



LONG-TERM ABSOLUTE NNN  
CORPORATE GUARANTEE

**HOOTERS**

410 E EXPRESSWAY 83 | McALLEN, TX



## EXCLUSIVELY LISTED BY

### PRIMARY CONTACT

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#### BROKER OF RECORD

Steven Kleiman  
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## INTRODUCTION

Retail Investment Group is pleased to be the exclusive listing brokerage for this **Hooters in McAllen, Texas.**

This opportunity features a **long-term absolute NNN** lease with approximately **14 years remaining** and a **Hooters corporate guarantee.**

Located off of Interstate 2, this **±5,000 square foot** building sits on a **±0.81 acre** lot. The building was **built in 1999.**

# HOOTERS

**\$3,641,000**

PRICE

**6.50%**

CAP

**\$236,676**

NOI

**±5,000 SF**

BUILDING SIZE

**±0.81 AC**

LAND SIZE

**1999**

YEAR BUILT

# HOOTERS

McALLEN, TX

## EXECUTIVE SUMMARY

ADDRESS	410 E Expressway 83 McAllen, TX 78503
LEASE TYPE	Absolute NNN
LEASE EXPIRATION	August 31, 2037
LESSEE	Hooters of America
GUARANTOR	Hooters Corporate
OPTIONS	(3) 5-Year Options
INCREASES	10% Every 5 Years
ROFR	No

## PROPERTY HIGHLIGHTS

- Located off of Interstate 2 with over 126,000 vehicles per day
- Texas is an income tax-free state
- Corporate guarantee
- Adjacent to Rio Grande Regional Hospital
- Outparcel to Michaels, Burlington, Petsmart and DSW
- Nearby retailers include Dick's Sporting Goods, Applebee's, T-Mobile, Forever 21, Walgreens, Target, Home Goods, Conn's HomePlus, Walmart and more

GOOGLE REVIEWS

HOOTERS



±4.0 OUT OF 5  
W/±1,556 REVIEWS



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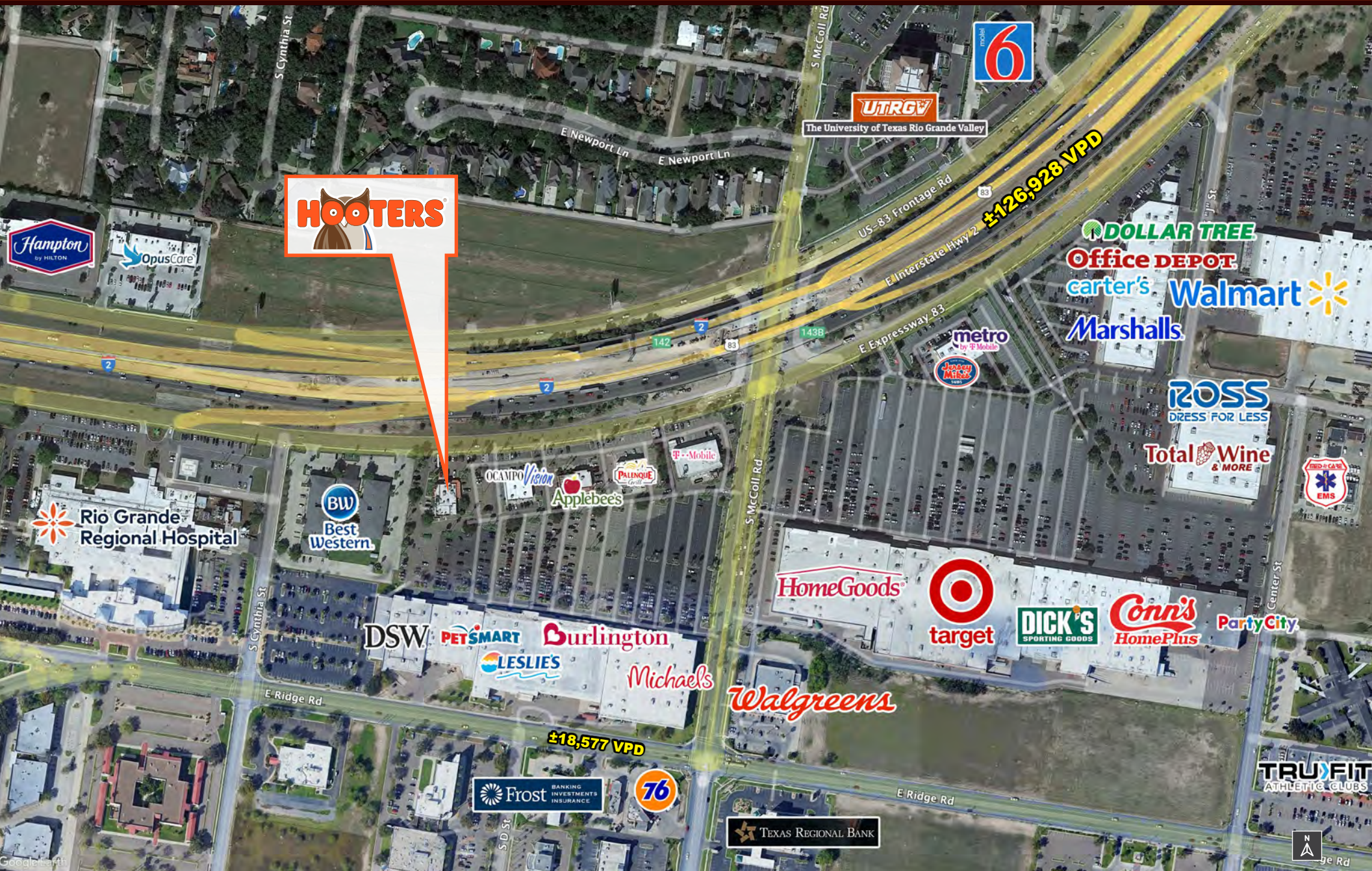
480.429.4580 | retail1031.com





