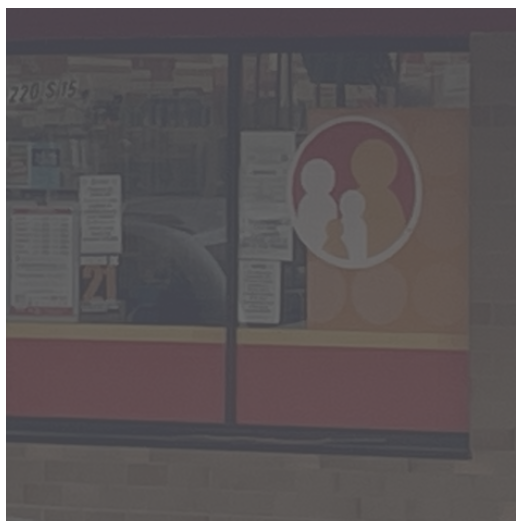


RETAIL PROPERTY FOR SALE

FD STORE #22939

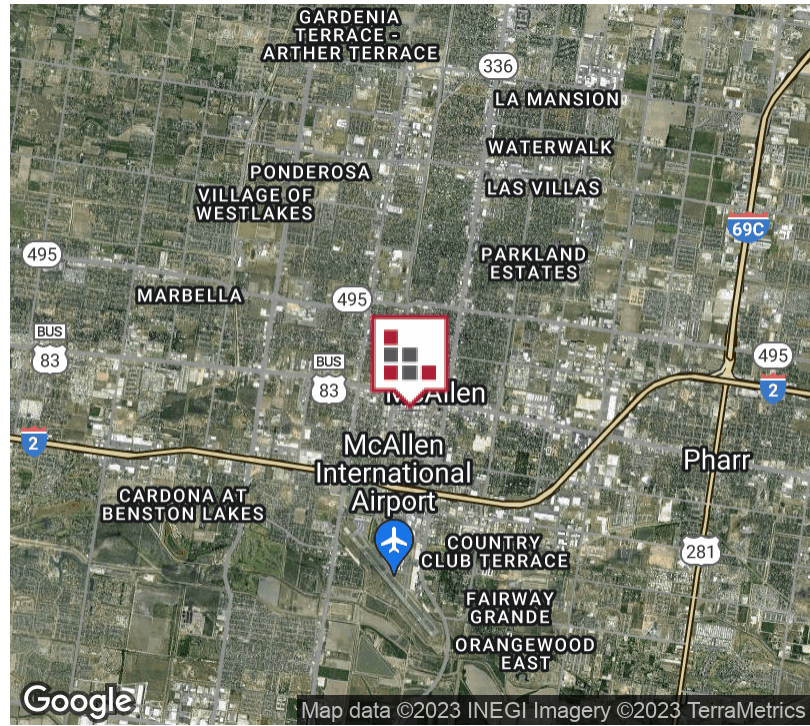


Recently Renovated Family Dollar fronts approximately 145 feet on South 15h Street and extends approximately 139.7 feet along Chicago Avenue, McAllen, Texas as shown with a solid, bold line on Site Plan [attached]. The property includes a building that contains approximately 13,343 (95.5' x 139.7') square feet and the paved, marked, lighted parking, service and access areas.



FOR SALE
FD STORE #22939

EXECUTIVE SUMMARY



Sale Price

\$1,540,000

OFFERING SUMMARY

Building Size:	13,343 SF
Lot Size:	0.58 Acres
Number of Units:	1
Price / SF:	\$115.42
Cap Rate:	6.38%
NOI:	\$98,206
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	McAllen

PROPERTY OVERVIEW

Recently Renovated Family Dollar Store with approximately 145 feet on South 15h Street and extends approximately 139.7 feet along Chicago Avenue, McAllen, Texas as shown with a solid, bold line on Site Plan [attached]. The property includes a building that contains approximately 13,343 (95.5' x 139.7') square feet and the paved, marked, lighted parking, service and access areas shown on Site Plan. Store #22939 is very well maintained and very well stocked and services the McAllen Downtown District. There are no other convenience stores in the Downtown District to service the area or high customer base for downtown area and daily shoppers to the area.

