



Sharyland Towne Crossing

Mission, TX

McAllen-Edinburg-Mission (TX)



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AERIAL

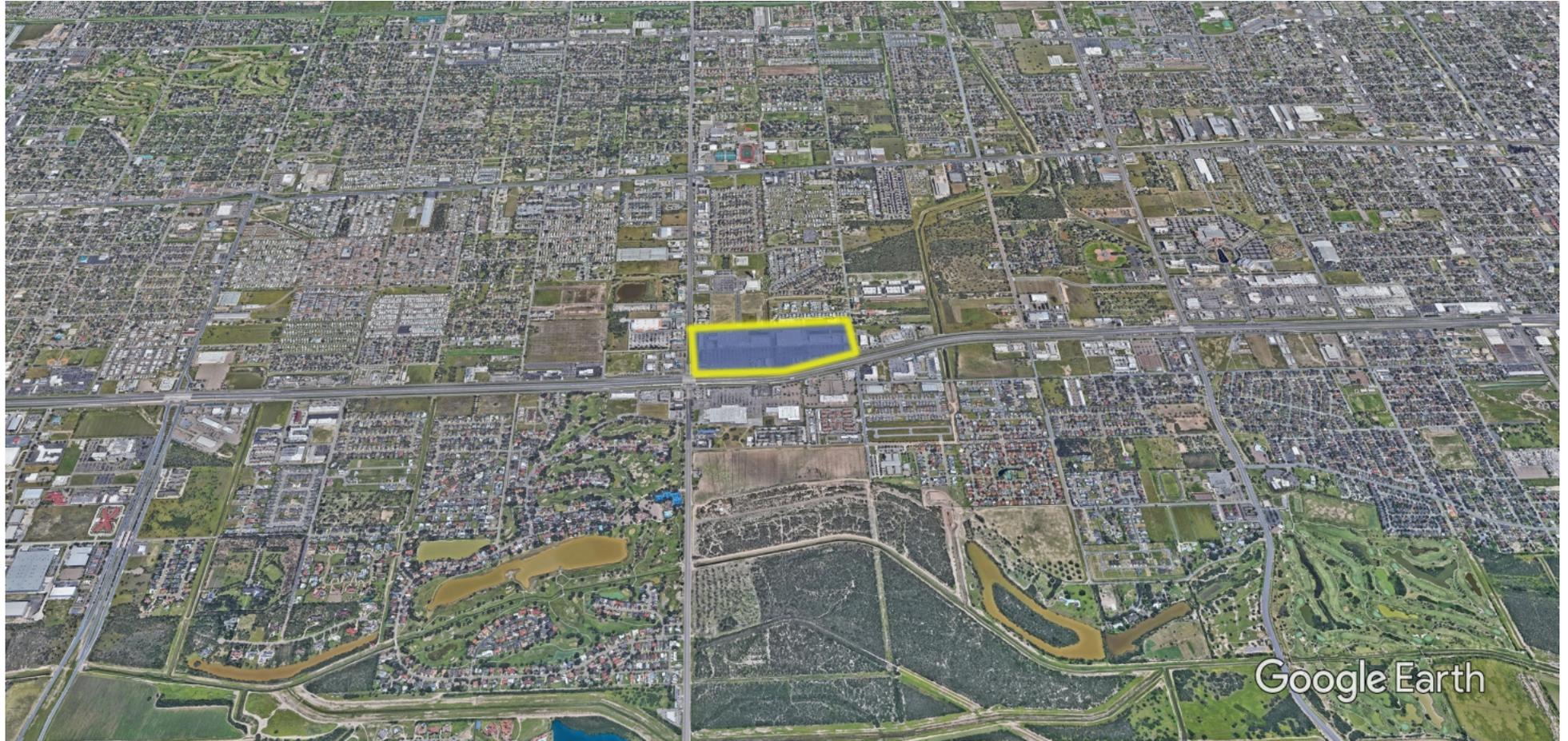


GROSS LEASABLE AREA (GLA)	360,889 SF
PARKING SPACES	2,042
PARKING RATIO	5.66 per 1,000 SF

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DENSITY AERIAL



Property Overview

Sharyland Towne Crossing is anchored by HEB grocery and Target (shadow) with numerous junior anchors including TJ Maxx, Ross and Petco. It is strategically located on Shary Road and Expressway 83 (I-2), near the 40,000 SF Mission Event Center.

