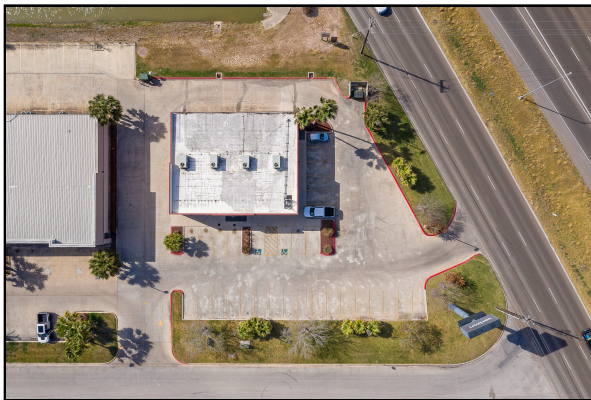


FOR SALE

VERIZON RETAIL CENTER



**508 Springmart at Interstate 69E
Brownsville, TX 78526**

Property Highlights

- Price: \$3,500,000
- Cap Rate: 6.04%
- Lease Type: NNN, National Credit Tenant
- Square Footage: 4,500 Standalone
- Year Built: 2006
- Lot Size: 0.758 AC, 179 Ft Frontage
- Excellent Exposure and Visibility on 69E
- Located within prime shopping area, near Sunrise Mall
- Significant retail developments in area, including big-box chains, power centers

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Property Summary

Building Size:	4,500
Lot Size:	0.758 Acres
NNN:	Yes
Parking Ratio:	1:145sf
Price:	\$3,500,000
Type:	Retail
Year Built:	2006
National Credit Tenant	Verizon
Lease Rate:	\$47.00

Property Overview

Price: \$3,500,000
Cap Rate: 6.04%
Lease Type: NNN
Square Footage: 4,500 Standalone Building
Lot Size: 0.758 AC, 179 Ft of Highway Frontage
Year Built: 2006

Location Overview

The property is located in the northwest portion of the city of Brownsville, approximately four miles north of the central business district. The property benefits from highway frontage, excellent visibility, and access along Interstate 69E within the primary shopping area of the region. Brownsville is the county seat of Cameron County, Texas. It is the sixteenth most populous city in Texas. Located at the southernmost tip of Texas on the northern bank of the Rio Grande, directly north and across the border. The Brownsville urban area is one of the fastest growing in the United States. The Port of Brownsville has become a major economic hub for South Texas. Located 2 miles from the city, the Port provides an important link between the road networks of nearby Mexico and the Gulf Intracoastal Waterway of Texas. Brownsville's economy is mainly based on its international trade with Mexico and is home to one of the fastest growing manufacturing sectors in the nation.



PROPERTY DESCRIPTION

Property consists of a 4,500 square foot, single tenant, standalone, retail building situated on .758 Acre (33,018 square feet) at the corner of Springmart Boulevard on Interstate 69E Frontage Road. This is an absolute NNN leased Verizon Retail store in Brownsville, Texas. The property built in 2006, consists of 4,500 square-foot standalone building. The property is on Interstate 69E with great visibility and exposure to an average daily traffic count of 112,376 VPD. The Verizon Retail Center sits on a highly visible corner with 179 feet of frontage on Interstate 69E. The property is also situated near prime shopping at Sunrise Mall, less than 1/2 mile away along the northeast corner of Ruben M. Torres Blvd., and Interstate 69E. The mall's anchors include Dillard's, J C Penny and Dick's Sporting Goods. There is significant retail development in the area along both sides of Interstate 69E, including big-box chains, power centers, and larger shopping centers.

