

UVALDE RETAIL CENTER

A WALMART SHADOW-ANCHORED SHOPPING CENTER

3040 EAST MAIN STREET | UVALDE, TX 78801



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Marcus & Millichap
LEVY RETAIL GROUP

OFFERING MEMORANDUM

Uvalde Retail Center
3040 East Main Street, Uvalde, TX 78801

Marcus & Millichap
LEVY RETAIL GROUP

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

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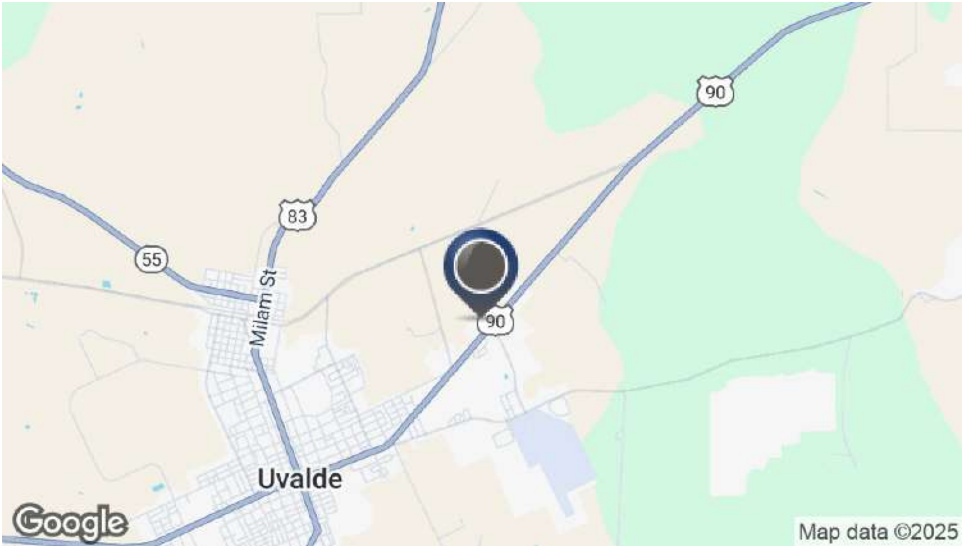
Section 1 PROPERTY INFORMATION



Uvalde Retail Center

3040 East Main Street, Uvalde, TX 78801

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OFFERING SUMMARY

Sale Price:	\$5,725,000
Building Size:	28,245 SF
Lot Size:	3.47 Acres
Price / SF:	\$202.69
Cap Rate:	7.75%
NOI:	\$443,713
Year Built:	2004

PROPERTY OVERVIEW

Marcus & Millichap is pleased to present the opportunity to acquire a fully stabilized, 28,245-square-foot, Walmart shadow-anchored retail center located in Uvalde, Texas. The property is comprised of two multi-tenant buildings and is 100 percent occupied.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	649	5,029	6,788
Total Population	1,542	14,322	19,332
Average HH Income	\$57,641	\$65,498	\$63,018

Uvalde Retail Center

3040 East Main Street, Uvalde, TX 78801



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PROPERTY DESCRIPTION

Uvalde Retail Center is a 28,245-square-foot, Walmart shadow-anchored, multi-tenant retail center located in the Texas Hill Country of Uvalde, Texas. The offering is comprised of two adjacent multi-tenant buildings. Anchored by Dollar Tree, Uvalde Retail Center is 100 percent occupied, and all leases are on triple-net terms. The tenant base is a complementary mix of internet-resistant, service-oriented businesses, including Advance America, Alsatian Care Enterprises, CitiFinancial, Coyote Optical, Dollar Tree, En Su Casa Caregivers, Fred Loya Insurance, T Nails, Texan Credit Corporation, Security Finance, Nurani Institute Beauty College, and Eureka Transportation. The center was constructed in 2004 and is situated on a 3.47-acre parcel. Landlord reports a new roof was installed in 2022 and has a 10-year transferable warranty. An Applebee's/IHOP pad site is adjacent to the property (not a part of the offering), drawing additional traffic.

