

CONWAY PLAZA

.CHRE Presented by
CHRE

101-219 E 83 Expy, Mission, TX 78572



CONWAY PLAZA

101-219 E 83 Expy, Mission, TX 78572

Confidentiality Agreement



Cindy Hopkins, CCIM

chopkins@ccim.net

(956) 778-3255

License: 0508052



CHRE

312 E Harrison

Harlingen, TX 78550

Notes

CONWAY PLAZA

101-219 E 83 Expy, Mission, TX 78572

Property Details

Excellent location on Expressway 83 and Conway in Mission, Texas. Foys Supermarket [not a part] has been in business at this intersection for 40+ years and continues to thrive in Mission. Co-tenants include Bealls, Melrose, Kings Buffet, Kool Smiles,

Price: \$15 - \$18 /SF/Year

View the full listing here: <http://www.crelisting.net/Hjn2iZ13w/?StepID=107>

Total Space Available: N/A
Rental Rate: \$15 - \$18 /SF/Year
Min. Divisible: 500 SF
Max. Contiguous: 10,800 SF
Property Type: Retail
Property Sub-type: Strip Center
Building Size: 100,000 SF
Gross Leasable Area: 100,000 SF
Lot Size: 10 AC

CONWAY PLAZA

101-219 E 83 Expy, Mission, TX 78572

Listing spaces

Space 219

Space Available:	4,521 SF
Rental Rate:	\$15 - \$18 /SF/Year
Space / Lot Type:	Strip Center
Additional Space / Lot Types:	Neighborhood Center,Community Center
Date Available:	Mar 2017
Lease Term:	36 Months
Pct. Procurement Fee:	3.00%

Second generation retail space for lease in established Retail Shopping Center.

Space 205

Space Available:	2,490 SF
Rental Rate:	\$15 - \$18 /SF/Year
Space / Lot Type:	Strip Center
Additional Space / Lot Types:	Neighborhood Center,Community Center
Date Available:	Mar 2017
Lease Term:	36 Months
No. Parking Spaces:	12
Pct. Procurement Fee:	3.00%

Former Radio Shack, recently vacated [3/17] and ideal for another phone user replacement

Space 115-1

Space Available:	3,003 SF
Rental Rate:	\$15 - \$18 /SF/Year
Space / Lot Type:	Strip Center
Additional Space / Lot Types:	Neighborhood Center,Community Center
Min. Divisible:	2,490 SF
Max. Contiguous:	2,490 SF
Date Available:	Mar 2017
Lease Term:	36 Months
No. Parking Spaces:	12
Pct. Procurement Fee:	3.00%

Second Generation space in this established Retail Strip Center next to Ace Cash Express and Bake A Cake.

CONWAY PLAZA

101-219 E 83 Expy, Mission, TX 78572

Listing spaces

Space 107

Space Available:	1,246 SF
Rental Rate:	\$15 - \$18 /SF/Year
Space / Lot Type:	Strip Center
Additional Space / Lot Types:	Neighborhood Center,Community Center
Min. Divisible:	2,490 SF
Max. Contiguous:	2,490 SF
Date Available:	Mar 2017
Lease Term:	36 Months
No. Parking Spaces:	12
Pct. Procurement Fee:	3.00%

Former Nextel space, Second Generation, in this established Retail Strip Center next to Subway and Kahlo Threading.

Space 301B

Space Available:	10,800 SF
Rental Rate:	\$15 - \$18 /SF/Year
Space / Lot Type:	Strip Center
Additional Space / Lot Types:	Neighborhood Center,Community Center
Date Available:	Mar 2017
Lease Term:	36 Months
No. Parking Spaces:	40
Pct. Procurement Fee:	3.00%

