

**FOR SALE**  
**2220 E US-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.

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

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



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# FOR SALE

## 2220 E US-83

### Mission, TX

#### 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

<b>TAX PARCEL ID</b>	281118
<b>2024 RE TAXES</b>	\$12,268.82
<b>ZONING</b>	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:

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