LOCATION DESCRIPTION

The subject property is located on East Main Street (U.S. 90) and is one of the city's major thoroughfares. Traffic counts in front of the property are approximately 23,586 vehicles per day. The property is shadow-anchored by Walmart, and numerous other national and regional retailers are in the neighboring area, including Great Clips, AT&T, Sally Beauty, CATO, Shoe Dept., GNC, Petsense, Hobby Lobby, Burkes Outlet, Wingstop, KFC, Little Caesars Pizza, Whataburger, Golden Chick, Pizza Hut, Wendy's, McDonald's, EZ Pawn, Sonic, Starbucks, Jack in the Box, Tractor Supply Co., O'Reilly Auto Parts, H-E-B grocery store, Subway, and many more. Additional traffic is provided by several neighboring hotels, such as Holiday Inn, Hampton Inn, and Motel 6. The property is in close proximity to Southwest Junior College and Uvalde Memorial Hospital. Uvalde Memorial Hospital is a nonprofit county hospital serving five counties and has since completed building out its new \$83 million campus with a new two-story, 180,000-square-foot building.

The city of Uvalde is the county seat of Uvalde County, located at the southern limit of the Texas Hill Country and the most northern part of the South Texas region. The city sits at the crossroads of the nation's two longest highways, U.S. 90 and U.S. 83. The surrounding area is filled with natural areas, parks, rivers and small towns.

Uvalde Retail Center

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BUILDING INFORMATION

Occupancy %	100.0%
Tenancy	Multiple
Year Built	2004
County	Uvalde
Ownership Type	Fee Simple

PROPERTY HIGHLIGHTS

- 28,245-Square-Foot, Multi-Tenant Retail Center | Shadow-Anchored by Walmart | Drives Approximately 1.9M Visits Annually
- Comprised of Two Adjacent Buildings | 100% Occupied | All Current Leases are Triple-Net
- Anchored by Dollar Tree | Publicly Traded Company (NASDAQ: DLTR) | 7+ Years Left on the Primary Term with Multiple Renewal Options
- Tenant Base is a Complementary Mix of Internet-Resistant and Service-Oriented Businesses
- Adjacent to an Applebee's Pad Site (Not a Part) | Long-Term Occupancy at this Location and Recently Co-Branded with IHOP | Drives Additional Traffic to the Center
- Landlord Reports a New TPO Roof was Installed in 2022 | Includes a 10-Year Transferable Workmanship Warranty
- Located on East Main Street (U.S. 90), one of the City's Major Thoroughfares | Traffic Counts are Approximately 23,586 Vehicles Per Day
- Close Proximity to Dense Retail Trade Area
- Neighboring Hotels and College Campuses Drive Additional Traffic to the Area
- Less than Two Miles from Uvalde Memorial Hospital | County Hospital Serving Five Counties | Recently Completed New \$83 Million Campus Expanding Existing Footprint
- The City of Uvalde is Located at the Crossroads of the Nation's Two Longest Highways, U.S. 90 and U.S. 83
- Priced at \$203 Per Square Foot

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VISITATION METRICS FOR WALMART
PROVIDED BY PLACER.AI

Placer.ai provides instant access to location analytics derived from the foot traffic of millions of consumers. It does this by collecting geolocation and proximity data from devices.



3100 E MAIN STREET, UVALDE, TX 78801

VISITATION OVERVIEW

EST. # OF VISITS	1.9M
EST. # OF VISITORS	164.8K
AVG. VISITS / CUSTOMER	11.34
AVG. DWELL TIME	34 Minutes
VISITS YOY	+0.5%



October 1, 2024 - September 30, 2025
Data provided by Placer Labs Inc. (www.placer.ai)

