	T.J. Maxx	28,000 SF		Orthodontics	6,492 SF
	Creamery	1,260 SF	C0R	Ross Dress for Less	29,798 SF	F0F	T-Mobile	2,000 SF
A0F	Gorditas	1,500 SF	E0A	Merle Norman	992 SF	R0A	Vantage Bank	
A0G	Casa De Cambio	1,155 SF	E0B	Great Clips	1,400 SF		Texas	7,000 SF
A0H	Available	1,270 SF	E0C	Sally Beauty	1,400 SF	R0B	HEB Gas	50 SF
A0J	Armed Forces		E0D	Crumbl Cookies	2,488 SF	R0C	Chili's Bar & Grill	5,873 SF
	Career Center	1,500 SF	E0F	James Avery	2,362 SF	R0D	Chick-Fil-A	4,500 SF
A0K	Zambrano Law		E0G	Office Depot	20,525 SF	R0E	Wendy's	3,200 SF
	Firm	1,050 SF	E0L	Five Below	9,975 SF	R0F	Available	4,726 SF
A0L	Mathnasium	1,148 SF	E0N	Carter's	4,340 SF	R0G	Discount Tire	7,373 SF
A0M	Leicar Hot Tubs,		E0O	OshKosh B'gosh	3,121 SF	RAB	Valley Care Clinics	2,603 SF
	Pools & More	2,100 SF	E0P	Mariner Finance	2,500 SF	RAF	Which Wich?	1,800 SF
A0N	Marco's Pizza	1,872 SF	E0Q	America's Best		1	Target	0 SF
A0P	City Financial	3,310 SF		Contacts	3,000 SF			
B0A	HEB Plus	148,270 SF	E0R	Available	5,511 SF			