Family Dollar exercised its First Renewal Term from an initial 10-year term, which expires 03/31/2028. Family Dollar has an additional 5-year renewal with an Annual Rent of \$110,110.08.

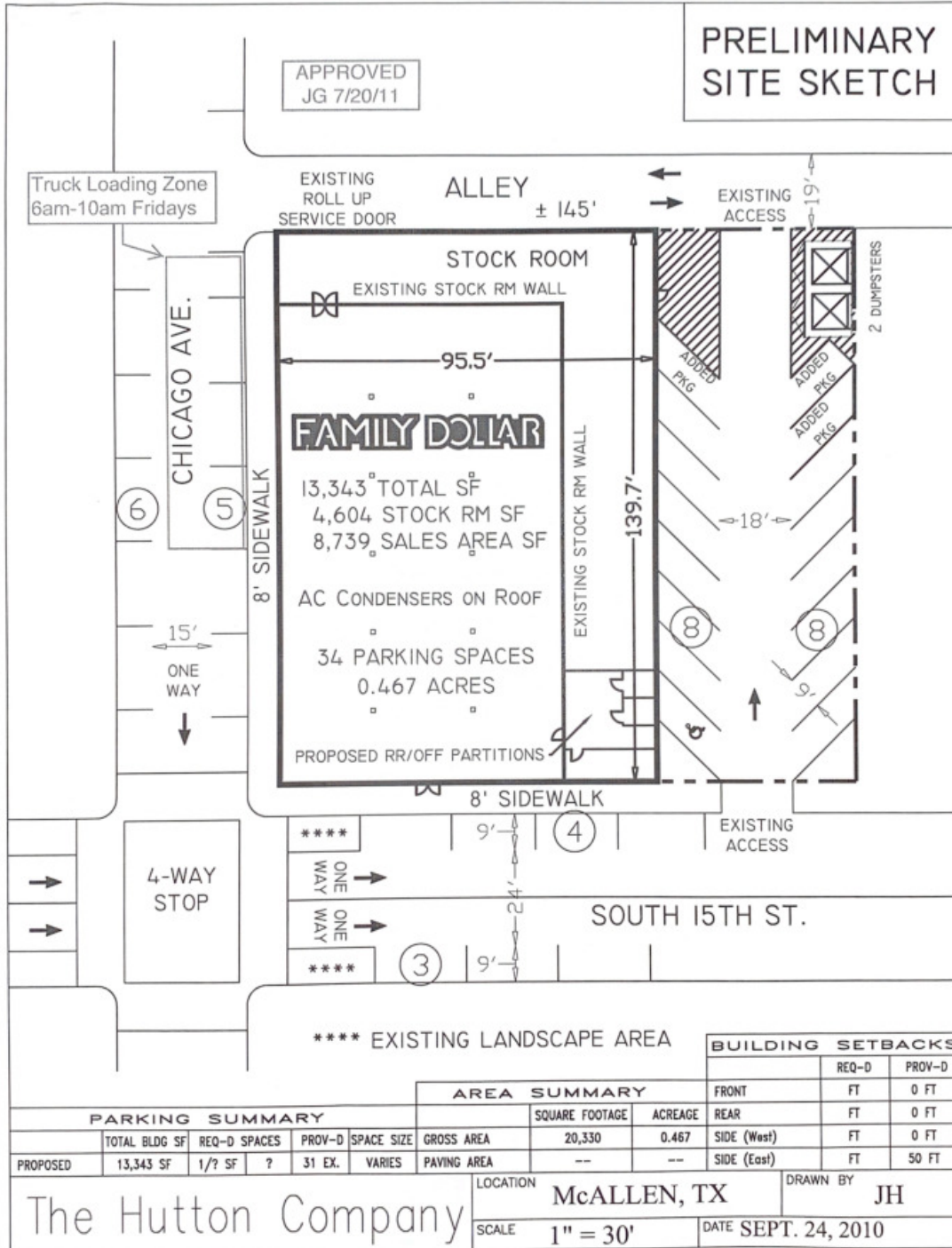
Tenant reimburses Landlord annually taxes and for Insurance, except for Landlord's Liability Coverage. Tenant maintains HVAC units.