Second Generation Space in Established Retail Shopping Center

Space PAD

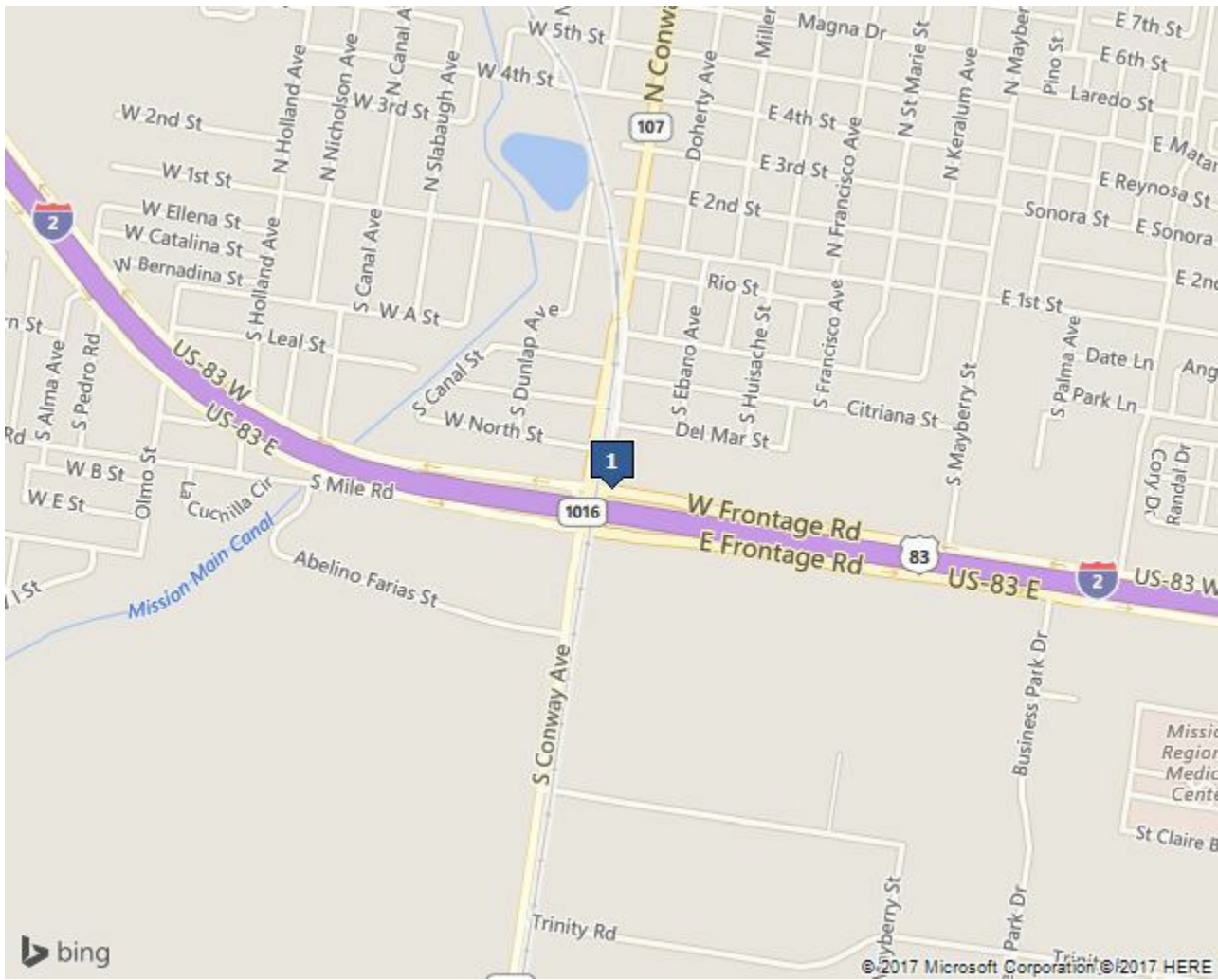
Space Available:	500 SF
Rental Rate:	\$15 - \$18 /SF/Year
Space / Lot Type:	Strip Center
Additional Space / Lot Types:	Neighborhood Center,Community Center
Date Available:	Mar 2017
Lease Term:	36 Months
No. Parking Spaces:	40
Pct. Procurement Fee:	3.00%

Kiosk available within center - 500 sf and former Phone Repair Store.

CONWAY PLAZA

101-219 E 83 Expy, Mission, TX 78572

Location



Location Description

Conway and Expressway 83, Mission, Texas

CONWAY PLAZA

101-219 E 83 Expy, Mission, TX 78572

Property Photos



Exterior Photo



Foys Supermarket (not a part)

