

CAMELIAS PLAZA

FOR LEASE

2205 N Bryan Rd Mission, TX 78572



LEASE RATE \$18.00 SF/Yr
NNN: \$5.15 SF/Yr

Alejandro Adame
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COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

PROPERTY OVERVIEW

2205 N BRYAN ROAD

Mission, TX 78572



PROPERTY DESCRIPTION

This newly developed retail strip center in Mission, Texas offers a total of 11,640 square feet, comprised of six units measuring approximately 1,940 square feet each. The property features over 40 parking spaces, modern floor plans, and flexible layouts suitable for retail, office, or medical use. Strategically located in a rapidly growing area with strong residential density, the center benefits from excellent accessibility and high visibility. Surrounded by ongoing development and an expanding customer base, this location presents a strong opportunity for both tenants seeking a high-traffic setting and investors looking for long-term value.

PROPERTY HIGHLIGHTS

- Prime location in a rapidly growing area of Mission, TX with strong residential density and expanding commercial development
- Excellent visibility and accessibility, providing high exposure and convenient access for customers and tenants

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OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr
NNN:	5.15 SF/yr
Number of Units:	6
Available SF:	11,640 SF
Lot Size:	32,642 SF
Building Size:	2,442 SF
Traffic Count:	Bryan Road : 10,937 VPD Griffin Road: 19,778 VPD
Parking Spaces:	61



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EAST FACING AERIAL

2205 N BRYAN ROAD

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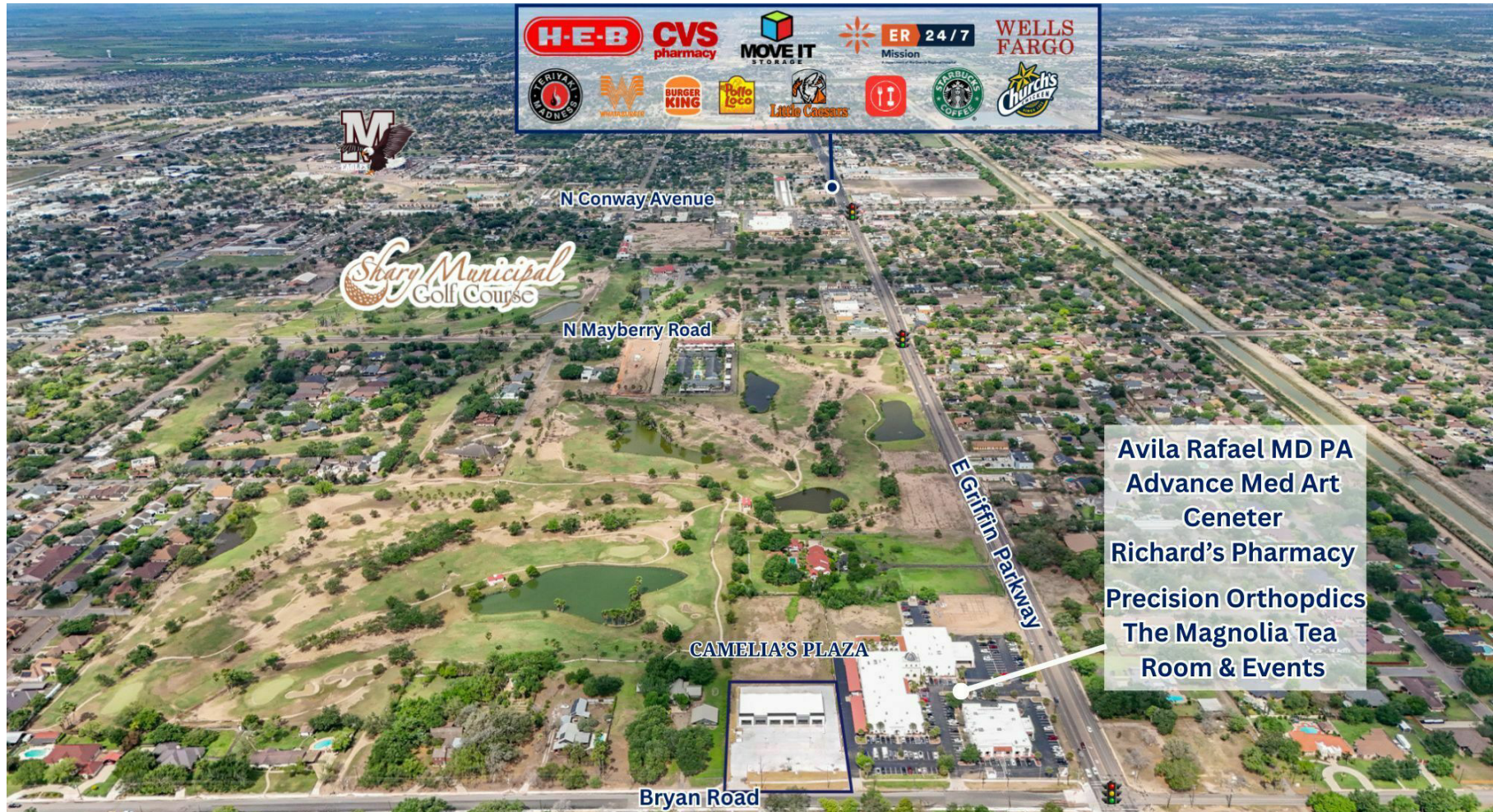


