

OFFICE



SHARYLAND FINANCIAL & MARKETING CENTER | 3607 Plantation Grove Blvd.
Rioco Real Estate Services

**AVAILABLE
FOR LEASE**



SHARYLAND FINANCIAL & MARKETING CENTER

3607 Plantation Grove Blvd.
Mission, TX



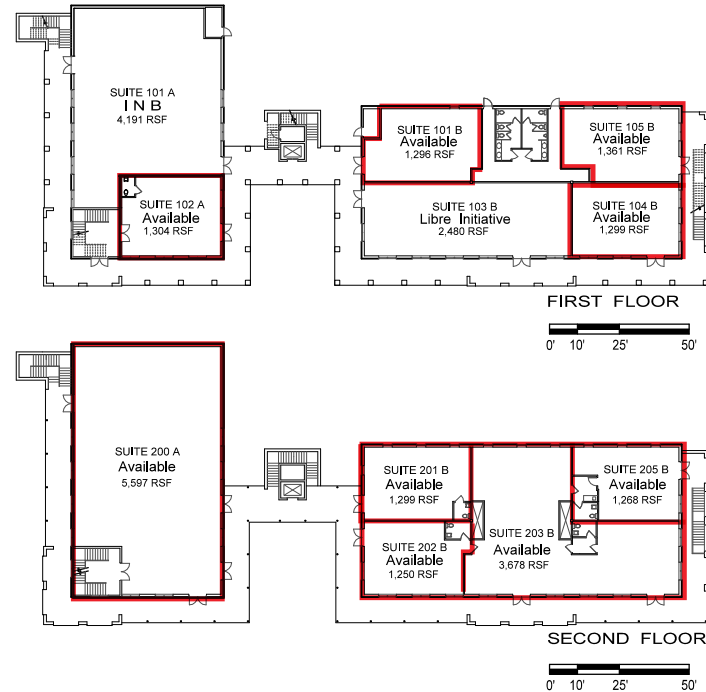
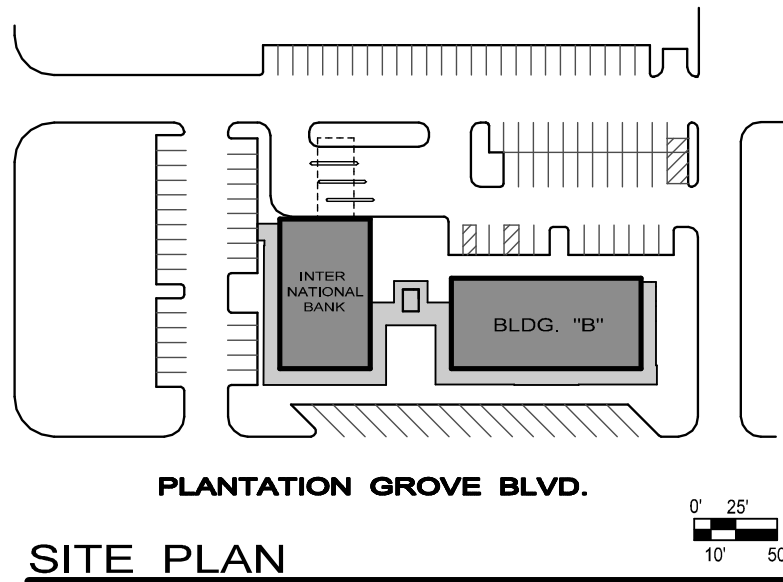
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SITEPLAN / OVERVIEW

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SO. SHARY RD.



LOCATION

Located in Sharyland
Business Park



MASTER PLANNED

+/- 24,758 sf of
Professional Office Space



CURRENTLY AVAILABLE

Suite 101 B	Suite 200 A
Suite 102 A	Suite 201 B
Suite 104 B	Suite 202 B
Suite 105 B	Suite 203 B
	Suite 205 B



ANCHOR TENANTS

- > Inter National Bank
- > Hunt Consolidated
- > MS Valley



LEASE RATE

Call (956) 630-9400
for more info.



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AERIAL

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SHARYLAND FINANCIAL & MARKETING CENTER

Drive Times

DESTINATION	TIME	MILES
McAllen Int'l Airport	11 Mins.	6.4
Anzalduas Int'l Bridge	13 Mins.	4.7
McAllen-Hidalgo Int'l Bridge	23 Mins.	7.4
Pharr-Reynosa Int'l Bridge	26 Mins.	12.5
McAllen Foreign Trade Zone	6 Mins.	2.5
Expressway 83	6 Mins.	2.5
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



Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date