CONWAY PLAZA

101-219 E 83 Expy, Mission, TX 78572

Property Photos



Former Radio Shack - Now Available



Exterior Photo

CONWAY PLAZA

101-219 E 83 Expy, Mission, TX 78572

Property Photos



Exterior Photo



Exterior Photo

CONWAY PLAZA

101-219 E 83 Expy, Mission, TX 78572

Property Photos



Aerial Photo



Exterior Photo

CONWAY PLAZA

101-219 E 83 Expy, Mission, TX 78572

Property Photos



Exterior Photo



Exterior Photo

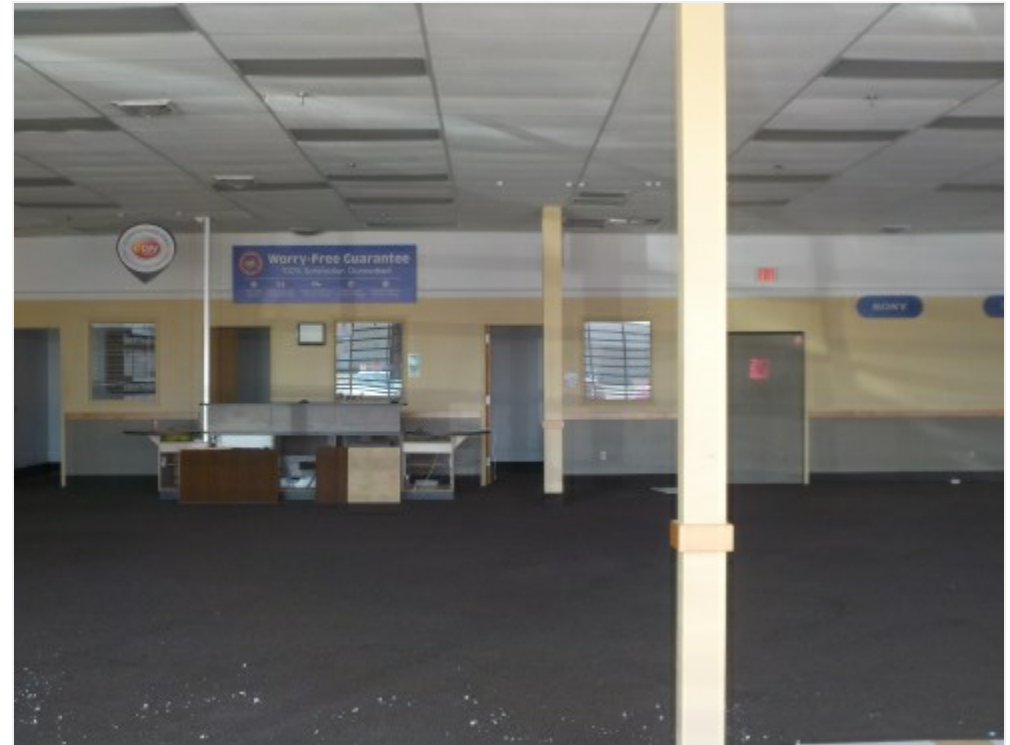
CONWAY PLAZA

101-219 E 83 Expy, Mission, TX 78572

Property Photos



Former Radio Shack - front entrance



Former Radio Shack - interior photo

CONWAY PLAZA

101-219 E 83 Expy, Mission, TX 78572

Property Photos



Former Radio Shack - interior photo



Exterior Photo

CONWAY PLAZA

101-219 E 83 Expy, Mission, TX 78572

Property Photos



Exterior Photo



Exterior Photo

CONWAY PLAZA

101-219 E 83 Expy, Mission, TX 78572

Property Photos



Exterior Photo



Available Space

CONWAY PLAZA

101-219 E 83 Expy, Mission, TX 78572

Property Photos



Interior Photo - white box



Interior Photo - white box

CONWAY PLAZA

101-219 E 83 Expy, Mission, TX 78572

Property Photos



Exterior - Suite identifier



Front Entrance of available space

CONWAY PLAZA

101-219 E 83 Expy, Mission, TX 78572

Property Photos



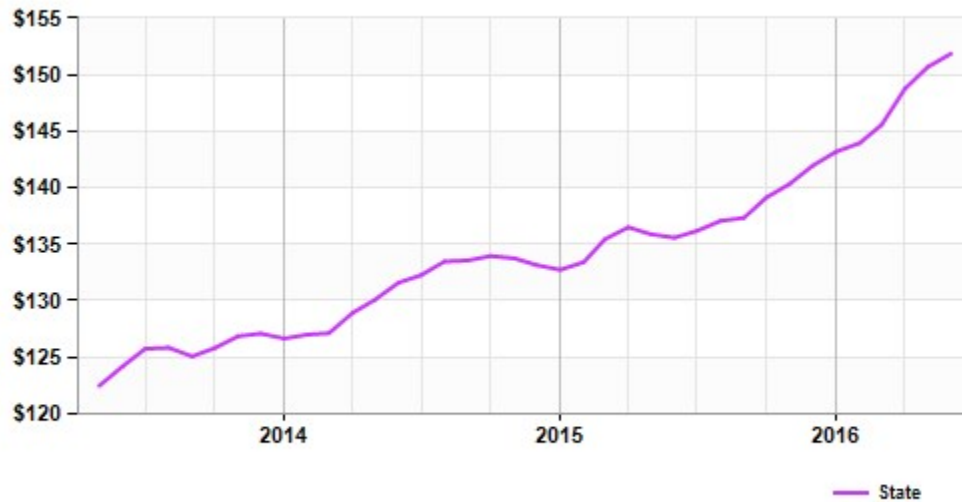
Exterior Photo

CONWAY PLAZA

101-219 E 83 Expy, Mission, TX 78572

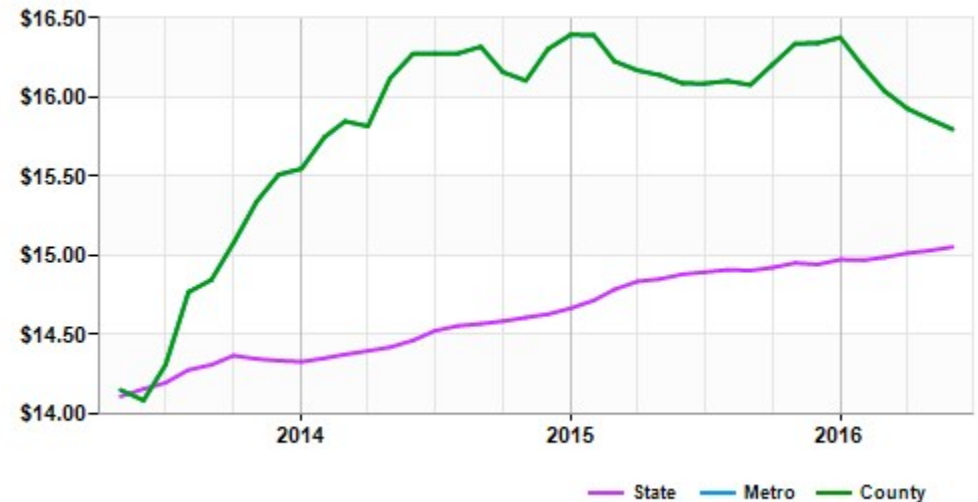
