

**900 PLAZA DR &
909 BUSINESS PARK DR**
MISSION, TX 78572

THE HEALTH QUARTERS

±1,033 - ±4,027 SF AVAILABLE



FOR PROPERTY INFORMATION & SITE TOURS PLEASE CONTACT:

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NAI Rio Grande
Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

OVERVIEW SUMMARY

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PROPERTY SUMMARY

Step into the vibrant medical community at The Health Quarters, a dynamic multi-tenant medical office building strategically positioned near Interstate 2 and anchored by the prestigious Mission Regional Medical Center in Mission, TX. This premier location offers patients unparalleled access to a diverse range of medical specialties all under one roof. With spaces ranging from 1,033 to 4,027 square feet, this is more than just an office building—it's a hub of health and wellness, offering convenience and comprehensive care in one thriving medical destination.

PROPERTY SPECIFICATIONS

Lease Rate:	\$17 SF/yr + NNN (\$3.48)
Lease Type:	NNN
Available SF:	1,033 - 4,027 SF
Available Units:	5
Building Size:	51,170 SF
Year Built:	1999
Zoning:	CO
Cross Streets	Plaza Dr & Business Park Dr
Market:	McAllen MSA



PROPERTY HIGHLIGHTS

- Near Interstate 2, anchored by Mission Regional Medical Center.
- Wide range of medical services under one roof.
- Offices from 1,033 to 4,027 SF to fit various needs.
- A vibrant medical community and premier destination.
- Easy access and comprehensive care in one location.
- Modern facilities

FOR LEASE | OFFICE BUILDING

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

LEASE SPACES AVAILABLE

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AVAILABLE SPACES

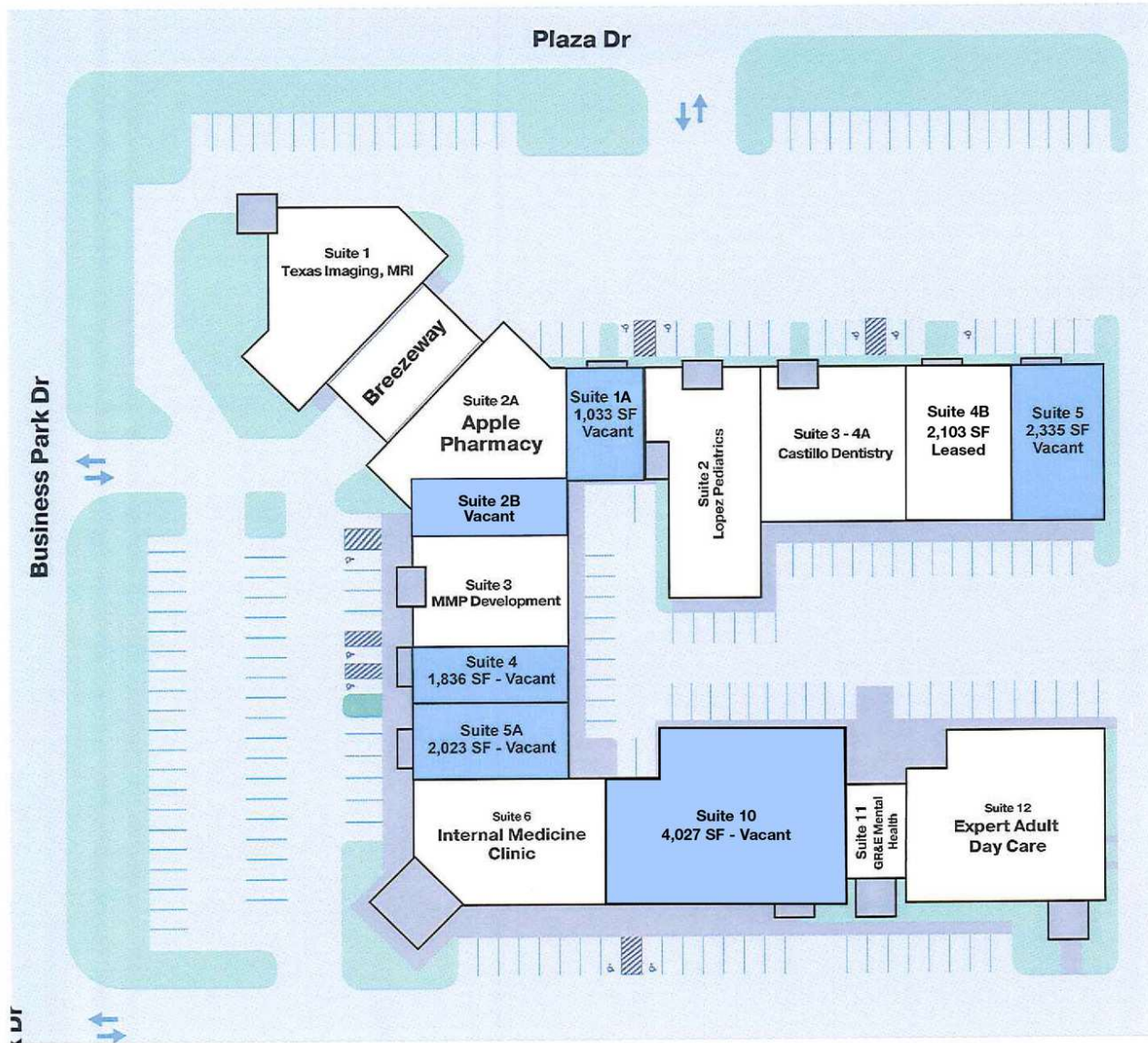
SUITE	TENANT	SIZE (SF)	NNN	LEASE RATE
900 Plaza Drive - Suite 1A	Available	1,033 SF	3.48	\$17.00 SF/yr
900 Plaza Drive - Suite 5	Available	2,335 SF	3.48	\$17.00 SF/yr
909 Business Park Drive - Suite 4	Available	1,836 SF	3.48	\$17.00 SF/yr
909 Business Park Drive - Suite 5A	Available	2,023 SF	3.48	\$17.00 SF/yr
909 Business Park Drive - Suite 10	Available	4,027 SF	3.48	\$17.00 SF/yr