Actual Site

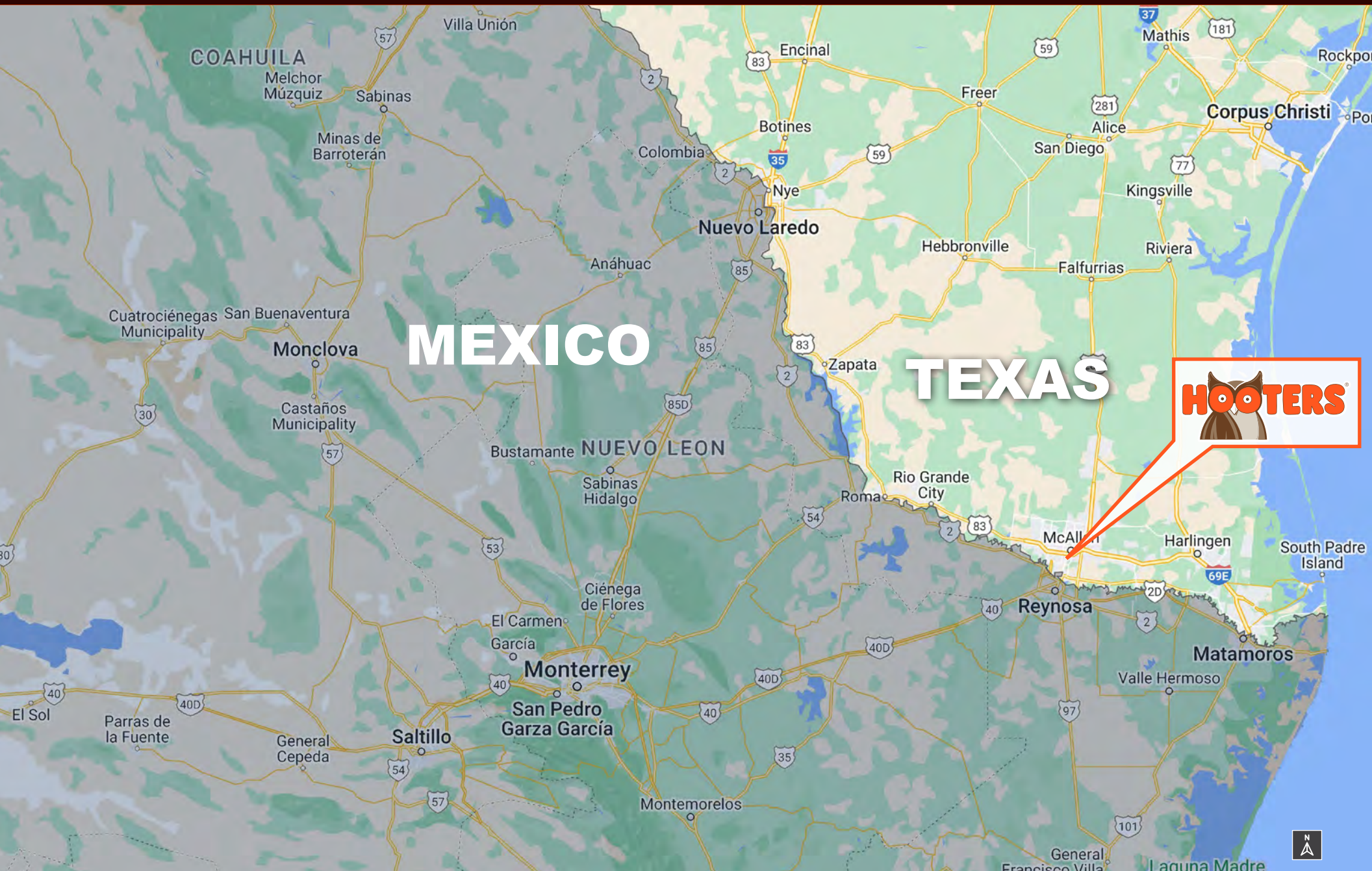












# HOOTERS

**HOOTERS.COM**  
WEBSITE

**1983**  
FOUNDED

**±40 YEARS**  
IN BUSINESS

**ATLANTA, GA**  
HEADQUARTERS

# HOOTERS

**McALLEN, TX**

## TENANT PROFILE

Back in 1983 in Clearwater, Florida, six businessmen with no restaurant experience whatsoever got together to open a place they couldn't get kicked out of. True story.

More than three decades later, the Hooters brand has grown into an international sensation. Hooters of America, LLC, is the proud franchisor and operator of more than 420 Hooters restaurants in 42 states and 29 countries. Throughout the years, Hooters has been delighted to rescue millions from the ordinary with one-of-a-kind hospitality and consistently good food.

Hooters offers craveable food, cold beer, and all the sports you could possibly watch on wall-to-wall big screen TVs.



**±420**  
Locations



**±42 STATES**  
in the U.S.



**±29 COUNTRIES**  
Worldwide



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# HOOTERS

McALLEN, TX

## QUICK FACTS

2020 POPULATION  
**±142,210**

COUNTIES  
**HIDALGO**

TOTAL AREA  
**±62.73 SQ MI**

## ABOUT McALLEN, TX

McAllen is the largest city in Hidalgo County, Texas and the 22nd-most populous city in Texas. It is located at the southern tip of the state in the Rio Grande Valley, on the Mexico–United States border. The city limits extend south to the Rio Grande, across from the Mexican city of Reynosa. McAllen is about 70 mi west of the Gulf of Mexico. As of the 2020 census, McAllen's population was 142,210. 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 more than 1.5 million.

