

FOR SALE

**2220 E Highway 83,
Mission, Texas**

E U.S. Business 83



PROPERTY HIGHLIGHTS

The property is located on Business 83, just west of Shary road in Mission. It is in close proximity to Sharyland Towne Crossing, Palms Crossing Shopping Center, Mission Event Center, Interstate 2, and numerous schools and restaurants.

BUILDING SF	2,196
LAND SF	45,302
YEAR BUILT	1985
PARKING	TBD
TRAFFIC COUNTS	14,682 VPD

SIGNAGE TYPE	Metal
1-MILE (POP.)	8,719
5-MILE (POP.)	191,753
MED. INCOME	\$44,605
SPACE USE	Retail / QSR



JEFF SCHEIDEGGER
Account Contact
+1 314 384 8662
jeff.scheidegger@cushwake.com

Jaboney Rodriguez
Associate | Real Estate Agent
+1 956 994 8900
jrodriguez@nairgo.com

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AREA INFORMATION

This commercial property is located in one of Mission, TX's busiest retail thoroughfares and has superb frontage on Business 83 just West of Shary road. The site is near newly constructed BlueWave Express Carwash, Dairy Queen, Raising Canes, and other national retailers, and new residential and a new convenience store. The 1.04 acre site is ideal for an end user or redevelopment and zoned commercial.



LEGAL INFORMATION

TAX PARCEL ID	281118
2021 RE TAXES	11,562.71
ZONING	Commercial/ General Business



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

JEFF SCHEIDEGGER
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