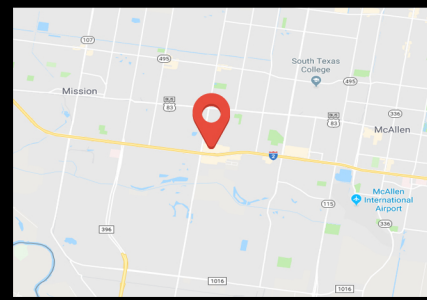


Mission Shopping Center

Mission, TX

Anchor : Home Depot



2018 DEMOGRAPHICS

	1mi Radius	3mi Radius	5mi Radius
Population	7,741	86,596	192,515
Avg. HH Income (\$)	67,017	66,519	63,738
Daytime Population	10,143	87,943	221,171
Projected Growth 2018-2023	1.33%	1.42%	1.35%
Total Households	2,759	26,781	59,122

Traffic Counts

Expressway 83: 119,395 cpd
Shary Rd: 29,038 cpd
2014 Average Daily Counts

Area Retailers

Home Depot, Chase, HEB, Target, Walmart, Kohls, Office Depot, Cinemark, Cane's, Panda Express, Chili's, Whataburger, McDonald's, and Burger King

For more information, contact:

Clay Trozzo | 832-804-8524 | ctrozzo@propertycommerce.com

This property is subject to price change, prior sale or withdrawal from the market at any time. This is a bulletin and not an offer. The information is believed to be correct, but is not guaranteed and is not necessarily complete. Any offer must be based on the purchaser's/tenants's own investigation and not any representations made by Property Commerce JW, Inc. or by any selling/leasing broker.

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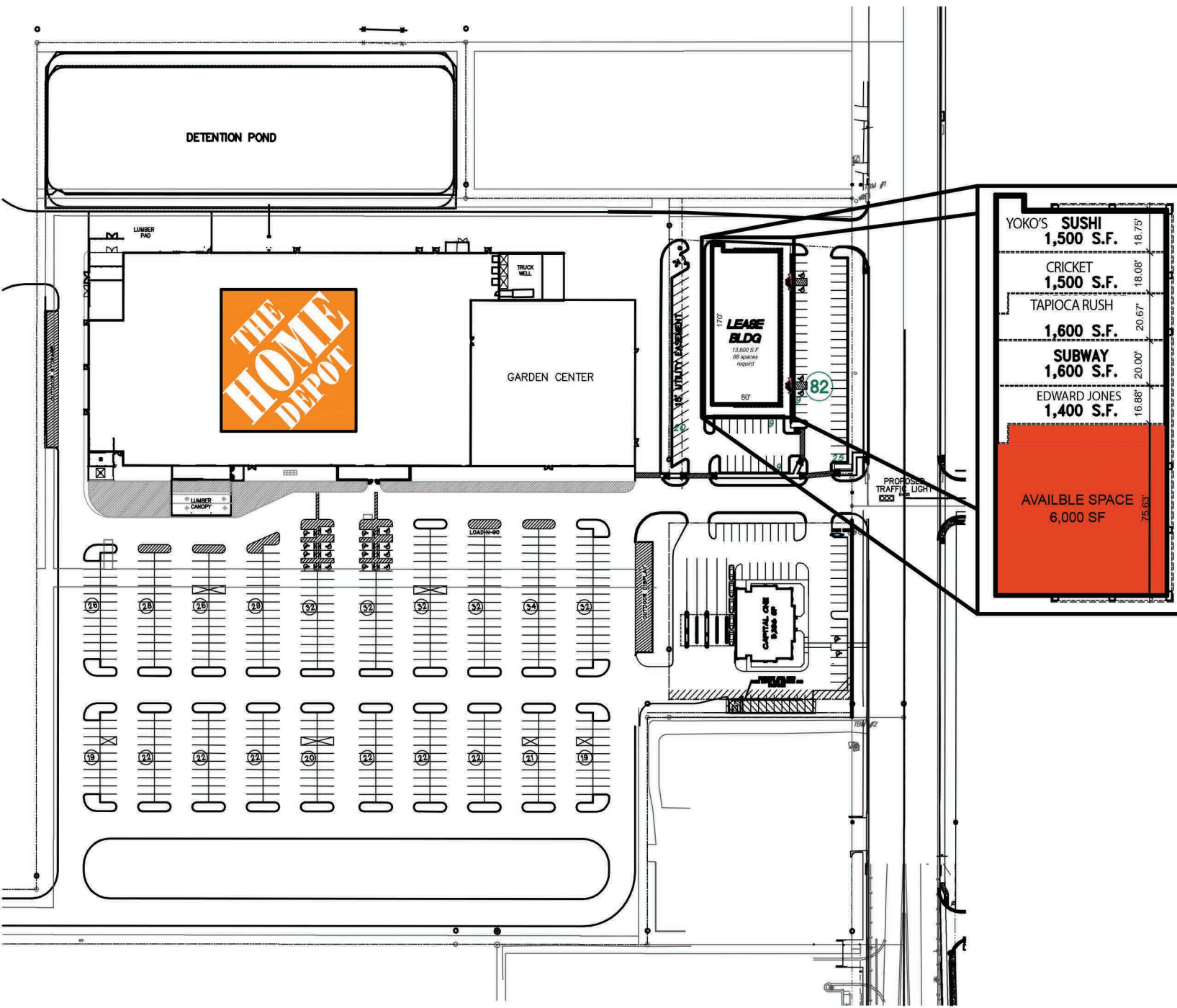
PROPOSED RETAIL CENTER