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WEST FACING AERIAL

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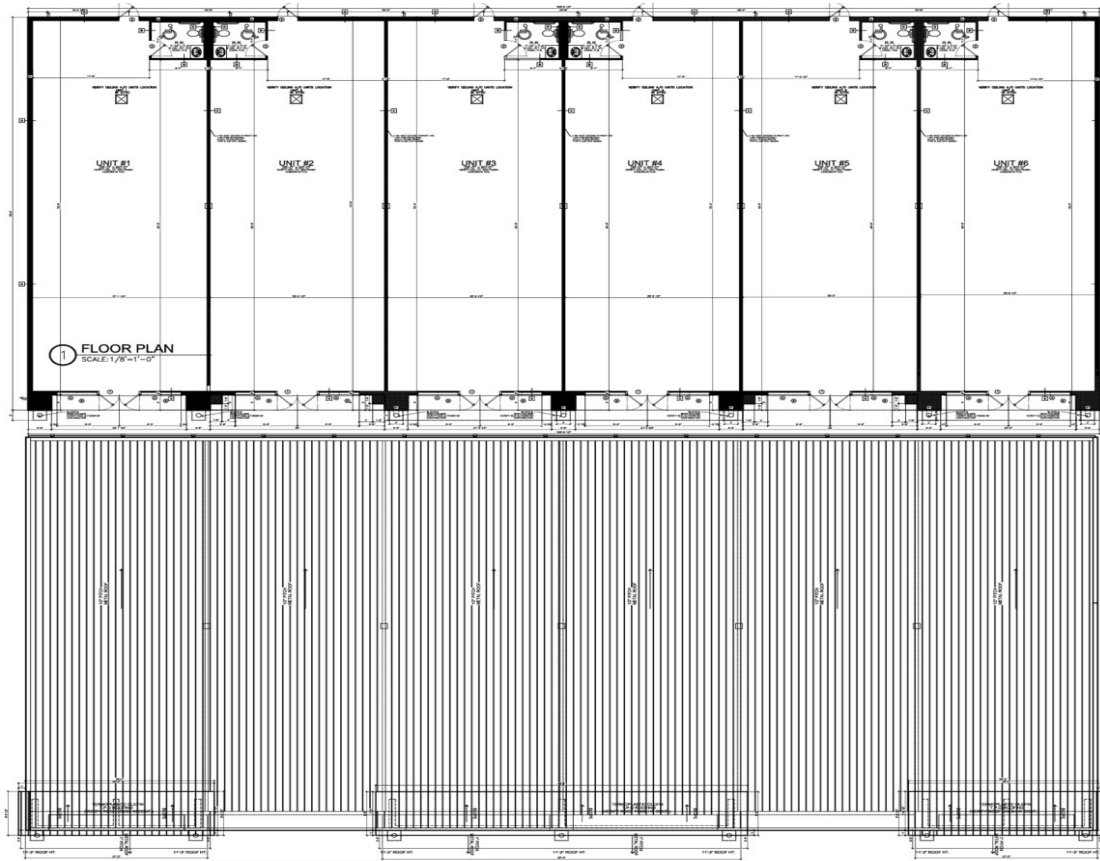