Market Trends

Asking Prices Retail for Sale Mission, TX (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$152	+4.3%	+12.0%

Asking Rent Retail for Lease Mission, TX (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$15.05	+0.4%	+1.2%
Metro	\$15.80	-1.5%	-1.8%
County	\$15.80	-1.5%	-1.8%

CONWAY PLAZA

101-219 E 83 Expy, Mission, TX 78572

Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	4,188	36,317	68,868
2015 Female Population	4,617	38,730	72,937
% 2015 Male Population	47.56%	48.39%	48.57%
% 2015 Female Population	52.44%	51.61%	51.43%
2015 Total Population: Adult	6,231	51,681	96,195
2015 Total Daytime Population	9,930	69,078	129,309
2015 Total Employees	4,046	20,180	37,210
2015 Total Population: Median Age	34	32	31
2015 Total Population: Adult Median Age	49	46	44
2015 Total population: Under 5 years	820	6,468	12,868
2015 Total population: 5 to 9 years	728	6,572	12,688
2015 Total population: 10 to 14 years	640	6,875	13,237
2015 Total population: 15 to 19 years	623	5,989	11,743
2015 Total population: 20 to 24 years	678	5,187	10,197
2015 Total population: 25 to 29 years	534	4,274	8,589
2015 Total population: 30 to 34 years	495	4,584	9,088
2015 Total population: 35 to 39 years	459	4,881	9,547
2015 Total population: 40 to 44 years	499	4,988	9,684
2015 Total population: 45 to 49 years	428	4,316	8,251
2015 Total population: 50 to 54 years	386	3,830	7,229
2015 Total population: 55 to 59 years	406	3,382	6,323

