



# SHARY BUSINESS CENTER | 2400 BROCK STREET, MISSION, TX 78572

## Features

- This 56,716 SF retail center sits just off the hard corner of Griffin Parkway and Shary Road, which is a signalized intersection that collectively sees over 40,000 vehicles per day. The center has 3 ingress/egress points with no medians, making access ideal.
- The center's large pylon sign is located directly on Shary Road, with space available to provide additional street exposure.
- The surrounding residential density is among the highest in the Rio Grande Valley, with nearly 235,000 people in a 5 mile radius of Shary Business Center.
- With high population growth expected in the immediate trade area over the next 5 years, retail demands will remain underserved, and provide fertile ground for a variety of retail uses and services.
- Shary Business Center shares this strong intersection with several national credit tenants, such as Walgreens, BBVA Compass Bank, Pizza Hut, and many more.

## FOR LEASE

**TOTAL SF:** 56,716  
**AVAILABLE SF:** 8,728  
**MIN CONTIGUOUS SF:** 1,232  
**MAX CONTIGUOUS SF:** 2,720  
**CONTACT FOR MORE INFORMATION**  
**NNN:** \$2.40 EST.

## Traffic Counts

N Shary Rd	20,076 VPD
E Griffin Pky	21,537 VPD

## Demographics

	YEAR: 2019	1 MILE	3 MILE	5 MILE
Total Population		12,507	94,362	234,007
Total Households		3,718	29,455	71,722
5 Year Population Growth		7.59%	6.50%	6.48%
Average Household Income		\$93,748	\$66,314	\$66,197

## Byron Howard

Vice President  
 214.720.3645  
[bhoward@weitzmangroup.com](mailto:bhoward@weitzmangroup.com)

## Andrew Phelan

Associate  
 713.781.7111  
[aphelan@weitzmangroup.com](mailto:aphelan@weitzmangroup.com)

## Area Retailers & Businesses

The information was obtained from sources deemed reliable; however, Weitzman has not verified the same and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

**weitzman**<sup>®</sup>



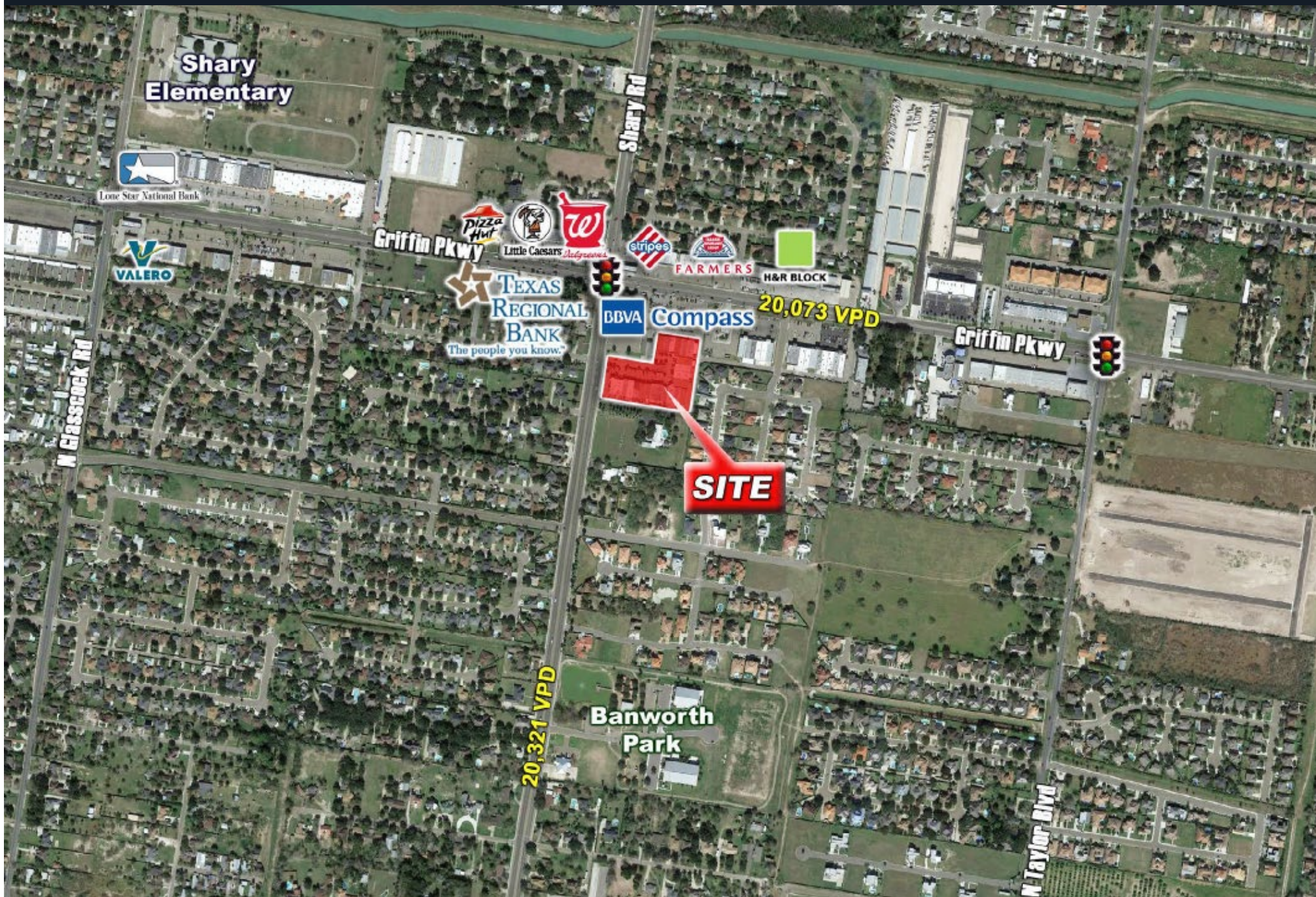
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# INFORMATION ABOUT BROKERAGE SERVICES

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 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.

The Weitzman Group

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Byron Keener Howard

Sales Agent/Associate's Name

587083

License No.

bhoward@weitzmangroup.com

Email

(214) 720-6645

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

James Nathan Namken

Licensed Supervisor of Sales Agent/ Associate

477965

License No.

jnamken@weitzmangroup.com

Email

713-781-7111

Phone

Andrew Phelan

Sales Agent/Associate's Name

725972

License No.

aphelan@weitzmangroup.com

Email

713-781-7111

Phone

Buyer/Tenant/Seller/Landlord Initials

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