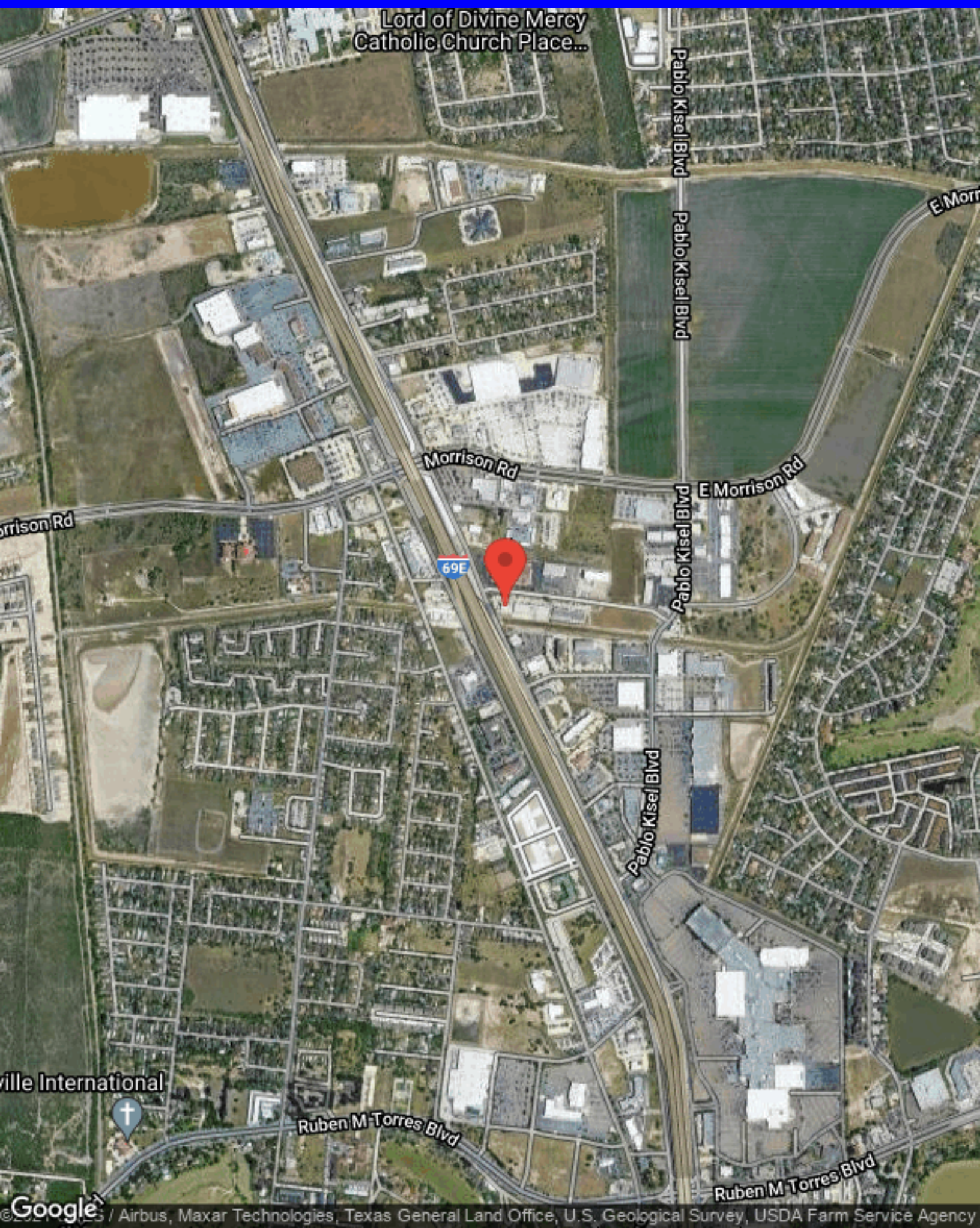


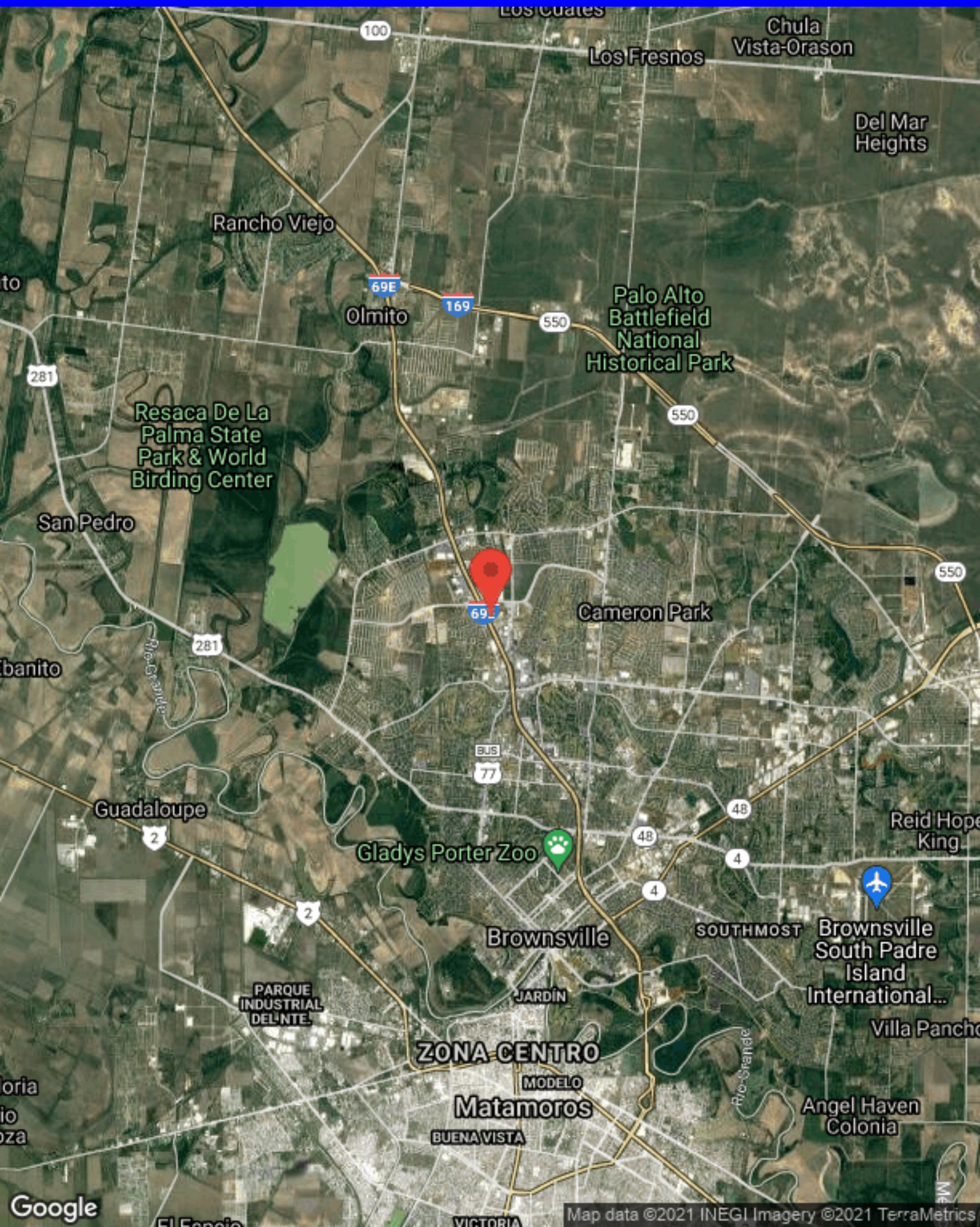


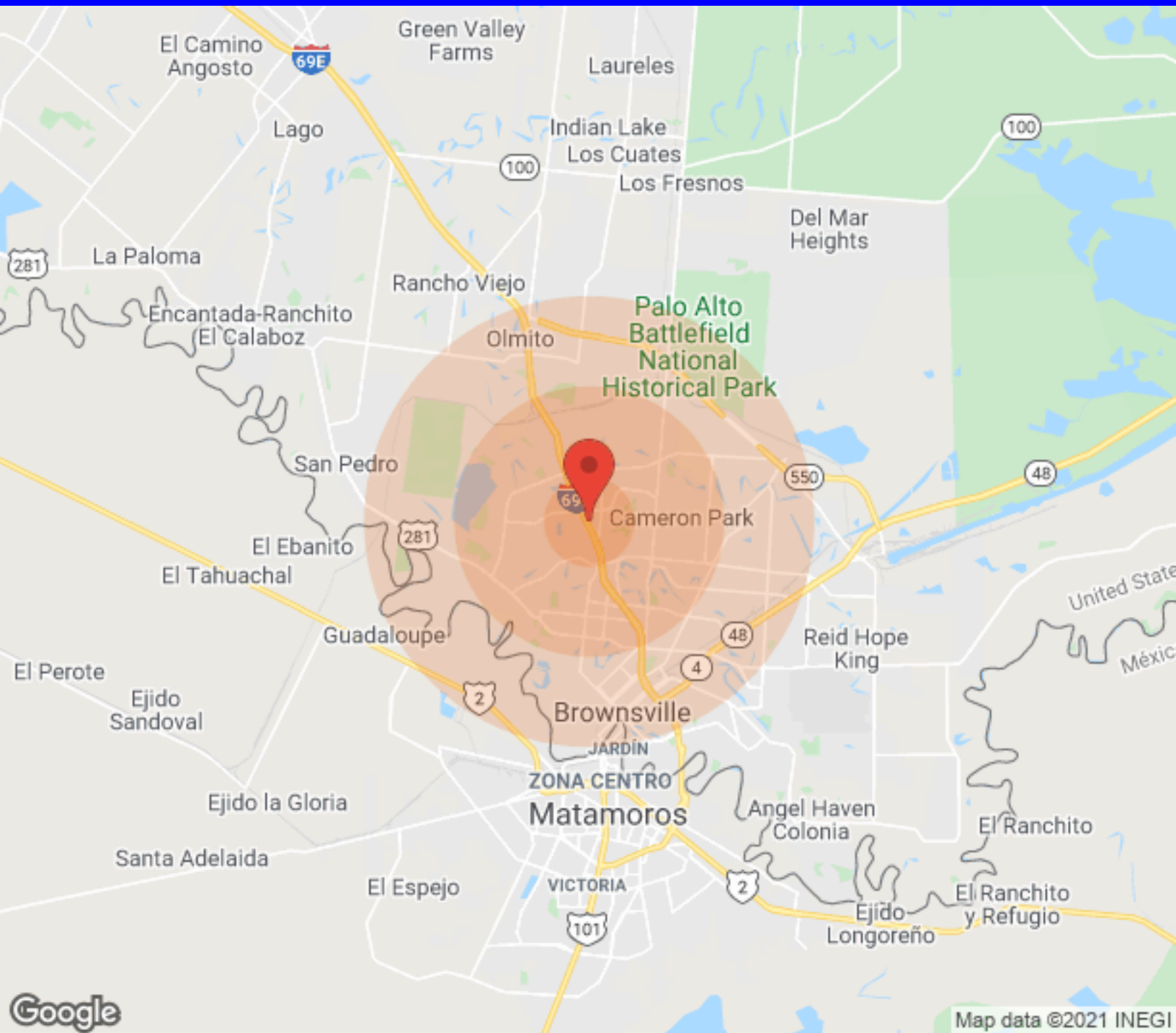












Population	1 Mile	3 Miles	5 Miles
Male	5,782	42,050	75,633
Female	5,868	42,971	79,084
Total Population	11,650	85,021	154,717

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,130	23,921	43,273
Ages 15-24	1,847	13,961	25,059
Ages 55-64	1,083	7,453	13,232
Ages 65+	890	8,708	17,183

Race	1 Mile	3 Miles	5 Miles
White	10,706	77,448	139,013
Black	10	79	147
Am In/AK Nat	N/A	48	70
Hawaiian	3	3	3
Hispanic	10,785	75,933	140,388
Multi-Racial	1,620	13,884	29,884

Income	1 Mile	3 Miles	5 Miles
Median	\$47,778	\$38,733	\$30,384
< \$15,000	705	5,151	11,553
\$15,000-\$24,999	289	3,334	7,100
\$25,000-\$34,999	400	3,226	5,810