CONWAY PLAZA

101-219 E 83 Expy, Mission, TX 78572

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total population: 60 to 64 years	399	3,126	5,587
2015 Total population: 65 to 69 years	482	3,138	5,267
2015 Total population: 70 to 74 years	419	2,488	4,005
2015 Total population: 75 to 79 years	319	2,055	3,204
2015 Total population: 80 to 84 years	273	1,576	2,321
2015 Total population: 85 years and over	217	1,318	1,977
% 2015 Total population: Under 5 years	9.31%	8.62%	9.07%
% 2015 Total population: 5 to 9 years	8.27%	8.76%	8.95%
% 2015 Total population: 10 to 14 years	7.27%	9.16%	9.33%
% 2015 Total population: 15 to 19 years	7.08%	7.98%	8.28%
% 2015 Total population: 20 to 24 years	7.70%	6.91%	7.19%
% 2015 Total population: 25 to 29 years	6.06%	5.70%	6.06%
% 2015 Total population: 30 to 34 years	5.62%	6.11%	6.41%
% 2015 Total population: 35 to 39 years	5.21%	6.50%	6.73%
% 2015 Total population: 40 to 44 years	5.67%	6.65%	6.83%
% 2015 Total population: 45 to 49 years	4.86%	5.75%	5.82%
% 2015 Total population: 50 to 54 years	4.38%	5.10%	5.10%
% 2015 Total population: 55 to 59 years	4.61%	4.51%	4.46%
% 2015 Total population: 60 to 64 years	4.53%	4.17%	3.94%
% 2015 Total population: 65 to 69 years	5.47%	4.18%	3.71%
% 2015 Total population: 70 to 74 years	4.76%	3.32%	2.82%

CONWAY PLAZA

101-219 E 83 Expy, Mission, TX 78572

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 75 to 79 years	3.62%	2.74%	2.26%
% 2015 Total population: 80 to 84 years	3.10%	2.10%	1.64%
% 2015 Total population: 85 years and over	2.46%	1.76%	1.39%
2015 White alone	7,628	65,987	126,292
2015 Black or African American alone	50	618	967
2015 American Indian and Alaska Native alone	50	279	500
2015 Asian alone	9	1,049	1,911
2015 Native Hawaiian and OPI alone	n/a	19	28
2015 Some Other Race alone	910	5,799	9,942
2015 Two or More Races alone	158	1,296	2,165
2015 Hispanic	8,216	64,468	125,961
2015 Not Hispanic	589	10,579	15,844
% 2015 White alone	86.63%	87.93%	89.06%
% 2015 Black or African American alone	0.57%	0.82%	0.68%
% 2015 American Indian and Alaska Native alone	0.57%	0.37%	0.35%
% 2015 Asian alone	0.10%	1.40%	1.35%
% 2015 Native Hawaiian and OPI alone	0.00%	0.03%	0.02%
% 2015 Some Other Race alone	10.34%	7.73%	7.01%
% 2015 Two or More Races alone	1.79%	1.73%	1.53%
% 2015 Hispanic	93.31%	85.90%	88.83%
% 2015 Not Hispanic	6.69%	14.10%	11.17%

CONWAY PLAZA

101-219 E 83 Expy, Mission, TX 78572

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Not Hispanic: White alone	631	8,061	11,680
2015 Not Hispanic: Black or African American alone	14	107	172
2015 Not Hispanic: American Indian and Alaska Native alone	5	34	66
2015 Not Hispanic: Asian alone	4	218	479
2015 Not Hispanic: Native Hawaiian and OPI alone	n/a	2	3
2015 Not Hispanic: Some Other Race alone	n/a	13	23
2015 Not Hispanic: Two or More Races	14	143	228
% 2015 Not Hispanic: White alone	7.49%	17.62%	12.96%
% 2015 Not Hispanic: Black or African American alone	0.17%	0.23%	0.19%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.06%	0.07%	0.07%
% 2015 Not Hispanic: Asian alone	0.05%	0.48%	0.53%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.00%	0.00%
% 2015 Not Hispanic: Some Other Race alone	0.00%	0.03%	0.03%
% 2015 Not Hispanic: Two or More Races	0.17%	0.31%	0.25%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a