Landlord maintains roof, wood destroying insects, parking lot and exterior. Recent renovation to the building including parking lot resurfacing and striping, exterior painting of building and canopy.

Built +/- 1973 and retrofitted in 2011 for Family Dollar, the building is located right across the street from the bus station with street parking and adjoining lot with 17 parking spaces with 2 handicap, 4 street parking spaces directly in front of store.

FOR SALE
FD STORE #22939

SITE PLAN

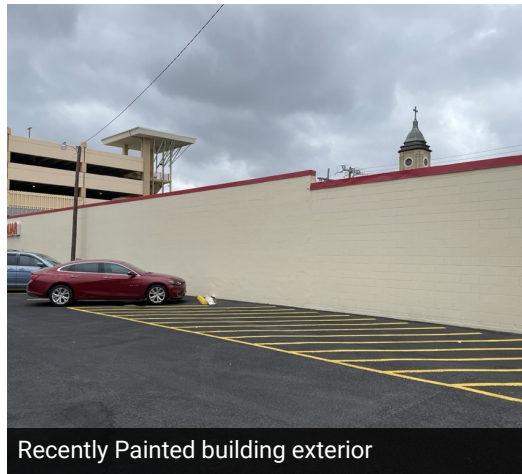


FOR SALE
FD STORE #22939

ADDITIONAL PHOTOS



Recently painted canopy



Recently Painted building exterior



Side of building



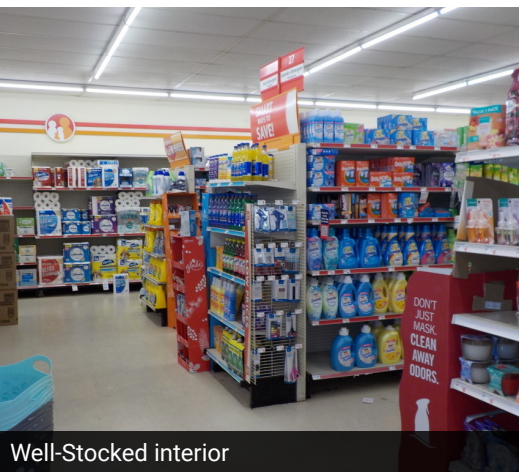
Rear of building / delivery area



Recently renovated parking lot



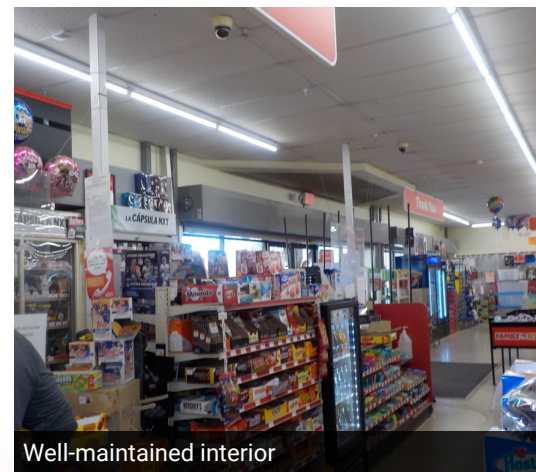
Sidewalk and Canopy



Well-Stocked interior



Well-stocked coolers



Well-maintained interior

FOR SALE FD STORE #22939

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

FD STORE #202688

Price	\$1,540,000
Price per SF	\$115
Price per Unit	\$1,540,000
GRM	15.38
CAP Rate	6.38%