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FLOOR PLAN

2205 N BRYAN ROAD

Mission, TX 78572



2 ROOF PLAN
SCALE 1/8"=1'-0"

LANDSCAPE AREAS	
1-A	2,344 SQ. FT.
1-B	3,784 SQ. FT.
1-C	129 SQ. FT.
1-D	100 SQ. FT.
1-E	68 SQ. FT.
1-F	82 SQ. FT.
1-G	4,067 SQ. FT.
1-H	69,898 SQ. FT.
TOTAL	80,472 SQ. FT.

PROPERTY ACREAGE AREA	
GROSS	137,742 SQ. FT. (3.162 Acres)
EXIST. R.O.W.	4,261 SQ. FT. (0.143 Acres)
ADD. R.O.W.	4,174 SQ. FT. (0.096 Acres)
NET (LOT 1)	127,307 SQ. FT. (2.923 Acres)

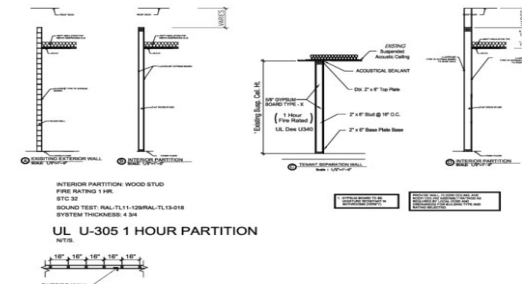
PLAZA FOOTPRINT	
COMMERCIAL BLDG	11,840 SQ. FT.
CONC. SIDEWALK	3,248 SQ. FT.
ASPHALT PAVMT	32,191 SQ. FT.
1" CONC. APRON	885 SQ. FT.
TOTAL	41,568 SQ. FT.

PARKING LOTS PROVIDED	
REGULAR	67 EA.
ELECTRIC VEHICLE PARKING LOT	3 EA.
HANDICAP (H/C)	2 EA.
TOTAL	72 EA.

GREEN AREA REQUIREMENTS	
GROSS	137,742 SQ. FT. (3.162 Acres)
GREEN AREA REQUIRED	10K (0.3162 Acres)
GREEN AREA PROVIDED	58K (1.647 Acres)

DOOR SCHEDULE				
SYM.	W	H	T	NOTES
(1)	3'-0"	8'-0"	1'-3/8"	GLASS EXTERIOR DOOR
(2)	3'-0"	8'-0"	1'-3/8"	METAL EXTERIOR DOOR
(3)	3'-0"	8'-0"	1'-3/8"	METAL RESTROOM DOOR

WINDOW SCHEDULE				
SYM.	W	H	TYPE	NOTES
(A)	6'-0"	7'-0"	FRAMLESS GLASS	TWINE
(B)	6'-0"	2'-6"	FRAMLESS GLASS	TRANSOM TWINE



SHEET
A-1

DATE: 07-25-2024
PLAN #050-2024

LOT #1
CAMELIA'S PLAZA
SUBDIVISION
WEST ADDITION TO SHARY SUBDIVISION
HIDALGO COUNTY
CITY OF MISSION.