CONWAY PLAZA

101-219 E 83 Expy, Mission, TX 78572

Demographics

Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
2015 Total Population	8,805	75,047	141,805
2015 Households	2,770	22,294	40,456
Population Change 2010-2015	593	8,766	15,122
Household Change 2010-2015	129	2,068	3,588
% Population Change 2010-2015	7.22%	13.23%	11.94%
% Household Change 2010-2015	4.88%	10.22%	9.73%
Population Change 2000-2015	381	29,287	51,658
Household Change 2000-2015	175	8,285	14,853
% Population Change 2000 to 2015	4.52%	64.00%	57.30%
% Household Change 2000 to 2015	6.74%	59.14%	58.01%

Housing

	1-mi.	3-mi.	5-mi.
2015 Housing Units	3,212	18,967	33,344
2015 Occupied Housing Units	2,595	14,009	25,603
2015 Owner Occupied Housing Units	1,569	10,583	19,641
2015 Renter Occupied Housing Units	1,026	3,426	5,962
2015 Vacant Housings Units	617	4,958	7,741
% 2015 Occupied Housing Units	80.79%	73.86%	76.78%

CONWAY PLAZA

101-219 E 83 Expy, Mission, TX 78572

Demographics

Housing (Cont.)

	1-mi.	3-mi.	5-mi.
% 2015 Owner occupied housing units	60.46%	75.54%	76.71%
% 2015 Renter occupied housing units	39.54%	24.46%	23.29%
% 2000 Vacant housing units	19.21%	26.14%	23.22%

Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$33,454	\$39,911	\$39,964
2015 Household Income: Average	\$44,215	\$55,705	\$56,643
2015 Per Capita Income	\$13,916	\$16,588	\$16,200
2015 Household income: Less than \$10,000	346	2,303	4,228
2015 Household income: \$10,000 to \$14,999	358	1,725	3,267
2015 Household income: \$15,000 to \$19,999	240	1,608	2,986
2015 Household income: \$20,000 to \$24,999	181	1,526	2,712
2015 Household income: \$25,000 to \$29,999	108	1,097	2,073
2015 Household income: \$30,000 to \$34,999	220	1,388	2,444
2015 Household income: \$35,000 to \$39,999	238	1,527	2,536
2015 Household income: \$40,000 to \$44,999	122	1,232	2,260
2015 Household income: \$45,000 to \$49,999	118	1,086	1,885
2015 Household income: \$50,000 to \$59,999	231	1,698	2,926
2015 Household income: \$60,000 to \$74,999	254	2,062	3,622
2015 Household income: \$75,000 to \$99,999	154	2,143	4,154
2015 Household income: \$100,000 to \$124,999	88	1,385	2,416
2015 Household income: \$125,000 to \$149,999	35	456	846
2015 Household income: \$150,000 to \$199,999	39	566	1,104

CONWAY PLAZA

101-219 E 83 Expy, Mission, TX 78572

Demographics

Income (Cont.)	1-mi.	3-mi.	5-mi.
2015 Household income: \$200,000 or more	38	492	997
% 2015 Household income: Less than \$10,000	12.49%	10.33%	10.45%
% 2015 Household income: \$10,000 to \$14,999	12.92%	7.74%	8.08%
% 2015 Household income: \$15,000 to \$19,999	8.66%	7.21%	7.38%
% 2015 Household income: \$20,000 to \$24,999	6.53%	6.84%	6.70%
% 2015 Household income: \$25,000 to \$29,999	3.90%	4.92%	5.12%
% 2015 Household income: \$30,000 to \$34,999	7.94%	6.23%	6.04%
% 2015 Household income: \$35,000 to \$39,999	8.59%	6.85%	6.27%
% 2015 Household income: \$40,000 to \$44,999	4.40%	5.53%	5.59%
% 2015 Household income: \$45,000 to \$49,999	4.26%	4.87%	4.66%
% 2015 Household income: \$50,000 to \$59,999	8.34%	7.62%	7.23%
% 2015 Household income: \$60,000 to \$74,999	9.17%	9.25%	8.95%
% 2015 Household income: \$75,000 to \$99,999	5.56%	9.61%	10.27%
% 2015 Household income: \$100,000 to \$124,999	3.18%	6.21%	5.97%
% 2015 Household income: \$125,000 to \$149,999	1.26%	2.05%	2.09%
% 2015 Household income: \$150,000 to \$199,999	1.41%	2.54%	2.73%
% 2015 Household income: \$200,000 or more	1.37%	2.21%	2.46%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$733,781	\$6,250,671	\$11,450,192
2015 Jewelry stores	\$239,495	\$2,065,446	\$3,758,634
2015 Mens clothing stores	\$818,514	\$7,046,155	\$12,853,570
2015 Shoe stores	\$856,331	\$7,321,826	\$13,366,184