Uvalde Retail Center

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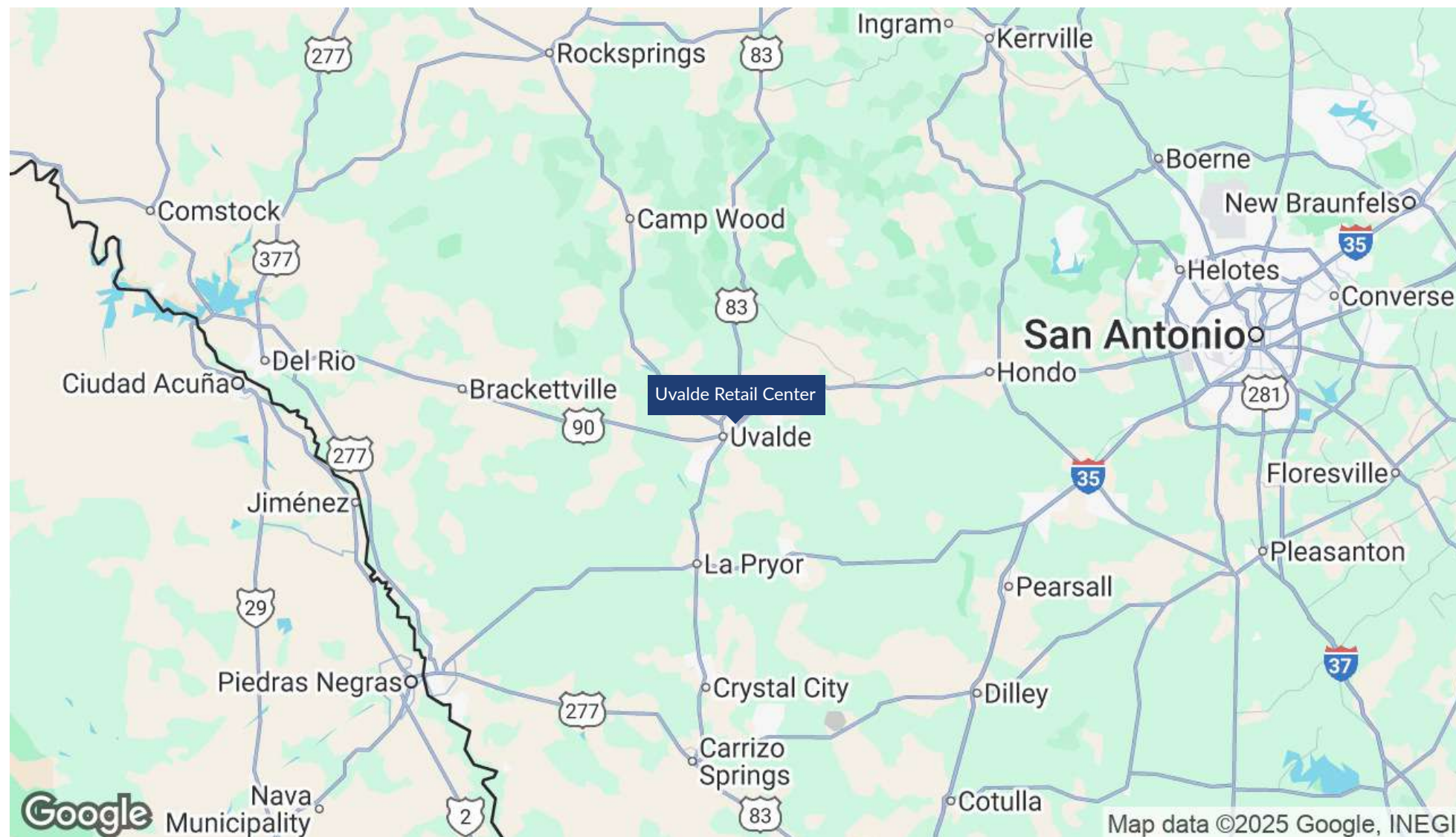
Section 2 LOCATION INFORMATION



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Section 3 FINANCIAL ANALYSIS



Uvalde Retail Center

3040 East Main Street, Uvalde, TX 78801

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INVESTMENT OVERVIEW	CURRENT
Price	\$5,725,000
Price per SF	\$203
CAP Rate	7.75%
Total Return (yr 1)	\$443,713
OPERATING DATA	CURRENT
Gross Income	\$592,386
Operating Expenses	\$148,673
Pre-Tax Cash Flow	\$443,713