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SITE PLAN

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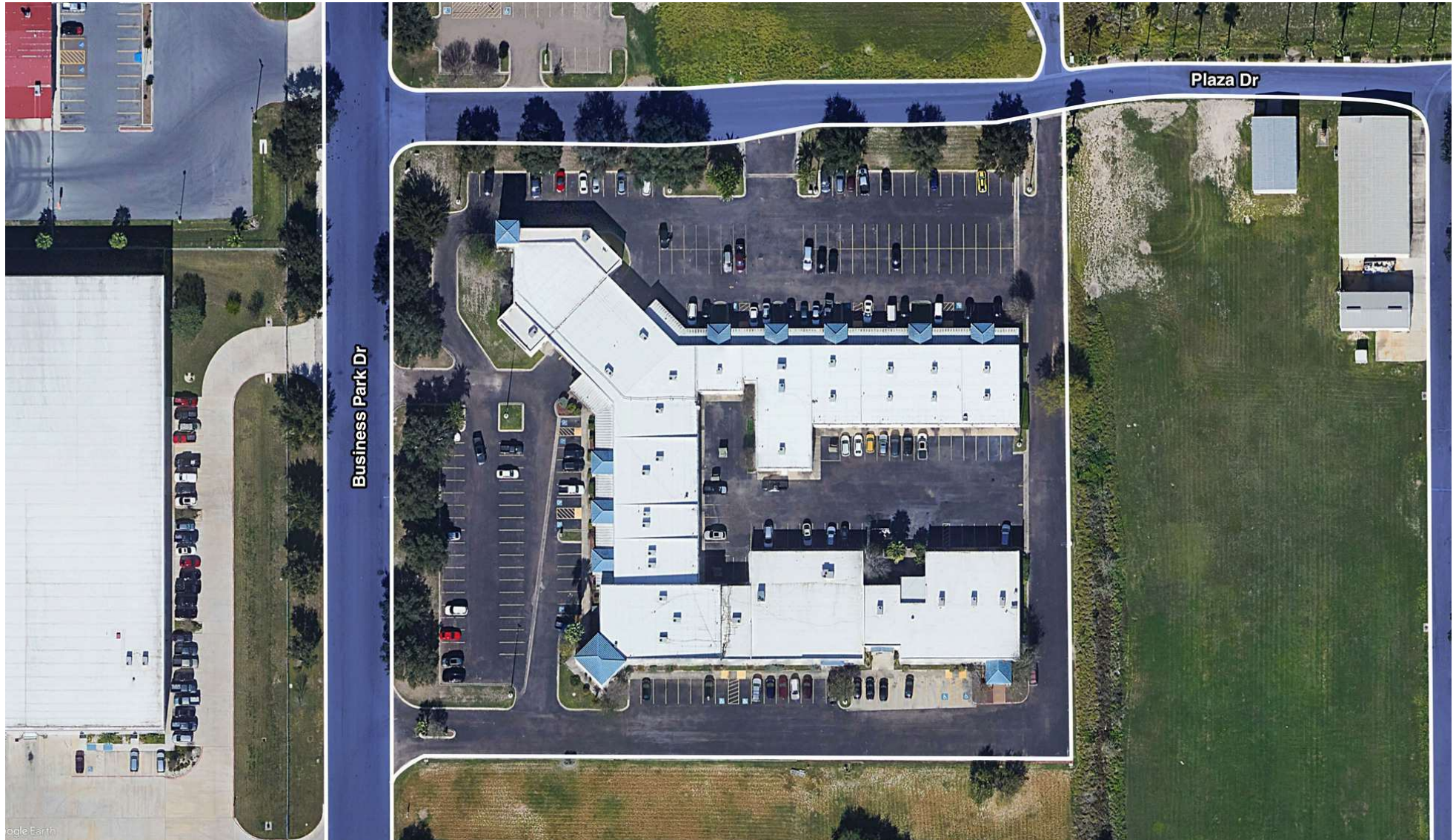
Suite	Tenant	Square Feet
1	Texas Imaging, MRI	4,894
2	Lopez Pediatrics	3,746
3	MMP Development	2,951
4	Vacant	1,836
5	Vacant	2,335
5A	Vacant	2,023
6	Internal Medicine Clinic	7,173
10	Vacant	4,027
11	GR&E Mental Health	1,167
1A	Vacant	1,033
12	Expert Adult Day Care	7,000
2B	Vacant	2,190
2A	Apple Pharmacy	2,900
3-4A	Castillo Dentistry	3,942
4B	Leased	2,103