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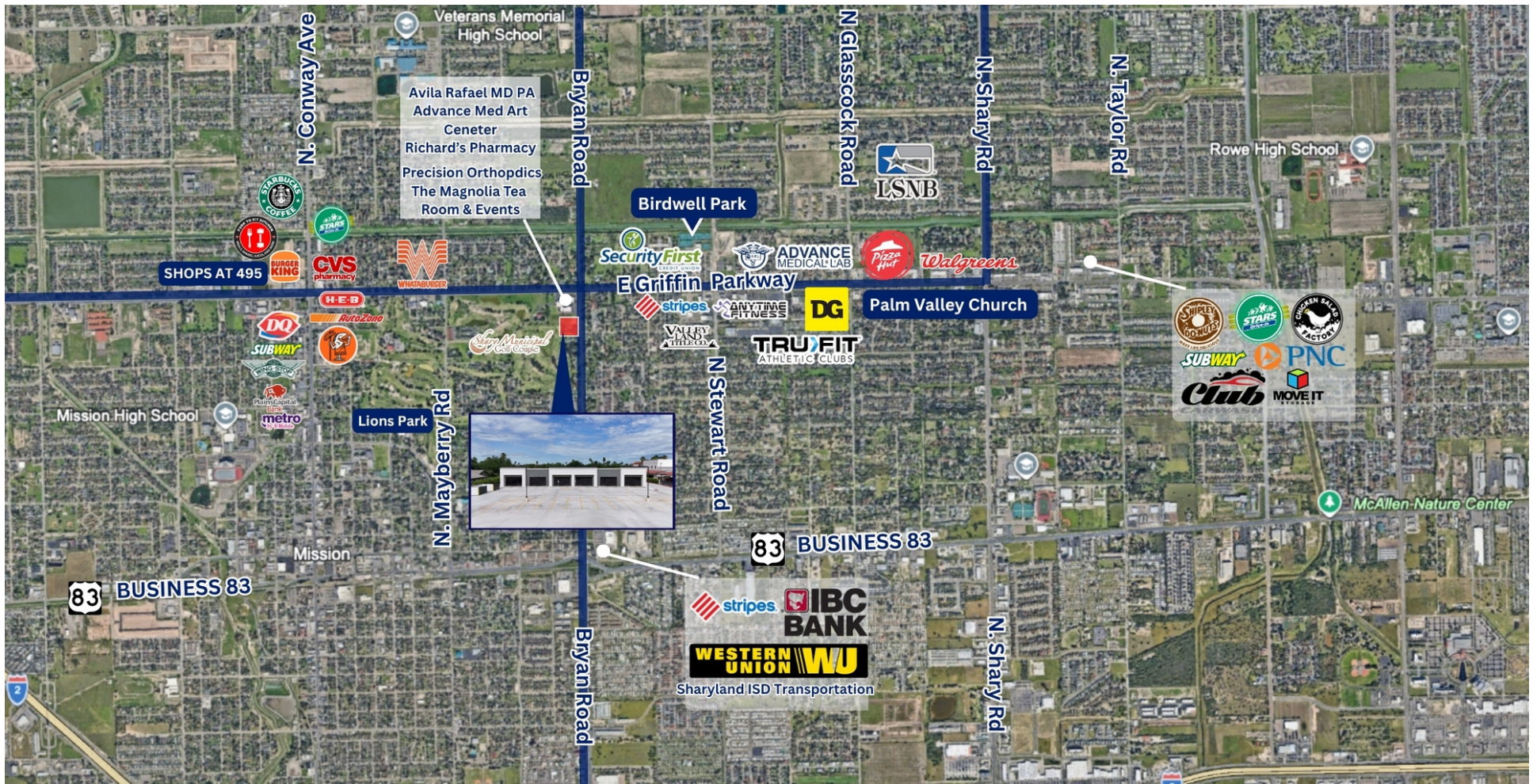