SHARY ROAD @ U.S. 83
MISSION, TEXAS

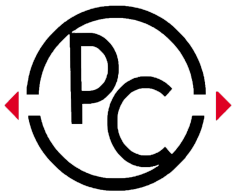


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HOUSTON, TEXAS 77055-1408
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Property Commerce Demographics

122 N Shary Rd, Mission, Texas, 78572
Ring: 1 mile radius

Prepared by Esri
Latitude: 26.20077
Longitude: -98.28749

Population

2018 Total Population (Esri)	7,741
2023 Total Population (Esri)	8,268
2018-2023 Population: Annual Growth Rate (Esri)	1.33%

Households

2018 Total Households (Esri)	2,759
2023 Household Population (Esri)	8,191
2018-2023 Households: Annual Growth Rate (Esri)	1.35%

Family Households

2018 Total Family Households (Esri)	2,084
2023 Total Family Households (Esri)	2,221
2018-2023 Families: Annual Growth Rate (Esri)	1.28%

Daytime Population

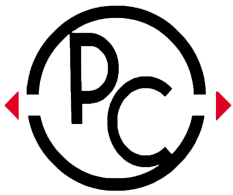
2018 Total Daytime Population	10,143
2018 Daytime Population: Workers	5,165
2018 Daytime Population: Residents	4,978
2018 Daytime Population Density (Pop per Square Mile) (Esri)	3,231.2

2018 Household Income

2018 Average Household Income (Esri)	\$67,017
2018 Average Household Income and Householder Age 15-24 (Esri)	\$49,889
2018 Average Household Income and Householder Age 25-34 (Esri)	\$69,014
2018 Average Household Income and Householder Age 35-44 (Esri)	\$79,061
2018 Average Household Income and Householder Age 45-54 (Esri)	\$82,159
2018 Average Household Income and Householder Age 55-64 (Esri)	\$73,546
2018 Average Household Income and Householder Age 65-74 (Esri)	\$56,076
2018 Average Household Income and Householder Age 75+ (Esri)	\$44,269

2023 Household Income

2023 Average Household Income (Esri)	\$76,946
2023 Average Household Income and Householder Age 15-24 (Esri)	\$54,223
2023 Average Household Income and Householder Age 25-34 (Esri)	\$79,352
2023 Average Household Income and Householder Age 35-44 (Esri)	\$93,942
2023 Average Household Income and Householder Age 45-54 (Esri)	\$90,456
2023 Average Household Income and Householder Age 55-64 (Esri)	\$81,605
2023 Average Household Income and Householder Age 65-74 (Esri)	\$65,313
2023 Average Household Income and Householder Age 75+ (Esri)	\$50,205



Property Commerce Demographics

122 N Shary Rd, Mission, Texas, 78572
Ring: 3 mile radius

Prepared by Esri
Latitude: 26.20077
Longitude: -98.28749

Population

2018 Total Population (Esri)	86,596
2023 Total Population (Esri)	92,937
2018-2023 Population: Annual Growth Rate (Esri)	1.42%