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AERIAL MAP

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DEMOGRAPHICS MAP & REPORT

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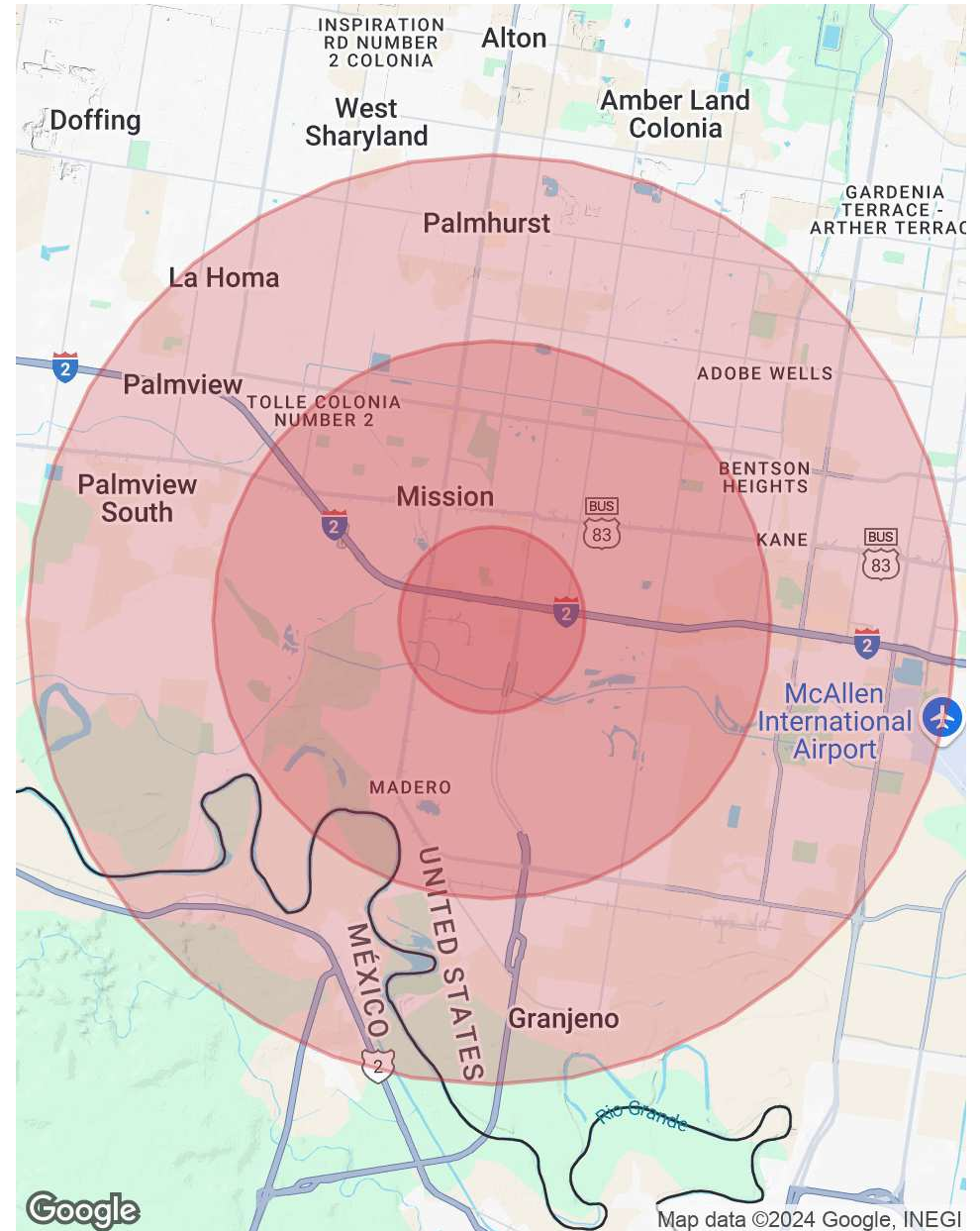
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,904	67,992	157,368
Average Age	45	38	37
Average Age (Male)	42	36	36
Average Age (Female)	47	39	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,578	22,629	51,123
# of Persons per HH	2.7	3	3.1
Average HH Income	\$64,564	\$81,780	\$75,490
Average House Value	\$137,668	\$204,318	\$198,415

Demographics data derived from AlphaMap



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