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INCOME SUMMARY	CURRENT	PER SF
Base Rent	\$443,713	\$15.71
Real Estate Taxes Reimbursements	\$65,630	\$2.32
Insurance Reimbursements	\$28,343	\$1.00
CAM Reimbursements	\$29,895	\$1.06
Management & Maintenance Reimbursements	\$24,804	\$0.88
GROSS INCOME	\$592,386	\$20.97
EXPENSE SUMMARY	CURRENT	PER SF
Real Estate Taxes	\$65,630	\$2.32
Insurance	\$28,343	\$1.00
Utilities	\$15,495	\$0.55
Landscaping	\$9,600	\$0.34
Repairs	\$4,800	\$0.17
Management & Maintenance	\$24,804	\$0.88
GROSS EXPENSES	\$148,673	\$5.26
NET OPERATING INCOME	\$443,713	\$15.71

(1) Base Rent is based on the future rent increases as stated at the bottom of the Rent Roll. Seller shall credit Buyer the differential from the closing date to the date of the rent increase.

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TENANT NAME	UNIT SIZE (SF)	% OF GLA	LEASE START	LEASE END	ANNUAL RENT	RENT/SF	CHANGES ON	CHANGES TO	EXPENSE REIMBURSEMENT	OPTIONS	LEASE TYPE
Advance America (1)	1,400	4.96%	3/1/2007	3/31/2029	\$31,359.12	\$22.40	4/01/27	\$22.85	\$7,308		NNN
							4/01/28	\$23.30			
Alsatian Care Enterprises	3,000	10.62%	9/1/2019	8/31/2029	\$63,000.00	\$21.00			\$15,661	(1) 5-Yr @ \$23.00	NNN
One Main Financial	1,600	5.66%	7/1/2016	6/30/2028	\$30,600.00	\$19.13			\$8,352	None	NNN
Coyote Optical	1,250	4.43%	5/1/2010	4/30/2030	\$23,124.00	\$18.50			\$6,525	(1) 5-Yr @ \$20.00	NNN
Dollar Tree	10,000	35.40%	2/1/2005	1/31/2033	\$95,000.04	\$9.50			\$52,203	(3) 5-Yr @ \$10.00/\$10.50/\$11.00	NNN
En Su Casa Caregivers	1,250	4.43%	2/1/2014	1/31/2029	\$23,760.00	\$19.01			\$6,943	(3) 5-Yr @ \$21.00/\$23.00/\$26.00	NNN
Fred Loya Insurance	1,200	4.25%	5/1/2005	4/30/2030	\$29,400.00	\$24.50			\$6,264	(1) 5-Yr @ \$26.00	NNN
T Nails	2,500	8.85%	5/1/2013	4/30/2028	\$40,000.08	\$16.00			\$13,051	None	NNN
Texan Credit Corporation	1,400	4.96%	5/1/2018	4/30/2028	\$32,778.60	\$23.41			\$7,308	None	NNN
Security Finance	1,190	4.21%	3/1/2023	2/28/2028	\$20,223.96	\$16.99			\$6,212	(1) 3-Yr @ \$19.00	NNN
Nurani Institue Beauty College (2)	2,055	7.28%	7/1/2023	3/31/2028	\$31,852.56	\$15.50	4/01/27	\$16.50	\$11,537	None	NNN
Eureka Transportation (3)	1,400	4.96%	6/1/2023	5/31/2028	\$22,614.84	\$16.15	6/01/27	\$16.56	\$7,308	(1) 3-Yr @ Mkt	NNN
TOTAL VACANT	0	0%									
TOTAL OCCUPIED	28,245	100%									
TOTAL	28,245	100%			\$443,713				\$148,673		

NOTES:

- (1) Base Rent is calculated on the future rent increase from \$21.96/SF to 22.40/SF on 4/01/2026, pending lease renewal execution. Seller will credit Buyer the deficit from the closing date to the date of rent increase.
- (2) Base Rent is calculated on the future rent increase from \$14.50/SF to \$15.50/SF as of 4/01/2026. Seller will credit Buyer the deficit from the closing date to the date of rent increase.
- (3) Base Rent is calculated on the future rent increase from \$15.76/SF to \$16.15/SF as of 6/01/2026. Seller will credit Buyer the deficit from the closing date to the date of rent increase.