\$35,000-\$49,999	673	3,933	6,592
\$50,000-\$74,999	601	4,078	6,516
\$75,000-\$99,999	206	2,114	3,063
\$10,000-\$149,999	408	2,080	2,953
\$150,000-\$199,999	31	550	791
> \$200,000	57	402	574

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,533	25,727	47,657
Occupied	3,362	24,109	44,092
Owner Occupied	2,409	15,683	27,406
Renter Occupied	953	8,426	16,686
Vacant	171	1,618	3,565

**Bob Droubi**

Broker Associate

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Landlord, Tenant and Investor representation of commercial real estate through strong market knowledge, property analysis, site selection and successful negotiations. Recruit, mentor, coach and train qualified associates to provide professional growth opportunities and improve performance by measurable results of consistent higher sales volume annually. Leasing and asset management of multiple properties within a wide variety of commercial investment portfolios: multi-family, office, retail; creating, maintaining value and income for principals. Research, analyze and select commercial properties of diverse real estate portfolios creating 8-10% returns on investments for clients. Prepare budgets, financial forecasts, financial management frameworks, and devise business development strategies to increase returns for clients. Develop and implement best practices to limit operating costs and marketing to 10% of revenues. Maintain extensive confidentiality and integrity with all parties of a transaction which consistently resulted in continued referrals of new business.