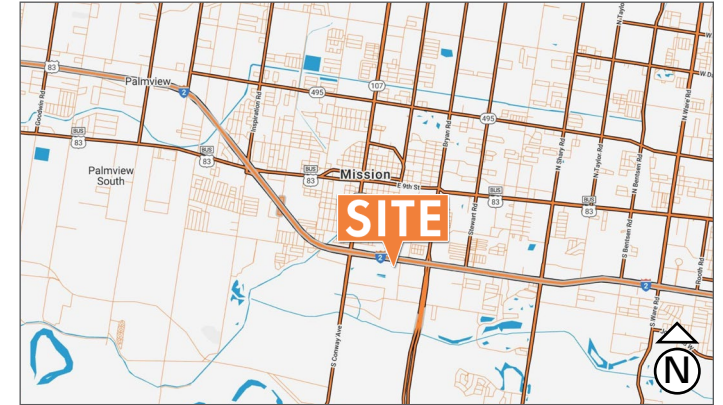


For Lease

3,000 SF End Cap Industrial Retail Space in Mission Texas

808 I-2, Mission, TX 78572



Property Information

- Available: 3,000 SF end cap | New construction
- The subject property is located in the most dense retail-trade area in the region, with high traffic counts of over 140,000 cars per day on US Expressway 83 (Interstate 2)
- The site is just minutes from the McAllen Convention Center, the newly constructed Performing Arts Center, McAllen International Airport, South Texas College's main campus with over 31,000 students and faculty, McAllen Medical Center, and La Plaza Mall
- Densely populated, the surrounding area has over 156,614 residents within a five-mile radius

WATERMAN  **STEELE**
REAL ESTATE ADVISORS

For More Information, Please Contact

Adrian Ramirez CCIM, Vice President | aramirez@watermansteele.com | 713-575-3711

*The information contained herein was obtained from sources believed reliable; however, Waterman Steele Real Estate Advisors ("Licensee") makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice. Texas law requires licensee to disclose that it is representing the Seller/Landlord in the marketing of this property. FLYER LAST EDITED 09/23/19.

Demographics {based on '19 data}

Variable	1 mile	3 miles	5 Mile
Est. 2019 Population	8,482	70,695	156,614
Estimated HH	3,197	22,588	48,333
Avg. HH Income	\$37,192	\$64,532	\$58,587