OPERATING DATA

FD STORE #202688

Gross Scheduled Income	\$100,100
Total Scheduled Income	\$100,100
Gross Income	\$100,100
Operating Expenses	\$1,894
Net Operating Income	\$98,206

FOR SALE
FD STORE #22939

INCOME & EXPENSES

INCOME SUMMARY

FD STORE #202688

Vacancy Cost	\$0
NET INCOME	\$100,100

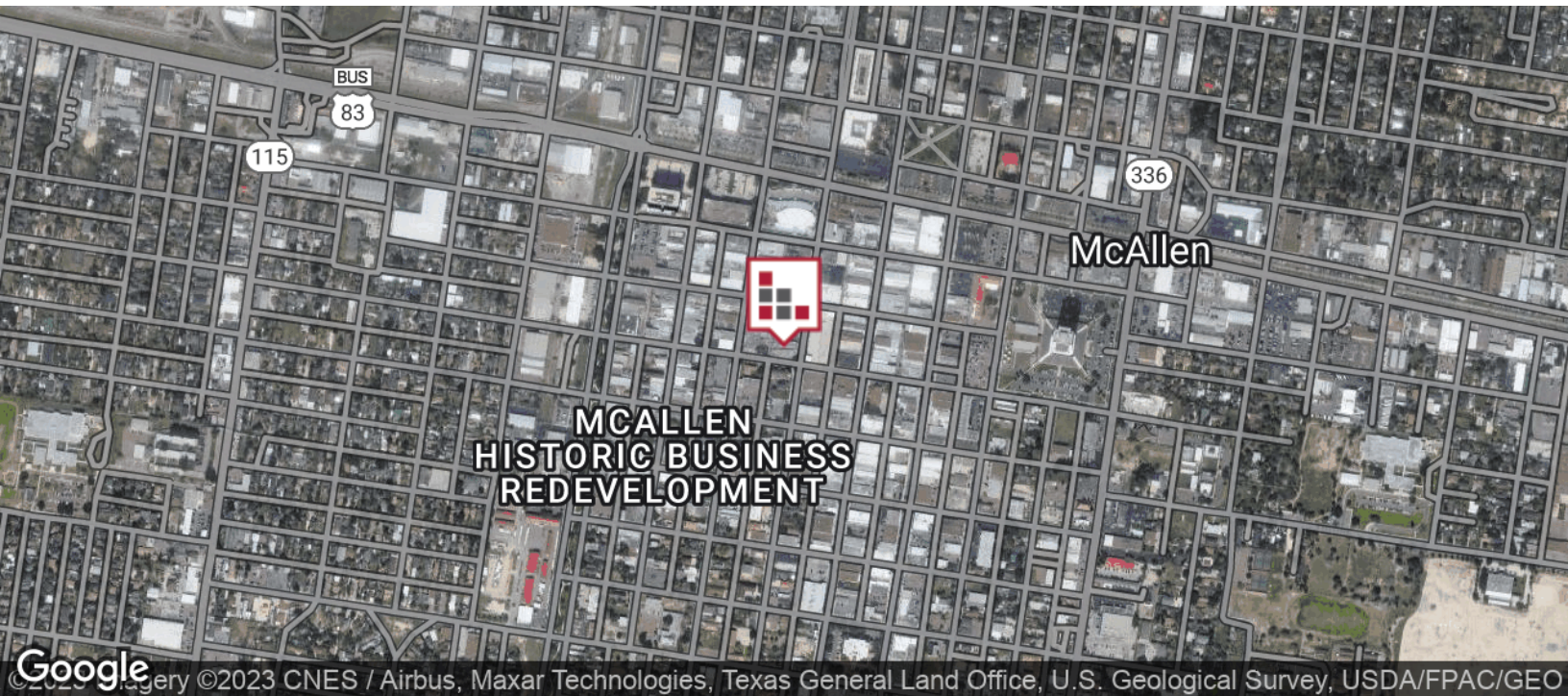
EXPENSES SUMMARY

FD STORE #202688

Annual Insurance Premiums [Unreimbursed]	\$1,292
Landlord's Expenses - Annual Termite Treatment [2022] - Unreimbursed	\$602
OPERATING EXPENSES	\$1,894
NET OPERATING INCOME	\$98,206

