



PROPERTY
JACKSON PLAZA

LOCATION
1100 S JACKSON ROAD
McALLEN, TX 78503

Marcus & Millichap

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

TABLE OF CONTENTS

1 EXECUTIVE SUMMARY

Offering Highlights	5
Investment Overview	6

2 FINANCIAL OVERVIEW

Financing & Expenses	8
Income & Expenses	9
Tenant Summary	10
Lease Expiration Schedule	11

3 PROPERTY OVERVIEW

Regional Map	13
Local Map	14
Aerial Map	15
Aerial Photos	16

4 MARKET OVERVIEW

Demographic Data	18
Demographic Summary	19



EXECUTIVE SUMMARY

OFFERING HIGHLIGHTS

JACKSON PLAZA

1100 S JACKSON ROAD, McALLEN, TX 78503

SUMMARY

PRICE	\$2,325,000
CAP RATE – CURRENT	8.00%
NOI – CURRENT	\$185,951
CAP RATE – PRO FORMA	11.69%
NOI – PRO FORMA	\$271,684
PERCENT OCCUPIED	74.23%
GROSS LEASABLE AREA (GLA) (SQ.FT.)	11,309
PRICE PER SQUARE FOOT	\$205.59
LAND AREA (ACRES)	1.16
YEAR BUILT	2006

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
2014 POPULATION	8,627	84,432	217,965
2019 POPULATION	9,030	88,174	233,755
2014 HOUSEHOLDS	2,976	27,919	66,710
2019 HOUSEHOLDS	3,142	29,448	71,854
MEDIAN HH INCOME	\$36,114	\$33,619	\$35,352
PER CAPITA HH INCOME	\$21,618	\$16,644	\$15,814
AVERAGE HH INCOME	\$62,183	\$49,938	\$51,428

MAJOR EMPLOYERS

EMPLOYEES

WALMART	850
NURSES THAT CARE SITTER SVCS	700
TARGET	604
ANTHONY'S HOME HEALTH CARE	600
MCALLEN P&RS SERVICE CENTER	575
CONVERGYS	500
DISTRICT OFFICE-PHARR	400
THANK YOU NURSES LTD	398
MCALLEN POLICE DEPT	387
PHARR-SAN JN-LAMO IND SCHL DST	386
ZEBRA TECHNOLOGIES CORPORATION	383
SAMS CLUB 8250	340

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

JACKSON PLAZA

1100 S JACKSON ROAD, McALLEN, TX 78503

Jackson Plaza is an 11,309-square foot multi-tenant retail center in McAllen, Texas. The subject property is 74 percent occupied, providing upside potential in leasing the vacant space. All current leases are triple-net. Tenants consist of Da Ling Express, Chloe Nails, Just-A-Cut, and Kiki's Fajita Restaurant. The building was constructed in 2006 and sits on 1.16 acres.

The center is located in a dense retail trade area just east of Interstate 2 on South Jackson Road. Traffic counts are around 22,000-vehicles per day in front of the subject property. The property is shadowed by Sam's Club and Walmart Supercenter. Numerous national and regional retailers are in the area, including Lowe's Home Improvement, Costco, Target, Office Depot, Ross Dress for Less, Marshalls, Bed Bath & Beyond, Burlington Coat Factory, Michael's, PetSmart, Tuesday Morning, Party City, Conn's HomePlus, SteinMart, Best Buy, Lack's Furniture, Texas Roadhouse, Whataburger, Chick-fil-a, Wendy's, and many others. The densely populated area has approximately 218,000 residents within five miles of the property.

McAllen is the largest city in Hidalgo County, located at the southern tip of Texas in the Rio Grande Valley. The area is being transformed into a major international trade area by developing first-rate commercial, retail, office, industrial, medical, retirement and educational facilities. The promotion of international and retail trade, tourism and manufacturing is among the most successful along the U.S.-Mexico Border.