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AERIAL MAP

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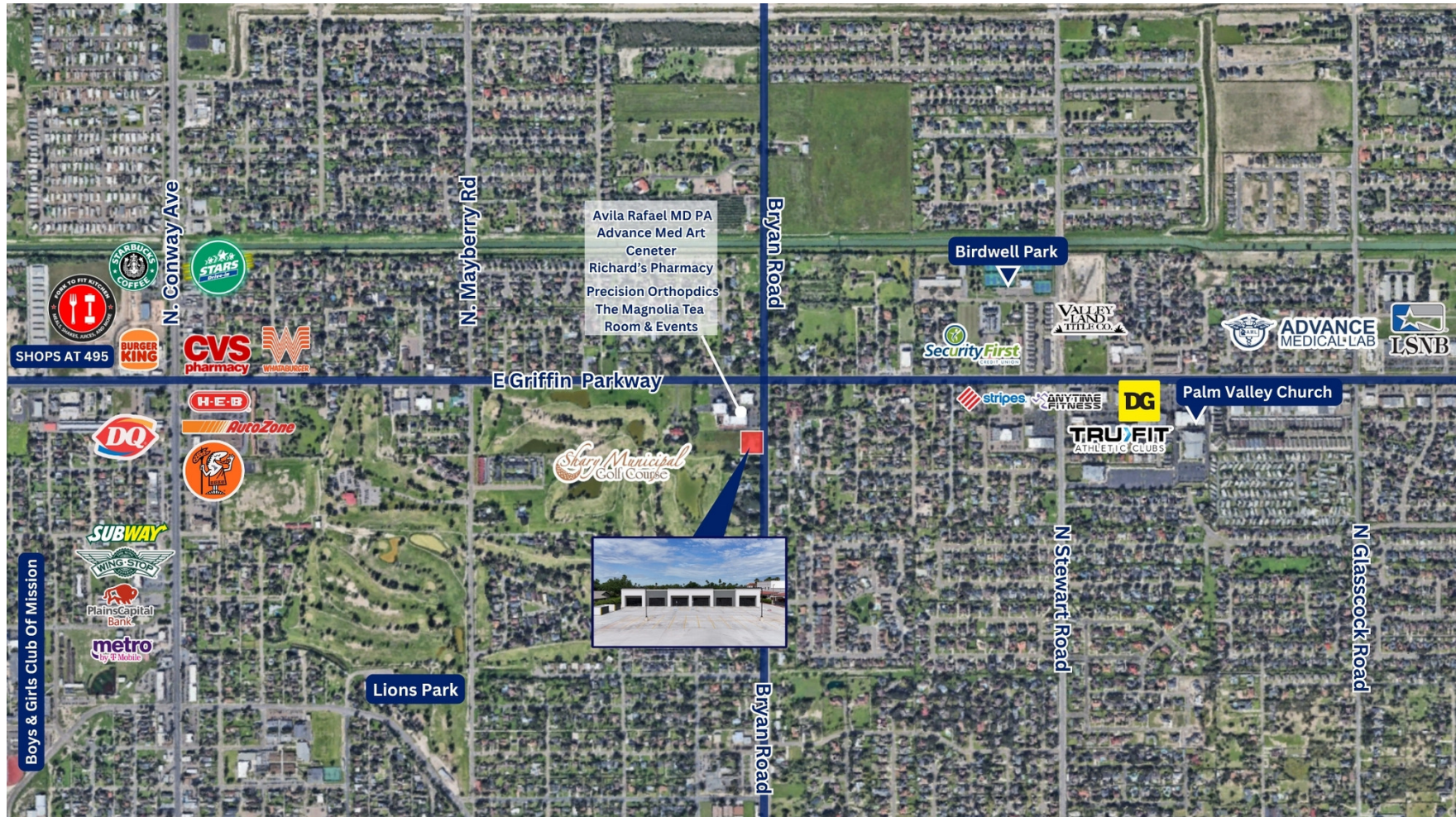