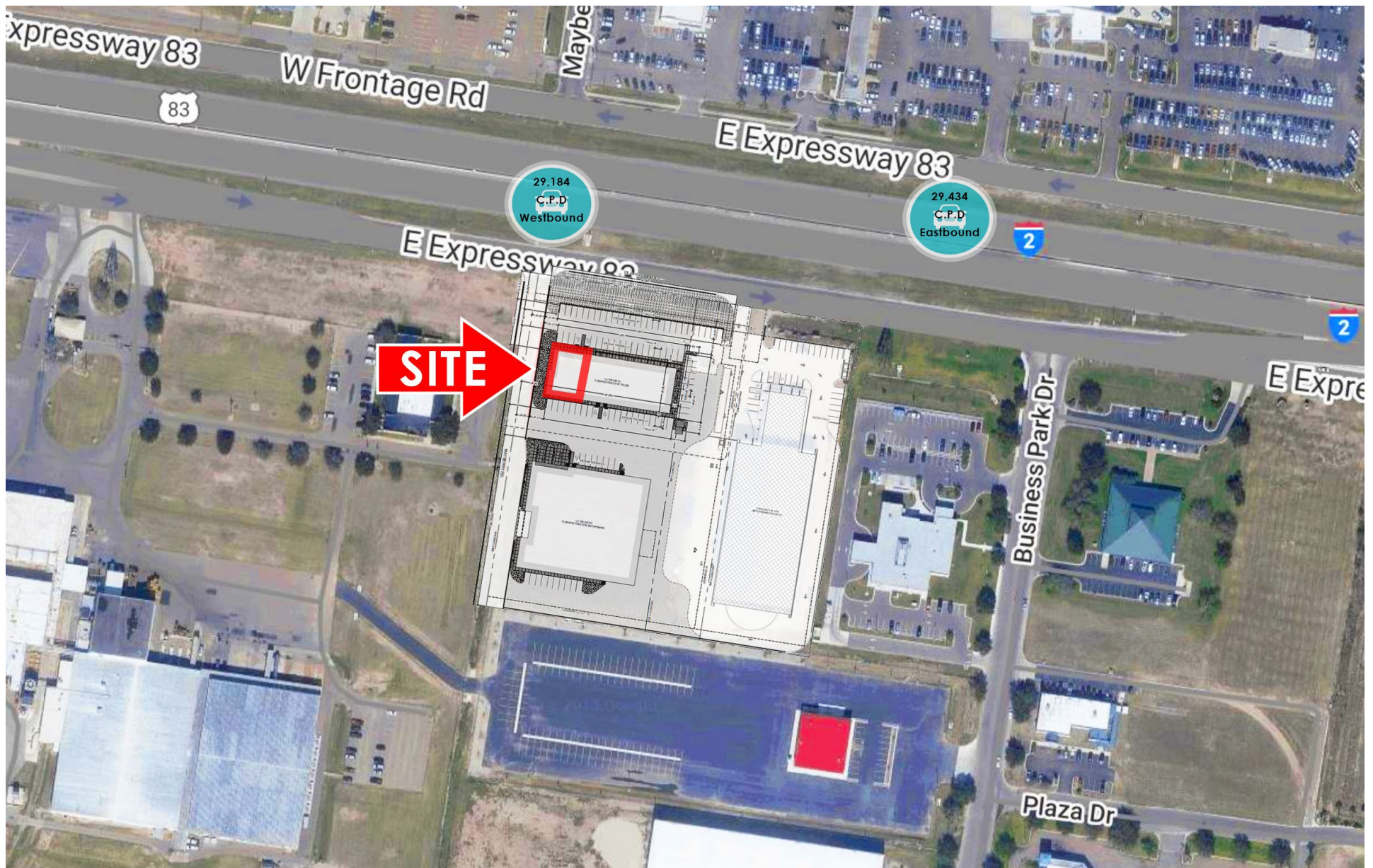
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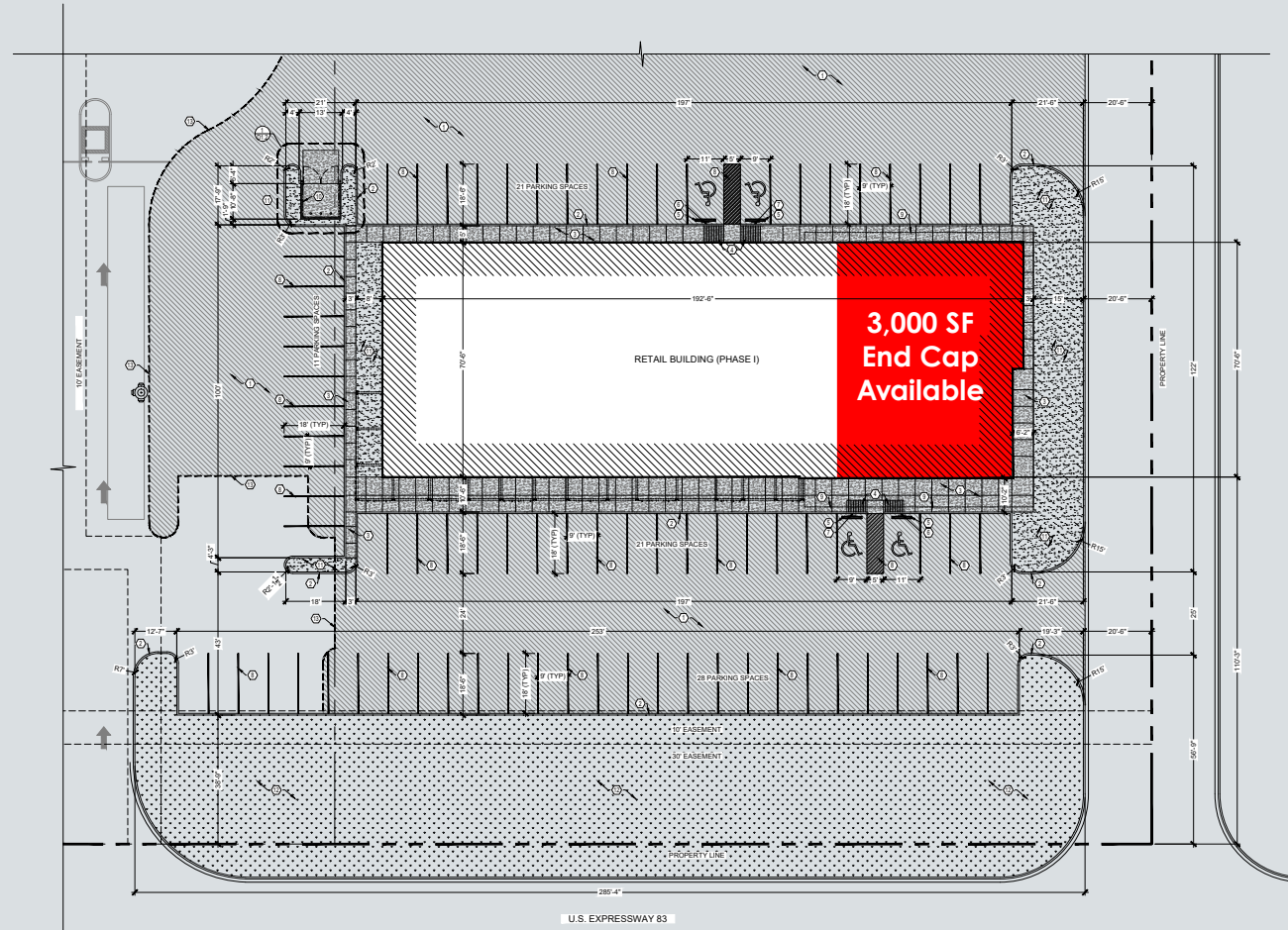
3,000 SF Industrial Retail Space in Mission Texas