CONWAY PLAZA

101-219 E 83 Expy, Mission, TX 78572

Demographics

Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Womens clothing stores	\$1,375,485	\$11,749,639	\$21,322,293
2015 Automobile dealers	\$10,136,462	\$89,726,177	\$162,665,612
2015 Automotive parts and accessories stores	\$2,035,794	\$17,635,988	\$31,919,863
2015 Other motor vehicle dealers	\$279,136	\$2,393,906	\$4,310,332
2015 Tire dealers	\$914,460	\$7,911,013	\$14,317,313
2015 Hardware stores	\$38,453	\$354,137	\$641,959
2015 Home centers	\$395,950	\$3,598,738	\$6,512,553
2015 Nursery and garden centers	\$481,044	\$4,304,403	\$7,749,596
2015 Outdoor power equipment stores	\$230,474	\$2,012,067	\$3,623,167
2015 Paint andwallpaper stores	\$46,970	\$430,873	\$783,015
2015 Appliance, television, and other electronics stores	\$1,359,689	\$12,025,297	\$21,786,825
2015 Camera andphotographic supplies stores	\$95,942	\$882,676	\$1,601,427
2015 Computer andsoftware stores	\$3,882,765	\$33,126,454	\$60,027,495
2015 Beer, wine, and liquor stores	\$667,216	\$5,742,147	\$10,429,418
2015 Convenience stores	\$3,139,423	\$26,712,168	\$48,728,288
2015 Restaurant Expenditures	\$2,806,345	\$24,276,137	\$44,096,801
2015 Supermarkets and other grocery (except convenience) stores	\$11,549,126	\$97,386,914	\$176,748,458
2015 Furniture stores	\$985,089	\$8,591,611	\$15,601,338
2015 Home furnishings stores	\$3,436,957	\$29,758,708	\$53,800,373
2015 General merchandise stores	\$18,110,223	\$157,610,451	\$285,621,146
2015 Gasoline stations with convenience stores	\$9,705,875	\$83,015,195	\$150,820,767

CONWAY PLAZA

101-219 E 83 Expy, Mission, TX 78572

Demographics

Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Other gasoline stations	\$6,957,813	\$59,556,876	\$108,038,579
2015 Department stores (excl leased depts)	\$17,870,728	\$155,545,005	\$281,862,512
2015 General merchandise stores	\$18,110,223	\$157,610,451	\$285,621,146
2015 Other health and personal care stores	\$690,248	\$6,009,392	\$10,865,870
2015 Pharmacies and drug stores	\$2,871,438	\$24,476,811	\$44,160,152
2015 Pet and pet supplies stores	\$743,802	\$6,488,256	\$11,718,102
2015 Book, periodical, and music stores	\$106,473	\$944,944	\$1,703,159
2015 Hobby, toy, and game stores	\$327,694	\$2,834,386	\$5,151,661
2015 Musical instrument and supplies stores	\$29,680	\$270,439	\$493,146
2015 Sewing, needlework, and piece goods stores	\$59,453	\$511,347	\$919,171
2015 Sporting goods stores	\$298,623	\$2,716,208	\$4,933,660

CONWAY PLAZA

101-219 E 83 Expy, Mission, TX 78572

Broker Profile



Cindy Hopkins, CCIM

CCIM with a diverse background, with over 15 years in the Real Estate Industry. Extensive Market Knowledge, Negotiation Skills and Diverse Client Base. TOP Producer in Sales - 2005/2006/2007/2008 International Presidents Circle 2007 International Diamond Society 2008 15 years of involvement in the Real Estate Industry CCIM CCIM Chapter Member - San Antonio CRS - Commercial Real Estate Specialist ICSC

Current Occupation:	Broker
Education:	San Diego State University Certified Commercial Investment Member Since 2009
Organizations/Associations:	CCIM, National Association of REALTORS, LoopNet, Inc., International Council of Shopping Centers (ICSC)
Honors/Awards:	Top Producer Sales - Coldwell Banker - 2004 - 2009
Website:	http://CHopkinsRealEstate.com

chopkins@ccim.net
(956) 778-3255
License: 0508052



CHRE

312 E Harrison
Harlingen, TX 78550