Section 4 SALE COMPARABLES



Uvalde Retail Center

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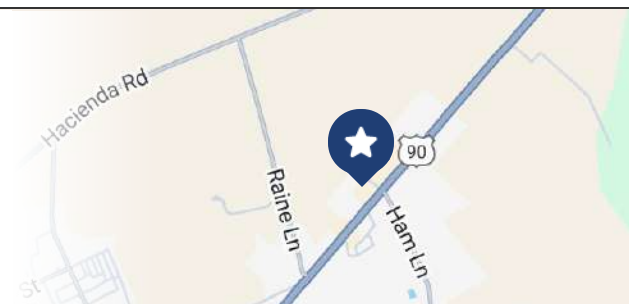
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SUBJECT PROPERTY

3040 East Main Street | Uvalde, TX 78801

Sale Price:	\$5,725,000	Lot Size:	3.47 AC
Year Built:	2004	Building SF:	28,245 SF
Price PSF:	\$202.69	Cap:	7.75%
NOI:	\$443,713		



1



AUSTIN HIGHWAY RETAIL

1432 Austin Hwy | San Antonio, TX 78209

Sale Price:	\$6,000,000	Lot Size:	3.78 AC
Year Built:	2004	Building SF:	26,595 SF
Price PSF:	\$225.61	CAP:	6.79%
Closed:	05/30/2025	Occupancy:	75%



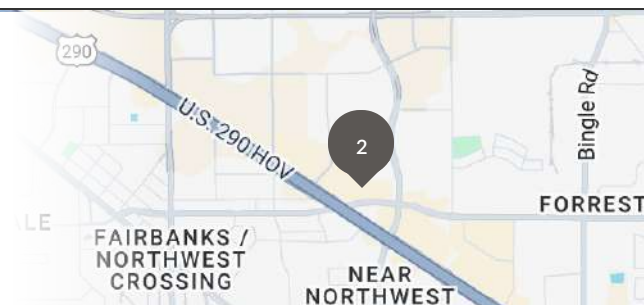
2



290 CROSSING CENTER

13470 Northwest Freeway | Houston, TX 77040

Sale Price:	\$2,390,000	Lot Size:	0.82 AC
Year Built:	1996	Building SF:	6,856 SF
Price PSF:	\$348.60	CAP:	7.38%
Closed:	10/03/2025	Occupancy:	100%



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3

ALVIN SHOPPING CENTER

173 Tovrea Rd | Alvin, TX 77511

Sale Price:	\$3,125,000	Lot Size:	1.85 AC
Year Built:	2002	Building SF:	14,707 SF
Price PSF:	\$212.48	CAP:	7.54%
Closed:	02/23/2024	Occupancy:	100%

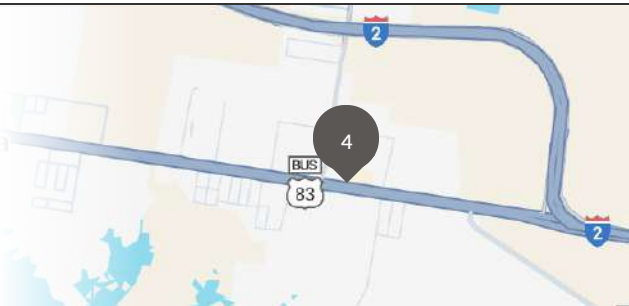


4

DOLLAR TREE PLAZA

1709 Expressway 83 | Pecos, TX 78576

Sale Price:	\$4,215,000	Lot Size:	2.11 AC
Year Built:	2012	Building SF:	21,000 SF
Price PSF:	\$200.71	CAP:	7.73%
Closed:	07/29/2025	Occupancy:	100%