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3,000 SF Industrial Retail Space in Mission Texas

808 I-2, Mission, TX 78572



SITE GENERAL NOTES

1. NO WORK SHALL EXCEED A CROSS SLOPE NOT TO EXCEED 2% UNLESS OTHERWISE NOTED.
2. REFER TO CIVIL DRAWINGS FOR GRADING.
3. SITE UTILITIES, ASPHALT & CONCRETE PAVEMENT, DRAINAGE, CURBS, GUTTERS, BUILDING & DRIVE DIMENSIONS & LOCATIONS.
4. ALL WORK SHOWN IS EXISTING UNLESS INDICATED AS NEW.
5. ALL DIMENSIONS AT CURB LINES TO FACE OF CONCRETE CURBS.
6. REFER TO MEP DRAWINGS FOR UNDERGROUND ELECTRICAL & OVERHEAD UTILITIES.

SITE INFORMATION

- RETAIL BUILDING (PHASE I): 13,600 SQ. FT.
 WAREHOUSE BUILDING (PHASE II): 20,700 SQ. FT.
 TOTAL BUILDING SQUARE FEET: 34,300 SQ. FT.
- PHASE I PARKING REQUIREMENTS
 RETAIL (13,600 SQ. FT.) REQUIRED: 87 PK SPACES
 PROVIDED: 87PK SPACES
 (1 PER EACH 200 SQ. FT.)
- PHASE II PARKING REQUIREMENTS
 WAREHOUSE (20,700 SQ. FT.) REQUIRED: 8 PK SPACES
 PROVIDED: 8PK SPACES
 (1 PER EACH 2,600 SQ. FT.)

SITE LEGEND

- PROPOSED BUILDING ADDITION
- EXISTING BUILDING
- CRUSHED GRANITE
- NEW CONCRETE

SITE KEY NOTES

1. CONCRETE CURBS - RE: TO CIVIL DWGS.
2. CONCRETE CURB - RE: TO CIVIL DWGS.
3. CONCRETE SIDEWALK - RE: TO CIVIL DWGS.
4. SIDEWALK RAMP - RE: TO CIVIL DWGS. GENERAL CONTRACTOR TO VERIFY RAMP COMPLIES WITH ADA.
5. CONCRETE WHEEL STOP
6. VAN ACCESSIBLE (V) SIGN RE: TO SHEET DS-1 - ADA GENERAL NOTES
7. (H)C PARKING SIGN. RE: TO SHEET DS-2 - ADA GENERAL NOTES
8. PAINTED STRIPING - RE: TO CIVIL DWGS.
9. LINE OF CANOPY ABOVE RE: TO ROOF PLAN AND EXTENSION ELEVATIONS.
10. DUMPSTER LOCATION
11. PLANTING AREA. CRUSHED GRANITE
12. PLANTING AREA. GRASS. REFER TO CIVIL
13. LINE OF EXISTING CONCRETE PAD

Approved by the Texas Real Estate Commission for Voluntary Use. Texas law requires all real estate licenses to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer;

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date