Households

2018 Total Households (Esri)	26,781
2023 Household Population (Esri)	92,560
2018-2023 Households: Annual Growth Rate (Esri)	1.39%

Family Households

2018 Total Family Households (Esri)	21,235
2023 Total Family Households (Esri)	22,696
2018-2023 Families: Annual Growth Rate (Esri)	1.34%

Daytime Population

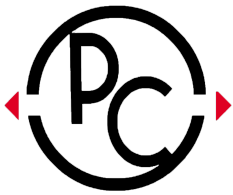
2018 Total Daytime Population	87,943
2018 Daytime Population: Workers	34,185
2018 Daytime Population: Residents	53,758
2018 Daytime Population Density (Pop per Square Mile) (Esri)	3,111.1

2018 Household Income

2018 Average Household Income (Esri)	\$66,519
2018 Average Household Income and Householder Age 15-24 (Esri)	\$40,715
2018 Average Household Income and Householder Age 25-34 (Esri)	\$64,995
2018 Average Household Income and Householder Age 35-44 (Esri)	\$81,216
2018 Average Household Income and Householder Age 45-54 (Esri)	\$85,942
2018 Average Household Income and Householder Age 55-64 (Esri)	\$68,988
2018 Average Household Income and Householder Age 65-74 (Esri)	\$52,694
2018 Average Household Income and Householder Age 75+ (Esri)	\$36,826

2023 Household Income

2023 Average Household Income (Esri)	\$76,345
2023 Average Household Income and Householder Age 15-24 (Esri)	\$44,608
2023 Average Household Income and Householder Age 25-34 (Esri)	\$77,290
2023 Average Household Income and Householder Age 35-44 (Esri)	\$93,776
2023 Average Household Income and Householder Age 45-54 (Esri)	\$97,478
2023 Average Household Income and Householder Age 55-64 (Esri)	\$80,340
2023 Average Household Income and Householder Age 65-74 (Esri)	\$61,111
2023 Average Household Income and Householder Age 75+ (Esri)	\$41,835



Property Commerce Demographics

122 N Shary Rd, Mission, Texas, 78572
Ring: 5 mile radius

Prepared by Esri
Latitude: 26.20077
Longitude: -98.28749

Population

2018 Total Population (Esri)	192,515
2023 Total Population (Esri)	205,873
2018-2023 Population: Annual Growth Rate (Esri)	1.35%

Households

2018 Total Households (Esri)	59,122
2023 Household Population (Esri)	204,545
2018-2023 Households: Annual Growth Rate (Esri)	1.31%

Family Households

2018 Total Family Households (Esri)	46,601
2023 Total Family Households (Esri)	49,640
2018-2023 Families: Annual Growth Rate (Esri)	1.27%

Daytime Population

2018 Total Daytime Population	221,171
2018 Daytime Population: Workers	101,990
2018 Daytime Population: Residents	119,181
2018 Daytime Population Density (Pop per Square Mile) (Esri)	2,816.5

2018 Household Income

2018 Average Household Income (Esri)	\$63,738
2018 Average Household Income and Householder Age 15-24 (Esri)	\$40,332
2018 Average Household Income and Householder Age 25-34 (Esri)	\$60,954
2018 Average Household Income and Householder Age 35-44 (Esri)	\$74,092
2018 Average Household Income and Householder Age 45-54 (Esri)	\$79,520
2018 Average Household Income and Householder Age 55-64 (Esri)	\$66,935
2018 Average Household Income and Householder Age 65-74 (Esri)	\$53,812
2018 Average Household Income and Householder Age 75+ (Esri)	\$37,448