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## DEMOGRAPHICS



### POPULATION

1-Mile 6,501  
 3-Mile 80,254  
 5-Mile 181,442



### NUMBER OF HOUSEHOLDS

1-Mile 2,201  
 3-Mile 24,787  
 5-Mile 55,663



### AVERAGE HOUSEHOLD INCOME

1-Mile \$71,407  
 3-Mile \$65,527  
 5-Mile \$64,038

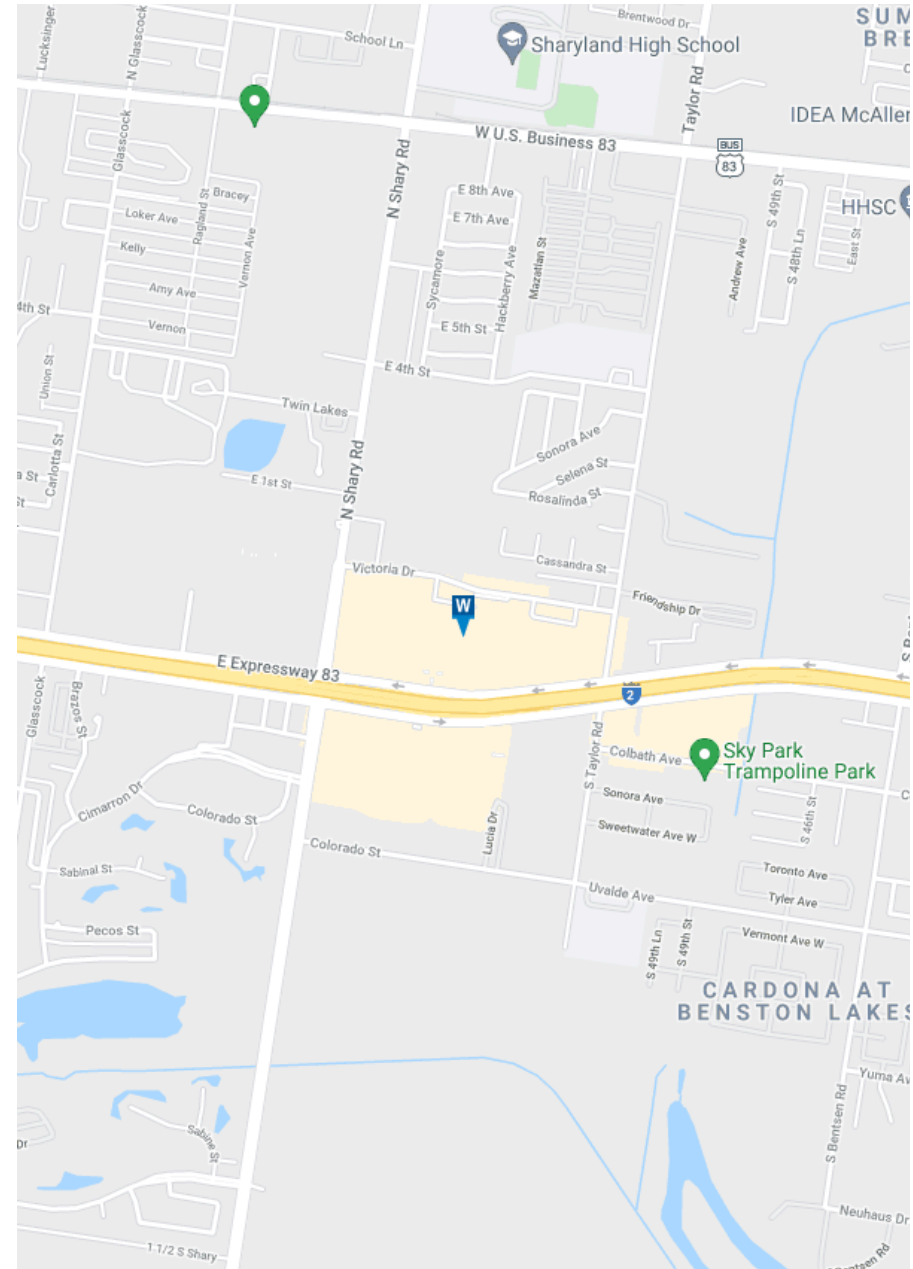


### TOTAL NUMBER OF EMPLOYEES

1-Mile 2877  
 5-Mile 88041



Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	6,501	32,178	80,254	181,442
Average Household Income	\$71,407	\$72,403	\$65,527	\$64,038
<b>Population Trends</b>				
2000 Population	3,230	19,882	56,441	128,136
2010 Population	5,853	29,338	73,357	167,131
2020 Population	6,501	32,178	80,254	181,442
2025 Population	7,076	34,803	86,638	195,517
Absolute Growth 2010 to 2020'	11.07%	9.68%	9.4%	8.56%
Projected Growth 2020 to 2025'	8.85%	8.16%	7.95%	7.76%
<b>Race &amp; Ethnicity</b>				
% White	18.46%	16.17%	10.85%	10.03%
% Black	0.34%	0.41%	0.39%	0.41%
% Asian	2.95%	2.84%	1.91%	1.73%
% Other	0.22%	0.33%	0.32%	0.35%
% Hispanic	78.03%	80.25%	86.53%	87.48%
<b>Income &amp; Education</b>				
Median Household Income	46,297	49,763	44,358	43,805
Average Household Income	\$71,407	\$72,403	\$65,527	\$64,038
% College Graduates	41.64%	39.71%	32.49%	31.58%
<b>Age</b>				
Median Age	33.3	34.7	33.4	32.6
% Age < 18	27.4%	25.61%	26.73%	27.73%
% Age 65 +	14.87%	16.11%	14.31%	13.13%
<b>Households &amp; Housing</b>				
Households	2,201	10,478	24,787	55,663
Average Household Size	2.92	3.05	3.22	3.24
Median Housing Value	\$105,300	\$124,664	\$111,138	\$115,134
% Owner Occupied Housing	48.97%	58.73%	59.57%	57.09%
% Renter Occupied Housing	24.96%	21.88%	26.89%	30.7%
% Vacant Housing	26.06%	19.39%	13.54%	12.21%
<b>Workplace &amp; Workers</b>				
Number of Businesses	165	748	1,646	4,947
% White Collar	71.34%	67.1%	63.61%	63.71%
% Blue Collar	28.66%	32.9%	36.39%	36.29%



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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.



## 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 on 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 listening 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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