McAllen is located in southern Hidalgo County. It is bordered to the southwest by Granjeno; to the west by Mission, Palmhurst, and Alton; to the north by Edinburg, the Hidalgo county seat; to the east by Pharr; and to the south by Hidalgo. The McAllen city limits extend to the southwest as far as the Rio Grande, directly north of Reynosa, Tamaulipas, in Mexico. The Anzalduas International Bridge crosses the Rio Grande at this point, 11 mi southwest of downtown McAllen.



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## DEMOGRAPHICS



### POPULATION

	1 Mile	3 Miles	5 Miles
2023 Population Est	8,484	84,141	224,305
2028 Population Proj	8,841	85,665	227,964



### INCOME

	1 Mile	3 Miles	5 Miles
2023 Avg HH Income	\$92,014	\$56,317	\$63,175
2023 Med HH Income	\$55,585	\$39,019	\$43,483



### HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 Households Est	3,116	27,282	68,587
2028 Households Proj	3,247	27,802	69,779



### DAYTIME DEMOS

	1 Mile	3 Miles	5 Miles
2023 Employees	15,264	53,643	104,801
2023 Businesses	1,462	5,780	11,372

Source: Costar 2023

## TRAFFIC COUNTS (2022)



I- 2 @ E Jackson Ave NE  
E Ridge Rd @ S D St SW

±126,928 VPD  
±18,577 VPD

Source: Realtors Property Resource. Daily traffic counts are a mixture of actual and estimates.



2023 FOOD AWAY FROM HOME  
SPENDING OF OVER

**\$210,000,000**

WITHIN 5-MILES



2023 POPULATION  
OF OVER

**224,000**

WITHIN 5-MILES



2023 AVG HH INCOME  
OF OVER

**\$63,000**

WITHIN 5-MILES



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