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MICRO AERIAL

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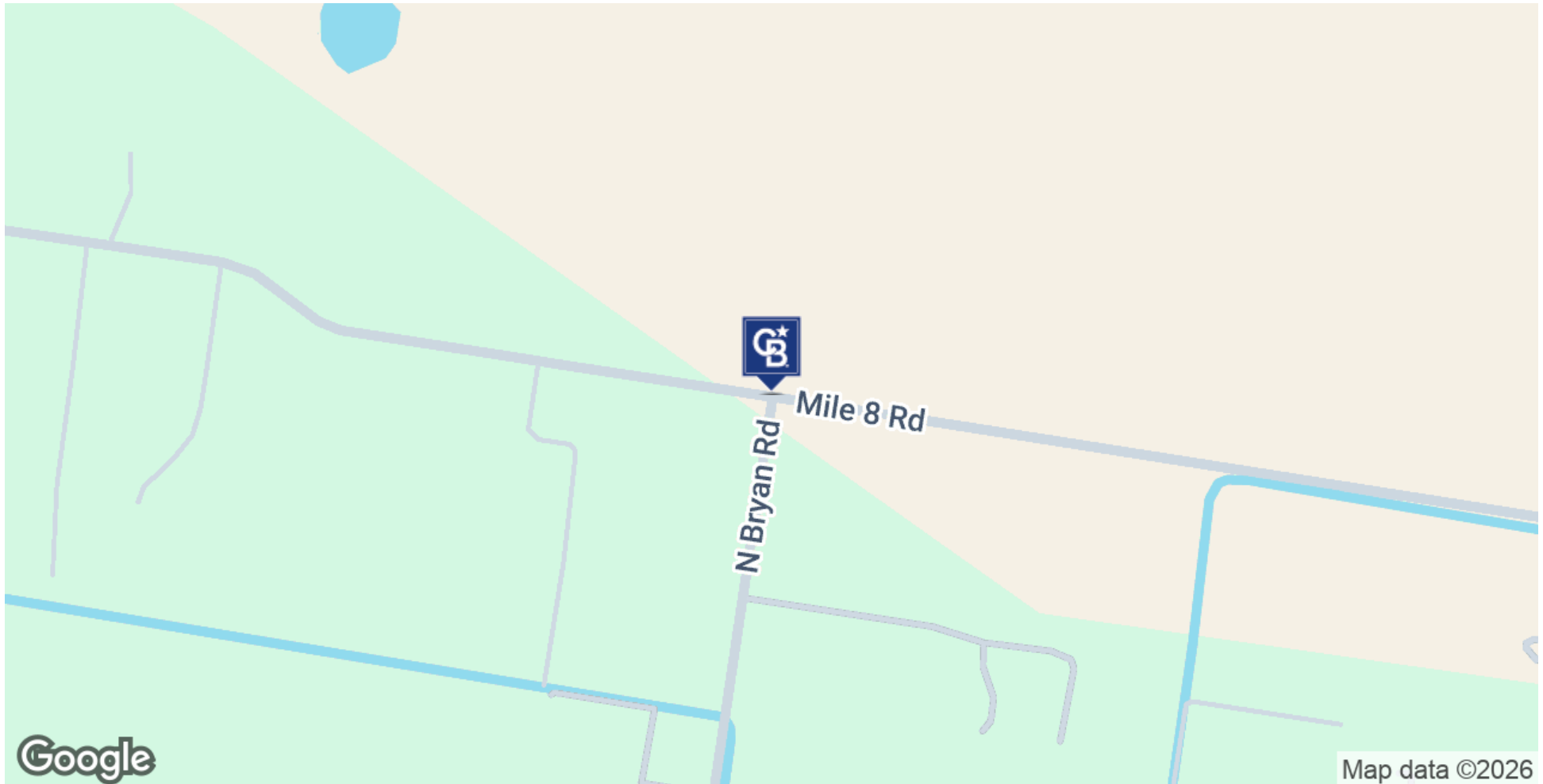


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LOCATION MAP

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DEMOGRAPHICS

2205 N BRYAN ROAD

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,276	21,042	77,030
Average Age	36.1	31.3	28.8
Average Age (Male)	32.1	28.9	26.9
Average Age (Female)	41.2	35	31

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	388	5,714	20,743
# of Persons per HH	3.3	3.7	3.7
Average HH Income	\$99,528	\$86,815	\$79,777
Average House Value	\$238,132	\$170,731	\$163,787

2023 American Community Survey (ACS)

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