- Value Add Opportunity in McAllen, TX
- 74% Occupied | All Current Leases are Triple Net
- Located in a Dense Retail Trade Area Just Off Of Interstate 2 on South Jackson Road
- Shadowed by Sam's Club and Walmart Supercenter
- Densely Populated With Approximately 218,000 Residents Within Five Miles
- Located in the McAllen-Edinburg-Mission MSA | Retail Hub of the Rio Grande Valley



FINANCIAL OVERVIEW

FINANCING & EXPENSES

JACKSON PLAZA

1100 S JACKSON ROAD, McALLEN, TX 78503

EXISTING FINANCING

LOAN TYPE	FREE AND CLEAR
-----------	----------------

EXPENSES

	CURRENT	PER SF	PRO FORMA	PER SF
REAL ESTATE TAXES	\$46,089	\$4.08	\$46,089	\$4.08
INSURANCE	\$12,878	\$1.14	\$12,878	\$1.14
CAM				
MAINTENANCE	\$1,755	\$0.16	\$1,755	\$0.16
YARD & GROUNDS MAINTENANCE	\$4,424	\$0.39	\$4,424	\$0.39
UTILITIES - ELECTRICITY	\$2,621	\$0.23	\$2,621	\$0.23
UTILITIES - WATER	\$3,957	\$0.35	\$3,957	\$0.35
PARKING LOT	\$900	\$0.08	\$900	\$0.08
MISCELLANEOUS	\$453	\$0.04	\$453	\$0.04
TOTAL CAM	\$14,110	\$1.25	\$14,110	\$1.25
MANAGEMENT FEE	\$12,000	\$1.06	\$12,000	\$1.06
TOTAL EXPENSES	\$85,077	\$7.52	\$85,077	\$7.52

FINANCIAL OVERVIEW

INCOME & EXPENSES

JACKSON PLAZA

1100 S JACKSON ROAD, McALLEN, TX 78503

INCOME AND EXPENSES	CURRENT	PER SF	PRO FORMA	PER SF
BASE RENT				
* OCCUPIED SPACE	\$207,576	\$24.73	\$207,576	\$24.73
VACANT SPACE AT MARKET RENTS (2,914 SF)	\$0	\$0.00	\$64,108	\$22.00
GROSS POTENTIAL RENT	\$207,576	\$18.35	\$271,684	\$24.02
EXPENSE REIMBURSEMENTS				
REAL ESTATE TAXES	\$34,216	\$3.03	\$46,089	\$4.08
INSURANCE	\$9,561	\$0.85	\$12,878	\$1.14
CAM	\$10,475	\$0.93	\$14,110	\$1.25
MANAGEMENT FEE	\$9,200	\$0.81	\$12,000	\$1.06
TOTAL EXPENSE REIMBURSEMENTS	\$63,452	\$5.61	\$85,077	\$7.52
GROSS POTENTIAL INCOME	\$271,028	\$23.97	\$356,761	\$31.55
EFFECTIVE GROSS INCOME	\$271,028	\$23.97	\$356,761	\$31.55
TOTAL EXPENSES	\$85,077	\$7.52	\$85,077	\$7.52
NET OPERATING INCOME	\$185,951	\$16.44	\$271,684	\$24.02

*BASE RENT IS BASED ON THE FUTURE BASE RENT OF \$207,576 AS OF 3/01/18. CURRENT ACTUAL RENT IS \$200,712. SELLER SHALL CREDIT BUYER THE MONTHLY RENT DIFFERENTIAL ON A PRO RATA BASIS, AT CLOSING.