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www.kimcorealty.com/120510

■ Available ■ Potentially Available ■ Non-Controlled



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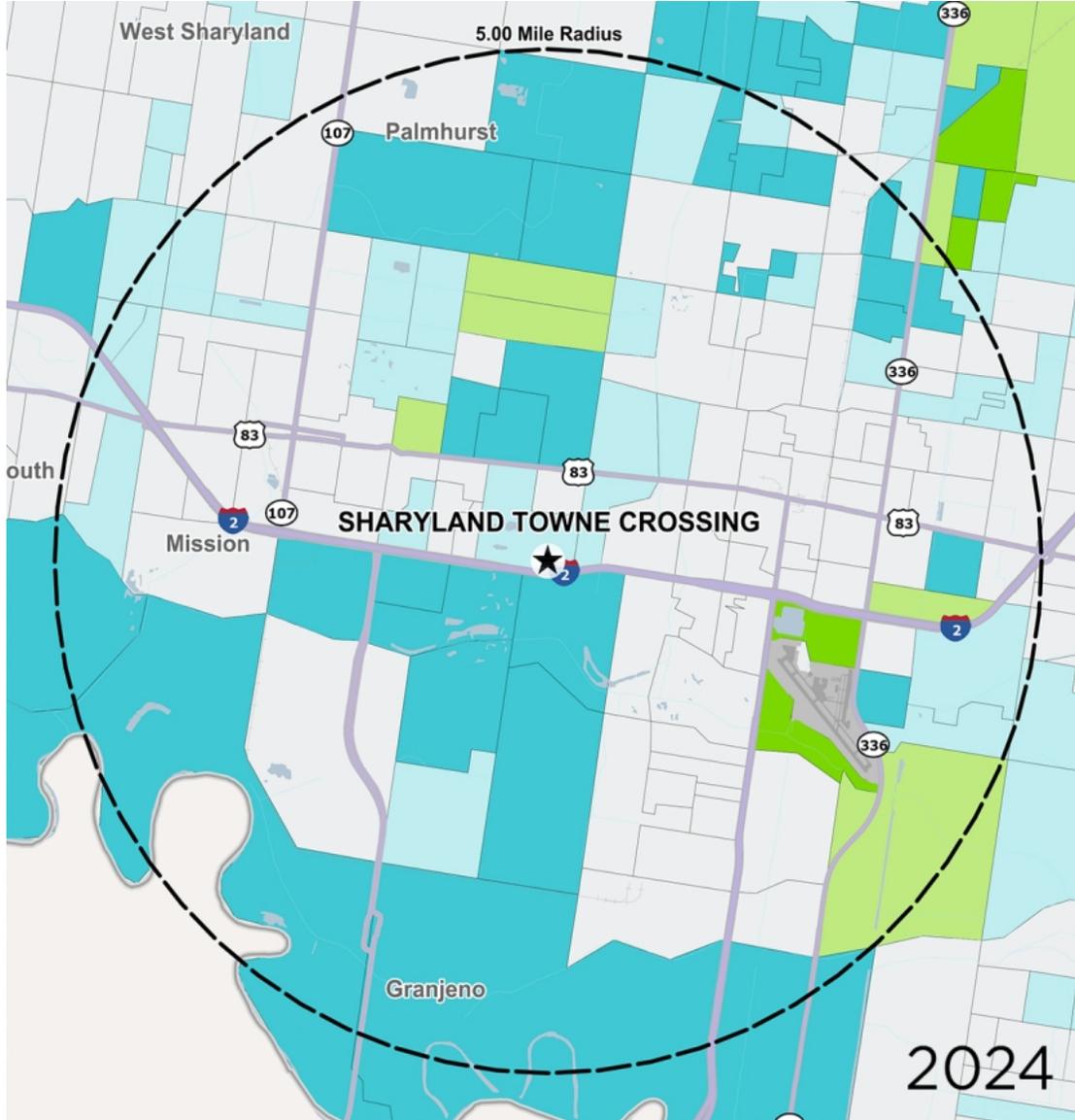


TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 OneMain Financial	2,100	15A Casa de Hilo	2,500	31 America's Best Contacts & Eyeglasses	3,000
2 Marco's Pizza	1,872	16 H&R Block	1,275	32 Lane Bryant	5,511
3 Available	1,050	17 Spectrum	3,040	33 Petco	16,500
4 Armed Forces Career Center	3,013	18 TJ Maxx	28,000	34 Discount Tire	7,373
5 Available	1,797	19 Ross Dress for Less	29,798	35 Which Wich	1,800
6 Mathnasium	1,148	21 Available	992	36 Available	4,726
7 Jersey Mike's Subs	1,270	22 Great Clips	1,400	37 Valley Care Clinics	2,603
8 Casa De Cambio	1,155	23 Sally Beauty Supply	1,400	38 Wendy's	3,200
9 Gorditas Dona Tota	1,500	24 Crumbl	2,488	39 Chick-fil-A	4,500
10 Baskin-Robbins	1,260	25 James Avery	2,362	40 Available (Former Hair Salon)	2,000
11 Just A Cut	1,260	26 Office Depot	20,525	41 Rodeo Dental and Orthodontics	6,492
12 Allure Nails & Spa	1,400	27 Five Below	9,975	42 LA Crawfish	3,500
13 Valley Care Clinics	3,500	28 Carters	4,340	43 Chili's Grill & Bar	5,873
14 H-E-B	148,270	29 Oshkosh	3,121	45 Inter National Bank	7,000
15 Available	2,500	30 Mariner Finance	2,500		

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



COMPETITION MAP



by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	7,789	80,312	181,494
Daytime Pop	8,236	117,134	253,247
Households	2,692	26,623	59,784
Average HH Income	\$90,392	\$82,881	\$80,751
Median HH Income	\$62,982	\$56,548	\$57,990
Per Capita Income	\$31,246	\$27,600	\$26,745

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

- \$300K and up
- \$200K - \$300K
- \$150K - \$200K
- \$100K - \$150K
- \$75K - \$100K
- < \$75K



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Shary Rd. & US Hwy 83 Shary Rd, Mission, TX



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