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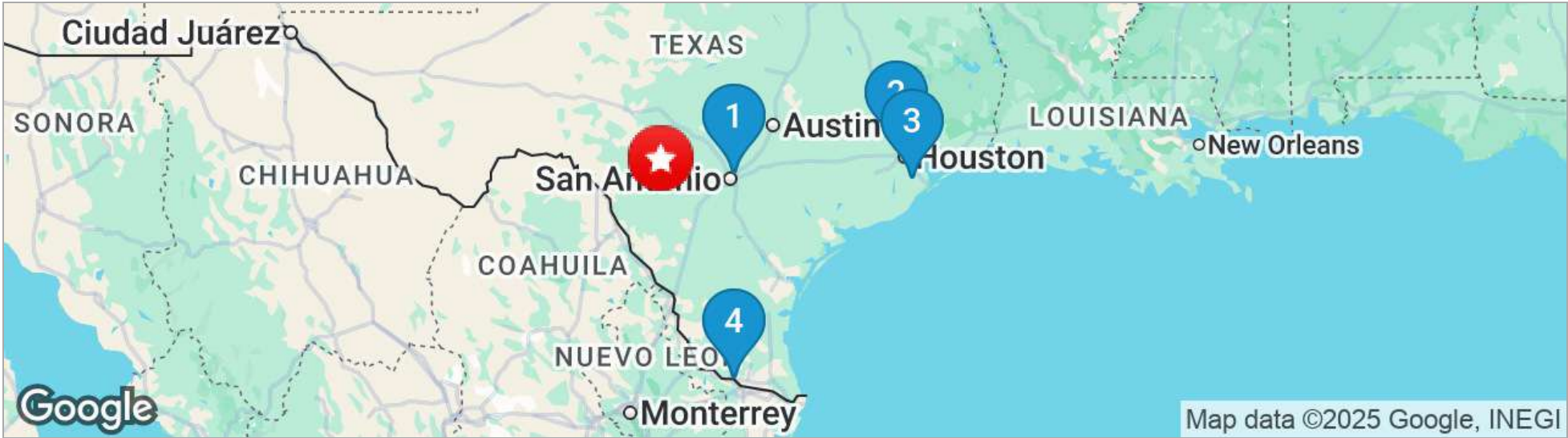
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	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	CAP	
	Uvalde Retail Center 3040 East Main Street Uvalde, TX 78801	\$5,725,000	28,245 SF	\$202.69	7.75%	
	SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	CLOSE
	Austin Highway Retail 1432 Austin Hwy San Antonio, TX 78209	\$6,000,000	26,595 SF	\$225.61	6.79%	05/30/2025
	290 Crossing Center 13470 Northwest Freeway Houston, TX 77040	\$2,390,000	6,856 SF	\$348.60	7.38%	10/03/2025
	Alvin Shopping Center 173 Tovrea Rd Alvin, TX 77511	\$3,125,000	14,707 SF	\$212.48	7.54%	02/23/2024
	Dollar Tree Plaza 1709 Expressway 83 Penitas, TX 78576	\$4,215,000	21,000 SF	\$200.71	7.73%	07/29/2025
		PRICE	BLDG SF	PRICE/SF	CAP	CLOSE
	Totals/Averages	\$3,932,500	17,290 SF	\$227.44	7.36%	

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 **SUBJECT PROPERTY**
3040 East Main Street | Uvalde, TX 78801