FINANCIAL OVERVIEW
TENANT SUMMARY

JACKSON PLAZA

1100 S JACKSON ROAD, McALLEN, TX 78503

TENANT NAME	SQ. FT.	%	LEASE TERM		ANNUAL BASE RENT		ESCALATIONS		EXPENSES	LEASE
			BEGIN	END	TOTAL	PSF	CHANGES	TOTAL	PSF	REIMBURSED
DA LING EXPRESS	1,350	11.94%	4/1/2008	5/1/2019	\$37,800.00	\$28.00			\$10,216.19	NNN
VACANT	2,914	25.77%				\$0.00				
CHLOE NAILS	1,425	12.60%	3/1/2008	3/1/2021	\$37,620.00	\$26.40			\$10,778.20	NNN
CHLOE NAILS	1,435	12.69%	3/1/2008	3/1/2021	\$37,884.00	\$26.40			\$10,854.77	NNN
JUST-A-CUT	1,425	12.60%	8/1/2010	8/1/2020	\$32,772.00	\$23.00			\$10,778.20	NNN
KIKI'S FAJITA	2,760	24.41%	1/26/2016	2/1/2021	\$61,500.00	\$22.28			\$20,825.80	NNN
TOTAL VACANT	2,914	25.77%								
TOTAL OCCUPIED	8,395	74.23%			\$207,576.00				\$63,453.16	
TOTAL	11,309	100.00%			\$207,576.00				\$63,453.16	

*BASE RENT IS BASED ON THE FUTURE BASE RENT OF \$207,576 AS OF 3/01/18. CURRENT ACTUAL RENT IS \$200,712. SELLER SHALL CREDIT BUYER THE MONTHLY RENT DIFFERENTIAL ON A PRO RATA BASIS, AT CLOSING.

FINANCIAL OVERVIEW

LEASE EXPIRATION SCHEDULE

JACKSON PLAZA

1100 S JACKSON ROAD, McALLEN, TX 78503

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
FOR THE YEAR ENDING	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
TENANTS EXPIRING			DA LING EXPRESS	JUST-A-CUT	CHLOE NAILS					
					CHLOE NAILS					
					KIKI'S FAJITA RESTAURANT					
TOTAL NO. OF TENANTS			1	1	3					
TOTAL SQ. FT. EXPIRING			1,350	1,425	5,620					
TOTAL %			11.9%	12.6%	49.7%					
CUMULATIVE % EXPIRING			11.9%	24.5%	74.2%					