FOR SALE
FD STORE #22939

LOCATION MAP



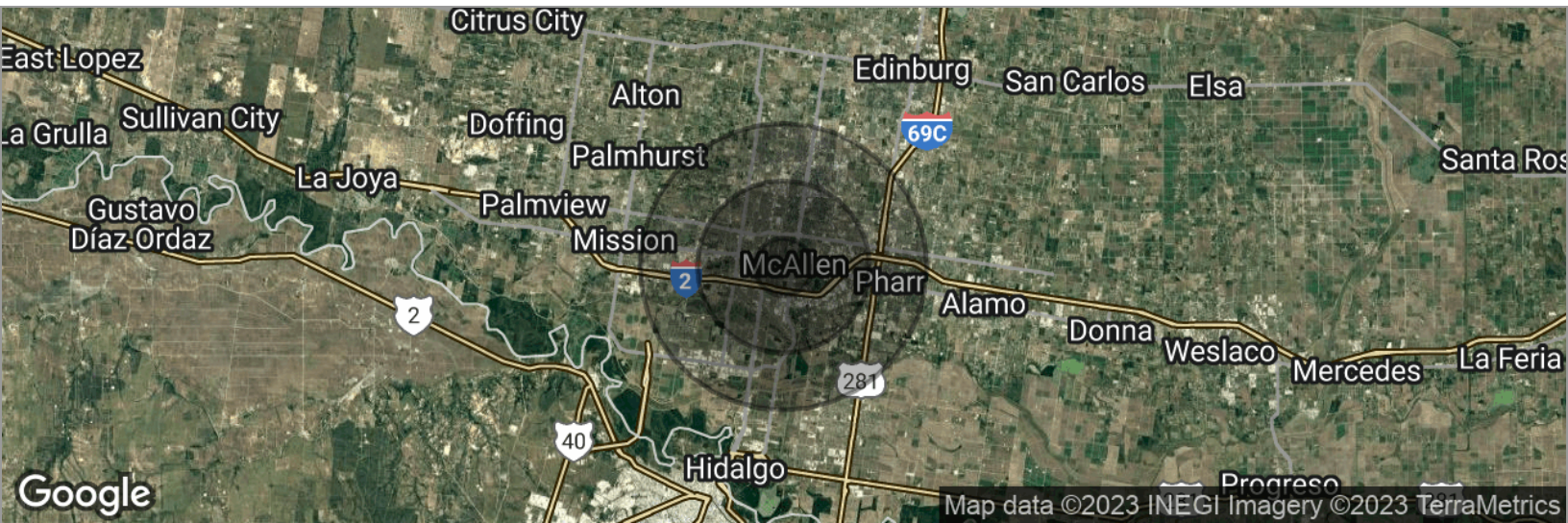
CINDY HOPKINS REAL ESTATE

222 E Van Buren, Suite 617 // Harlingen, TX 78550
956.778.3255 // cindy@chopkinsrealestate.com

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FOR SALE
FD STORE #22939

DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	13,046	89,803	223,122
Median age	38.1	34.5	33.9
Median age (Male)	32.6	31.1	31.4
Median age (Female)	44.2	38.5	36.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,282	35,178	82,493
# of persons per HH	2.5	2.6	2.7
Average HH income	\$34,315	\$47,843	\$58,364
Average house value	\$80,815	\$115,089	\$129,523

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	94.0%	88.7%	87.6%

RACE (%)

White	54.8%	64.7%	71.0%
Black	0.1%	0.7%	0.7%
Asian	0.3%	1.6%	2.1%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.7%	0.3%	0.1%
Other	36.2%	24.0%	16.6%

* Demographic data derived from 2020 ACS - US Census