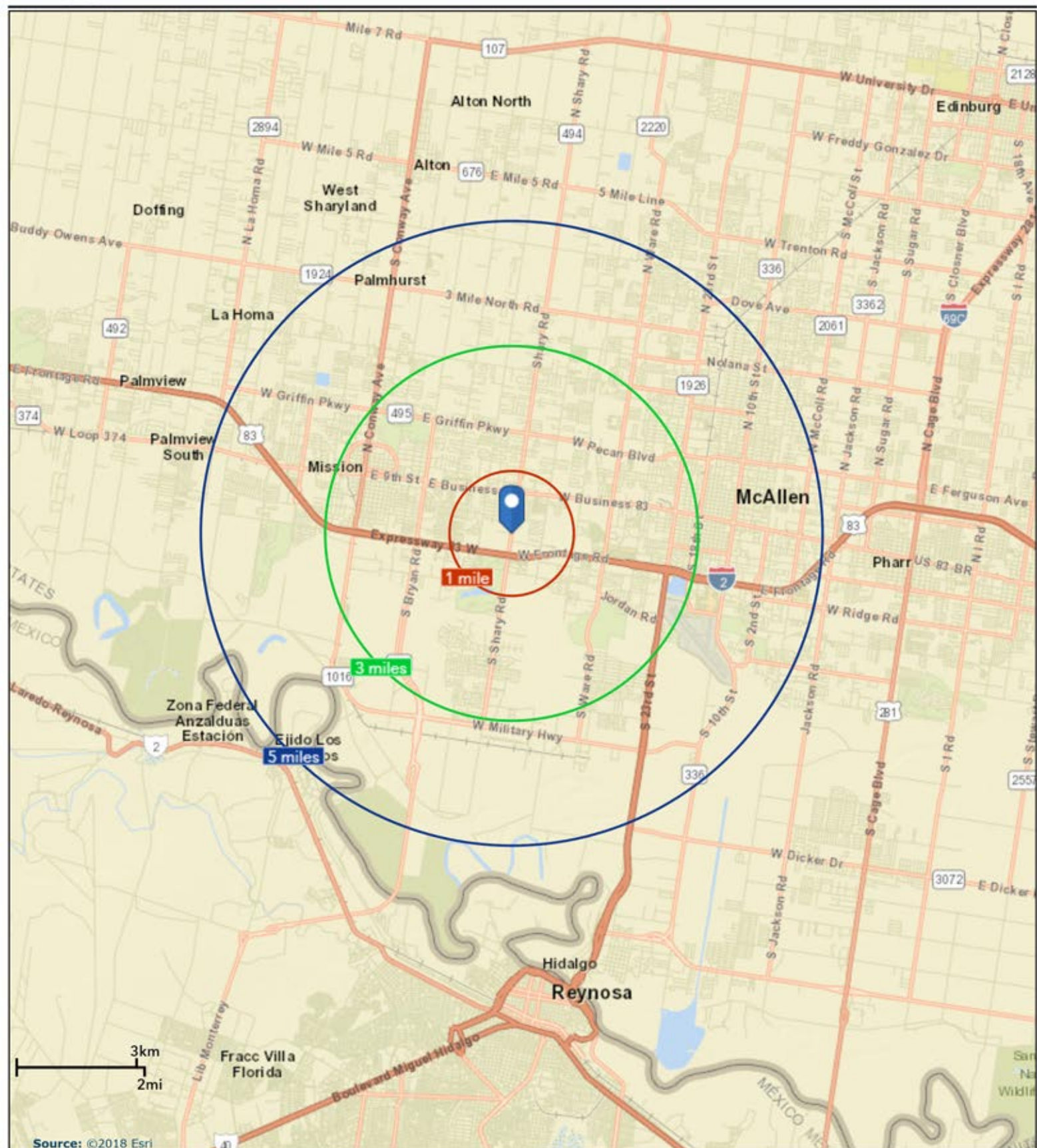
2023 Household Income

2023 Average Household Income (Esri)	\$73,337
2023 Average Household Income and Householder Age 15-24 (Esri)	\$44,456
2023 Average Household Income and Householder Age 25-34 (Esri)	\$71,958
2023 Average Household Income and Householder Age 35-44 (Esri)	\$85,531
2023 Average Household Income and Householder Age 45-54 (Esri)	\$90,871
2023 Average Household Income and Householder Age 55-64 (Esri)	\$77,670
2023 Average Household Income and Householder Age 65-74 (Esri)	\$62,695
2023 Average Household Income and Householder Age 75+ (Esri)	\$42,654



Mission Shopping Center

122 N Shary Rd
Mission, TX



March 05, 2019



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 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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date