



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Valero

1622 North 23rd Street
McAllen, TX 78501

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 4,400 SF Valero Located at 1622 North 23rd Street in McAllen, Texas. This Investment Provides For a Secure Opportunity in an Income Tax Free State Featuring Over 20 Years Remaining on an Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities and Annual Rent Increases.

OFFERING SUMMARY

PRICE	\$1,066,000
CAP	6.75%
NOI	\$71,955
GUARANTOR	Corporate/Personal

PROPERTY SUMMARY

ADDRESS	1622 North 23rd Street McAllen, TX 78501
COUNTY	Hidalgo
BUILDING AREA	4,400 SF
LAND AREA	0.27 AC
BUILT	1978



HIGHLIGHTS

- Over 20 Years Remaining on an Absolute Triple Net (NNN) Lease With No Landlord Responsibilities
- 2% Rent Increases Annually - Next Rent Increase is in February 2020
- Blended CAP Rate of 8.2% Over Lease Term
- Signalized Hard Corner With Excellent Visibility
- Multiple Points of Ingress/Egress From Quince Avenue and N 23rd Street
- High Traffic Retail Corridor – the Intersection of N 23rd and Quince Sees Over 51,900 Vehicles Per Day Combined
- Less Than 2-Miles From South Texas College (Pegan Campus), McAllen High School, Achieve Early College High School as Well as Daily Attractions Such as McAllen Municipal Park, McAllen Memorial Stadium, Las Palmas Community Center & Park – All Driving Additional Traffic to This Location
- McAllen is the Largest City in Hidalgo County, Texas and the 5th Most Populous Metropolitan Area in Texas
- Texas is an Income Tax Free State
- Nearby Tenants Include: Walgreens, Burger King, Dairy Queen, MetroPCS, Little Caesar's, Family Dollar, AutoZone, H-E-B, Bank of America, Sonic, McDonald's, Jack in the Box and More



LEASE SUMMARY

TENANT	Multi-Unit Operator
PREMISES	A Building of Approximately 4,400 SF
LEASE COMMENCEMENT	February 12, 2019
LEASE EXPIRATION	February 12, 2040
LEASE TERM	20+ Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	2% Annually
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Fuel & Convenience Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility

SQUARE FOOTAGE	ANNUAL BASE RENT
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4,400 SF

\$71,955



ACTUAL PROPERTY IMAGES





ALONZO DE LEON MIDDLE SCHOOL

DOLLAR TREE



Walmart

Las Palmas Community Center



CURLEY'S Towing Service LLC

the edinburgreview

cricket wireless

Versatil Salon Spa



Allstate

VANTAGE BANK TEXAS



Walgreens

N 23rd St



Little Caesars

Morado's Restaurant



Vintage Square

SUBWAY

La Vista Mobile Home Park

Calvary BAPTIST CHURCH

McAllen High School

McALLEN INDEPENDENT SCHOOL DISTRICT

Solo Car Wash

Municipal Park

Quince Avenue

Pecan Village Apartments





McAllen
Police Department

Tony's
Playhouse



Yeberia
Columbia

Pecan Village
Apartments

Municipal
Park



Solo
Car Wash



N 23rd St



Little Caesars



Bordersun
Screens

La Hielera

Morado's
Restaurant

La Hormiga



OUR LADY OF PERPETUAL HELP CATHOLIC
CHURCH

Estrada's no balls



Quince Avenue



Allstate

Versatil
Salon Spa

495
TEXAS

Bank of America

Church's Chicken

SONIC

Wingstop

McDonald's

Jack in the box

cricket

SUBWAY

Walgreens

cricket

metroPCS

BURGER KING

Target

TJ-maxx

petco

ROSS DRESS FOR LESS

Office DEPOT OfficeMax

Hampton by Hilton

Sprint

cicis

Chick-fil-ah

H-E-B

carter's

menchie's

SALLY BEAUTY

metroPCS

CVS pharmacy

LANE BRYANT

WHICH Wich

H-E-B

metroPCS

VALERO

Little Caesars

DQ

THE HOME DEPOT

Comfort INN

PANDA EXPRESS

Denny's

Cane's

MATTRESS FIRM

CHASE

cricket

SUBWAY

KOHL'S

Walmart Supercenter

BURGERFI

CINEMARK

WHATABURGER

VALERO

HAWTHORN SUITES BY WYNDHAM

GOLD'S GYM

Sprint

BURGER KING

DOLLAR TREE

MURPHY USA

CIRCLE K

PAPA JOHN'S

Holiday Inn Express

Academy SPORTS+OUTDOORS

LA Z BOY

Starbucks

ROCKY BARREL

FIVE GUYS

HOMWOOD SUITES BY HILTON

Domino's

SPRINGHILL SUITES MARIOTT

SOUPER! SALAD!

