

OFFICE



SHARYLAND PROFESSIONAL CENTER | 4101 - 4201 Shary Rd Mission, TX 78572

Rioco Real Estate Services

**AVAILABLE
FOR LEASE**



SHARYLAND PROFESSIONAL CENTER

4101 - 4201 Shary Rd
Mission, TX 78572



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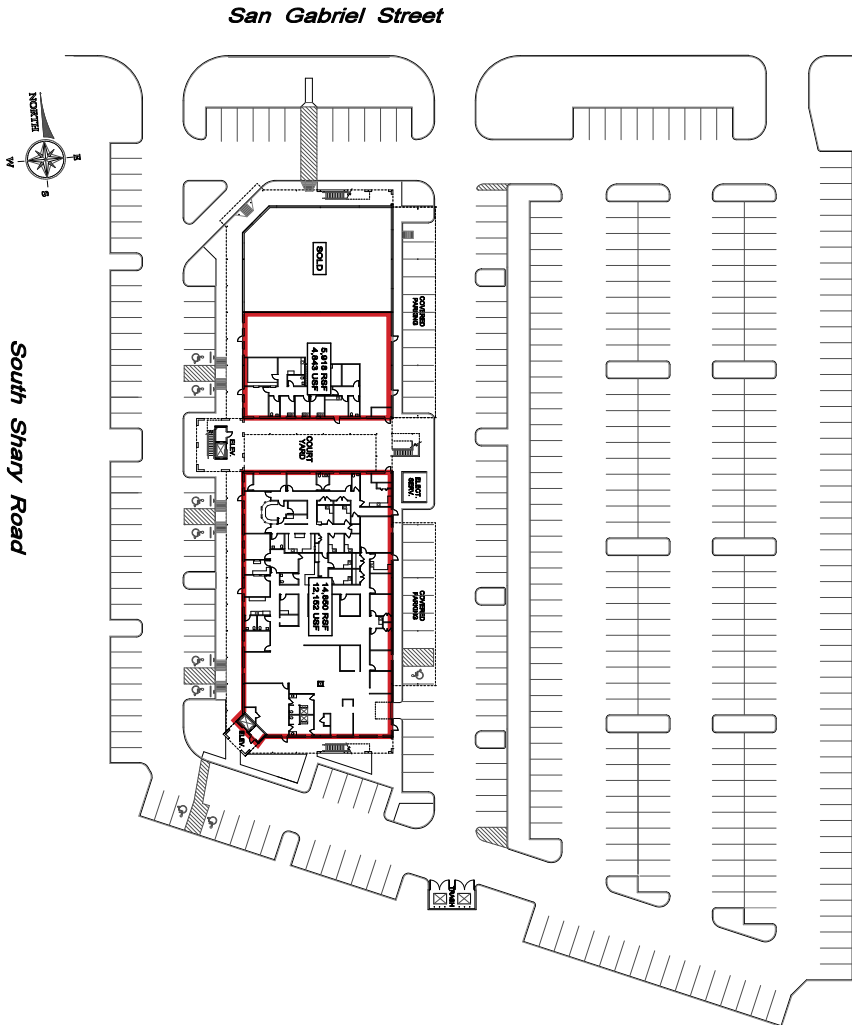
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SITEPLAN / OVERVIEW

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Sharyland Professional Center
4101 and 4201 So. Shary Rd.
Mission, Texas

0' 10' 25' 50'
09/06/2017



★ HIGHLIGHTS:

- > All Suites in Class "A" Medical > Office Finish
- > One Cold Dark Shell
- > Ample Parking
- > Great Visibility
- > High Traffic
- > Minutes from New Anzalduas International Bridge

📍 LOCATION

Located in the heart of the Sharyland Plantation Business Park. this location is a great opportunity for an investor.

✓ CURRENTLY AVAILABLE

24,758 sf of Professional Office Space

📄 LEASE RATE

Call (956) 630-9400 for more info.

🏠 MASTER PLANNED

+/- 55,000 sf building



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AERIAL

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Drive Times

DESTINATION	TIME	MILES
McAllen Int'l Airport	11 Mins.	6.8
Anzalduas Int'l Bridge	9 Mins.	4.2
McAllen-Hidalgo Int'l Bridge	21 Mins.	7.1
Pharr-Reynosa Int'l Bridge	28 Mins.	12.2
McAllen Foreign Trade Zone	5 Mins.	2.2
Expressway 83	6 Mins.	2.6
Military Hwy	2 Mins.	0.8



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PROPERTY STATISTICS

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DEMOGRAPHICS

POPULATION	1-MI.	3-MI.	5-MI.
2015 Male Population	3,631	19,119	56,820
2015 Female Population	3,695	20,407	60,894
% 2015 Male Population	49.56%	48.37%	48.27%
% 2015 Female Population	50.44%	51.63%	51.73%
2015 Total Population: Adult	4,783	27,210	82,320
2015 Total Daytime Population	4,575	39,798	138,771
2015 Total Employees	314	14,074	63,775
2015 Total Pop: Median Age	33	33	33
2015 Total Pop: Adult Median Age	44	45	46

POPULATION CHANGE	1-MI.	3-MI.	5-MI.
2015 Total Population	7,326	39,526	117,714
2015 Households	1,930	11,591	35,611

HOUSING	1-MI.	3-MI.	5-MI.
2015 Housing Units	551	7,863	29,678

INCOME	1-MI.	3-MI.	5-MI.
2015 Household Income: Median	\$54,525	\$41,953	\$38,414
2015 Household Income: Average	\$80,001	\$64,320	\$56,590
2015 Per Capita Income	\$21,076	\$18,941	\$17,232