LRG
THE LEVY RETAIL GROUP
MARCUS & MILlichAP

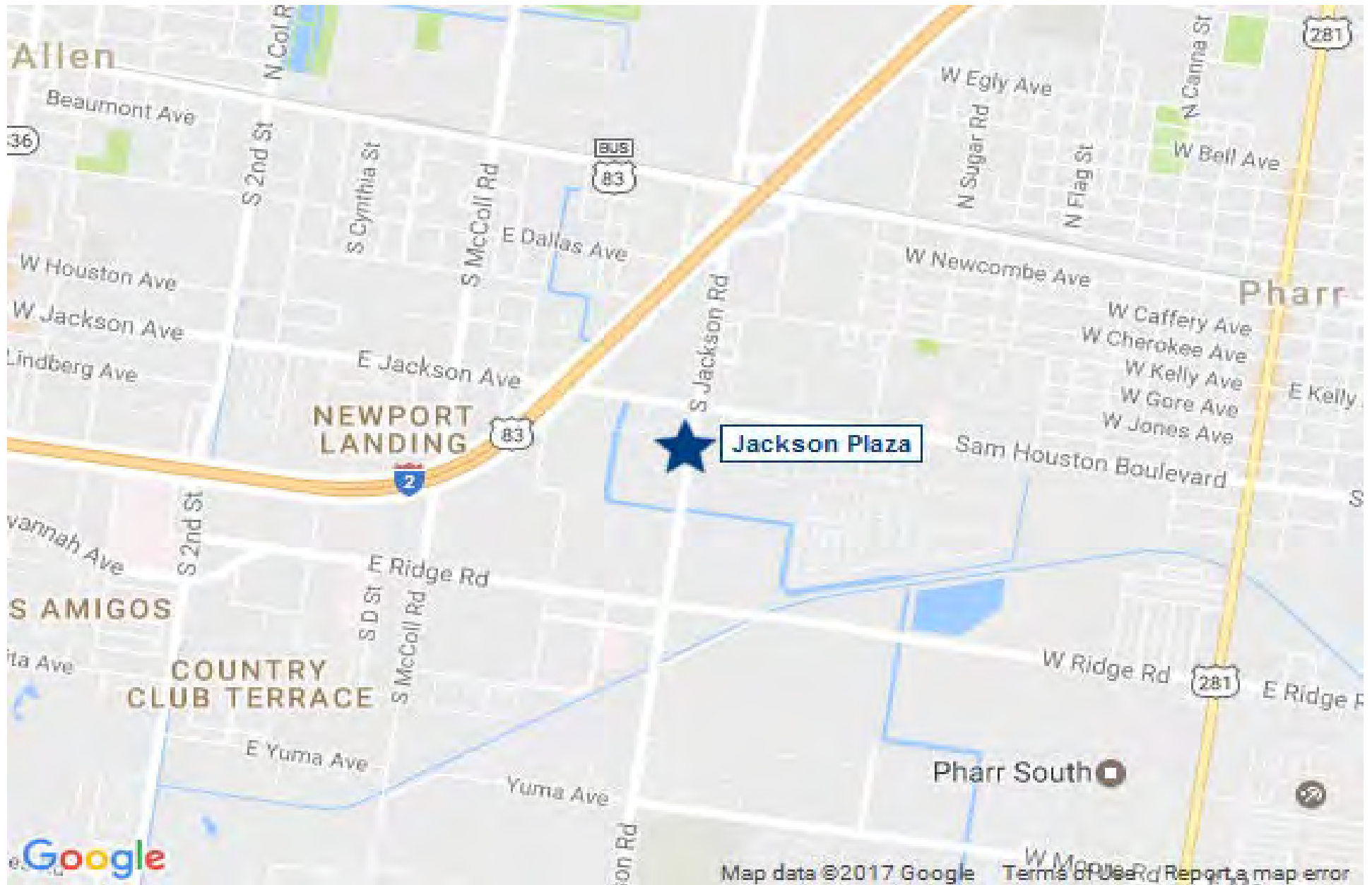
3

PROPERTY
OVERVIEW

REGIONAL MAP



PROPERTY OVERVIEW
LOCAL MAP



PROPERTY OVERVIEW
AERIAL MAP



PROPERTY OVERVIEW
AERIAL PHOTO





McALLEN, TX

LRG

THE LEVY RETAIL GROUP
MARCUS & MILLICHAP

4

MARKET
OVERVIEW

MARKET OVERVIEW

DEMOGRAPHIC DATA

JACKSON PLAZA

1100 S JACKSON ROAD, McALLEN, TX 78503

POPULATION	1-MILE	3-MILES	5-MILES
2000 POPULATION	5,760	66,805	163,897
2010 POPULATION	7,705	79,024	204,789
2014 POPULATION	8,627	84,432	217,965
2019 POPULATION	9,030	88,174	233,755
INCOME	1-MILE	3-MILES	5-MILES
\$0 - \$ 14,999	25.30%	25.80%	22.40%
\$15,000 - \$24,999	14.60%	14.10%	14.90%
\$25,000 - \$34,999	9.00%	11.80%	12.40%
\$35,000 - \$49,999	13.50%	15.60%	16.20%
\$50,000 - \$74,999	15.50%	15.00%	15.40%
\$75,000 - \$99,999	8.10%	8.00%	8.50%
\$100,000 - \$124,999	4.50%	3.60%	4.30%
\$125,000 - \$149,999	2.30%	1.90%	2.00%
\$150,000 - \$200,000	2.80%	2.20%	2.10%
\$200,000 - \$249,999	1.40%	0.70%	0.70%
\$250,000 +	3.10%	1.30%	1.30%
2014 MEDIAN HH INCOME	\$36,114	\$33,619	\$35,352
2014 PER CAPITA INCOME	\$21,618	\$16,644	\$15,814
2014 AVERAGE HH INCOME	\$62,183	\$49,938	\$51,428

HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2000 HOUSEHOLDS	2,058	20,936	48,164
2010 HOUSEHOLDS	2,610	25,552	61,652
2014 HOUSEHOLDS	2,976	27,919	66,710
2019 HOUSEHOLDS	3,142	29,448	71,854
2014 AVERAGE HH SIZE	2.83	3.02	3.23
2014 DAYTIME POPULATION	6,365	42,902	79,810
2000 OWNER OCCUPIED	41.61%	50.66%	55.15%
2000 RENTER OCCUPIED	30.69%	32.13%	28.02%
2000 VACANT	27.70%	17.22%	16.82%
2014 OWNER OCCUPIED	49.34%	55.88%	61.40%
2014 RENTER OCCUPIED	50.66%	44.12%	38.60%
2014 VACANT	13.06%	10.74%	8.64%
2019 OWNER OCCUPIED	48.95%	55.52%	61.02%
2019 RENTER OCCUPIED	51.05%	44.48%	38.98%
2019 VACANT	11.69%	9.98%	7.66%

DEMOGRAPHIC SUMMARY

JACKSON PLAZA

1100 S JACKSON ROAD, McALLEN, TX 78503

POPULATION

In 2014, the population in your selected geography is 217,965. The population has changed by 32.98% since 2000. It is estimated that the population in your area will be 233,754 five years from now, which represents a change of 7.24% from the current year. The current population is 47.99% male and 52.00% female. The median age of the population in your area is 30.7, compare this to the Entire US average which is 37.3. The population density in your area is 2,779.22 people per square mile.

HOUSEHOLDS

There are currently 66,710 households in your selected geography. The number of households has changed by 38.50% since 2000. It is estimated that the number of households in your area will be 71,853 five years from now, which represents a change of 7.70% from the current year. The average household size in your area is 3.23 persons.

INCOME

In 2014, the median household income for your selected geography is \$35,352, compare this to the Entire US average which is currently \$51,972. The median household income for your area has changed by 30.24% since 2000. It is estimated that the median household income in your area will be \$41,459 five years from now, which represents a change of 17.27% from the current year.

The current year per capita income in your area is \$15,814, compare this to the Entire US average, which is \$28,599. The current year average household income in your area is \$51,428, compare this to the Entire US average which is \$74,533.

RACE & ETHNICITY

The current year racial makeup of your selected area is as follows: 84.71% White, 0.73% Black, 0.01% Native American and 1.38% Asian/Pacific Islander. Compare these to Entire US averages which are: 71.60% White, 12.70% Black, 0.18% Native American and 5.02% Asian/Pacific Islander.

People of Hispanic origin are counted independently of race. People of Hispanic origin make up 89.98% of the current year population in your selected area. Compare this to the Entire US average of 17.13%.

HOUSING

In 2000, there were 31,936 owner occupied housing units in your area and there were 16,226 renter occupied housing units in your area. The median rent at the time was \$367.

EMPLOYMENT

In 2014, there are 79,810 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 58.07% of employees are employed in white-collar occupations in this geography, and 41.85% are employed in blue-collar occupations. In 2014, unemployment in this area is 9.23%. In 2000, the average time traveled to work was 19.7 minutes.

GEOGRAPHY: 5-MILE RADIUS

INFORMATION ABOUT BROKERAGE SERVICES



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Marcus & Millichap Real Estate Investment Services	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim Speck	0432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
H. Kyle Palmer	0673787	kyle.palmer@marcusmillichap.com	817-932-6100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Philip Levy	0522087	philip.levy@marcusmillichap.com	817-932-6123
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Marcus & Millichap

PHILIP LEVY
Senior Managing Director
DALLAS OFFICE

972-755-5225 OFFICE
817-380-1153 FAX
PHILIP.LEVY@MARCUSMILLICHAP.COM
LICENSE: TX 0522087

Y0410024