1 AUSTIN HIGHWAY RETAIL
1432 Austin Hwy
San Antonio, TX 78209

2 290 CROSSING CENTER
13470 Northwest Freeway
Houston, TX 77040

3 ALVIN SHOPPING CENTER
173 Tovrea Rd
Alvin, TX 77511

4 DOLLAR TREE PLAZA
1709 Expressway 83
Penitas, TX 78576

Section 5 DEMOGRAPHICS



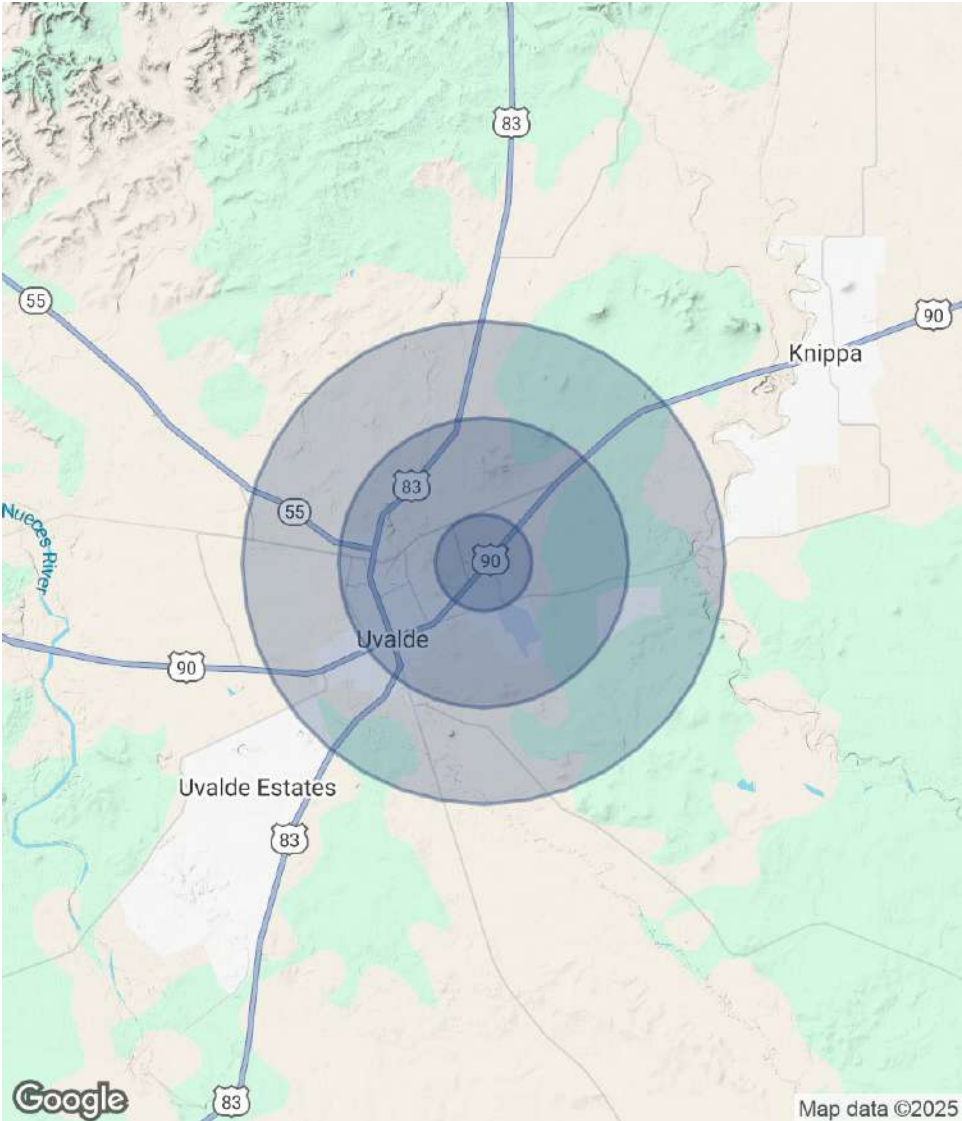
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,542	14,322	19,332
Average Age	39.8	38.6	38.7
Average Age (Male)	38.5	37.5	37.5
Average Age (Female)	41.0	39.7	39.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	649	5,029	6,788
# of Persons per HH	2.3	2.7	2.7
Average HH Income	\$57,641	\$65,498	\$63,018
Average House Value	\$140,573	\$125,379	\$110,582
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	55.3%	70.9%	74.3%
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	882	7,278	9,475
% White	57.2%	50.8%	49.0%
Total Population - Black	13	91	128
% Black	0.8%	0.6%	0.7%
Total Population - Asian	27	141	152
% Asian	1.8%	1.0%	0.8%
Total Population - Hawaiian	3	5	6
% Hawaiian	0.2%	0.0%	0.0%
Total Population - American Indian	9	70	96
% American Indian	0.6%	0.5%	0.5%
Total Population - Other	608	6,738	9,475
% Other	39.4%	47.0%	49.0%

Demographics provided by 2024 CoStar analytics.





Information About Brokerage Services

2-10-2025

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

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov
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Marcus & Millichap
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