N 23rd St

O'Reilly AUTO PARTS

metroPCS

FAMILY DOLLAR

AutoZone

BEST BUY

ROSS DRESS FOR LESS

HOBBY LOBBY

BARNES & NOBLE

Ulta BEAUTY

Bath & Body Works

Burlington

PEI WEI

DAVE & BUSTERS

BEALLS

JOHNNY ROCKETS

Buffalo Wild Wings

Ben & Jerry's

HOME 2

Freddy's STEAKBURGERS

Chili's

DSW

McAlister's DELI

PF Chang's

LAQUINTA

Cheddar's

DOLLAR TREE

VITAMIN WORLD

corner bakery CAFE

Guitar Center

avenue

GNC

claire's

SportClips

SUBWAY

EMBASSY SUITES

IBC BANK

sleep number

T-Mobile

CHUCK E. CHEESE'S

ZOES KITCHEN

LONGHORN STEAKHOUSE

BACK ROOM SHOES

CHUCK E. CHEESE'S

CAMBRIA

INTERSTATE
2

MCALLEN | HIDALGO COUNTY | TEXAS

McAllen is the largest city in Hidalgo County in the state of Texas. The city is the 22nd-most populous city in the state. McAllen is located at the southern tip of the state in the Rio Grande Valley, making the city a gateway to Mexico. The city limits extend south to the Rio Grande, across from the Mexican city of Reynosa. McAllen is about 70 miles west of the Gulf of Mexico. As of the 2018 census, McAllen's population was estimated to be 143,433 residents. It is the fifth-most populous metropolitan area (McAllen-Edinburg-Mission) in the state of Texas, and the binational Reynosa-McAllen metropolitan area counts a population of nearly 1.52 million.

Since the ratification of the North American Free Trade Agreement in 1994, the focal point of the McAllen's economic activity has diversified from agriculture and petroleum to include international trade, healthcare, retail, and tourism. The manufacturing and agricultural economy remains healthy. Its designation as a foreign trade zone allowed McAllen to use its proximity to the U.S.-Mexico border to its advantage. Having established itself as a major hub for international trade and distribution, McAllen is now the regional Valley leader in commerce and government as well as home to a large number of national businesses. Today, the area is being transformed into a major international trade area by developing first-rate commercial, retail, office, industrial, medical, retirement and educational facilities.

Nicknamed "City of Palms", McAllen has a thriving downtown filled with galleries, restaurants, and nightclubs. Downtown McAllen is recognized as a top downtown, where the business climate continues to grow and is consistently led by retail. The city is home to the International Museum of Art & Science, which has interactive exhibits, Picasso lithographs and European paintings. To the south, Quinta Mazatlan is a Spanish Revival mansion surrounded by woodland rich in birdlife. Set in a 1930s former post office, the McAllen Heritage Center has local history displays. McAllen's many parks include Fireman's Park, home to large Town Lake.



MCALLEN CITY HALL



INTERNATIONAL MUSEUM OF ART



MCALLEN PERFORMING ARTS CENTER



495
TEXAS

(21,293 VPD)

(20,921 VPD)

N 23rd St (31,073 VPD)

N Bicentennial Blvd

	3 MILES	5 MILES	10 MILES
POPULATION	112,340	244,726	595,023
AVERAGE HH INCOME	\$60,139	\$64,258	\$57,302

VALERO

TENANT PROFILE

Valero Energy Corporation is a Fortune 500 international manufacturer and marketer of transportation fuels, other petrochemical products, and power. Valero is the world's largest independent petroleum refiner, and a leading marketer, ethanol producer and corporate citizen. Valero proudly has a workforce of about 10,000 employees and markets products in 43 states in the U.S., six provinces in eastern Canada, the U.K., Ireland and Peru.

Throughout the United States and Canada, the company owns and operates 15 refineries, and one in Wales, with a combined capacity of approximately 3.1 million barrels per day; 14 ethanol plants with a combined production capacity of 17.3 billion gallons per year; and a 50-megawatt wind farm. The petroleum refineries are located in the United States, Canada and the United Kingdom, and the ethanol plants are located in the Mid-Continent region of the U.S. Valero is also a joint venture partner in Diamond Green Diesel, which operates a renewable diesel plant in Norco, Louisiana. Diamond Green Diesel is North America's largest biomass-based diesel plant. Valero sells its products in the wholesale rack or bulk markets in the U.S., Canada, the U.K., Ireland and Latin America. Approximately 7,400 outlets carry Valero's brand names.



COMPANY TYPE
NYSE: VLO



FOUNDED
1980



OF LOCATIONS
4,700+ Retail Stores



HEADQUARTERS
San Antonio, TX



WEBSITE
valero.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum 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, 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 Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ACTUAL PROPERTY IMAGE

ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.



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