NNN RETAIL INVESTMENT

NNN RETAIL CENTER @

SUNSHINE STRIP RETAIL

1802 S. 77 Sunshine Strip | Harlingen, TX 78550

SVN
HANNA SOLUTIONS
COMMERCIAL REAL ESTATE

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

SVN | Hanna Solutions Commercial Real Estate is pleased to present the exclusive opportunity to acquire a ±5,000 SF multi tenant retail center at 1802 S. 77 Sunshine Strip in Harlingen, Texas, offered at $1,999,999.

This is an income producing asset with minimal landlord responsibilities. The NOI referenced by the seller is pro forma as of July 2027 and should be independently verified during due diligence.

Built in 2017, the center offers strong curbside appeal, excellent visibility, and easy parking along one of Harlingen's busiest retail corridors.

The property is occupied by three national franchise tenants and includes a ±2,000 SF space. Lease renewals are staggered, with none scheduled until mid and late 2028 and mid 2031.

Property Overview

PROPERTY OVERVIEW

Property: Sunshine Strip Retail Center

Location: 1802 S. 77 Sunshine Strip, Harlingen, TX 78550

Building Size: ±5,000 SF

Lot Area: ±37,026 SF

Sale Price: $1,999,999

Property Type: Retail

Year Built: 2017

Parking: 29 On Site Spaces

This income producing retail center pairs stable national franchise tenancy with strong visibility and easy access on one of Harlingen's primary commercial corridors.

HIGHLIGHTS

- **±5,000 SF retail center** built in 2017
- Tenants: **Jimmy John's, Supercuts, and Univista Insurance**
- **±2,000 SF space available**
- **±145 FT of frontage** on S. 77 Sunshine Strip
- **±37,026 SF lot area** with **29 parking spaces**
- Located between **Ed Carey Dr. and Oklahoma Ave.**
- Adjacent to Chick-fil-A with strong consumer traffic
- Excellent **visibility on a key Harlingen retail corridor**
- **Minimal landlord responsibilities**

Building Space

PROPERTY SPACE

This ±5,000 SF retail center at 1802 S. 77 Sunshine Strip offers strong curbside appeal, excellent visibility, and easy parking. It includes a ±2,000 SF space ideal for an owner operator alongside three national franchise tenants.

SPACE FEATURES

- **±5,000 SF multi tenant retail center**
- Built in **2017** with strong curbside appeal
- **±145 FT of frontage** on S. 77 Sunshine Strip
- **29 on site parking spaces**
- Minimal landlord responsibilities

IDEAL BUYER

- Private or 1031 Exchange Investor
- Local or Regional Business Owner
- Passive Income Investor
- Small Retail or Franchise Operator
- First Time Commercial Buyer

Detail	Specification	Info
Building Size	±5,000 SF	**SF**
Sale Price	$1,999,999	**USD**
Year Built	2017	**Built**
Frontage	±145 FT	**Feet**
Parking	29 Spaces	**On Site**
Total Building SF		**±5,000**

Location & Economic Drivers

LOCATION & COMMUNITY AMENITIES

The property sits on S. 77 Sunshine Strip, one of Harlingen's primary commercial corridors, between Ed Carey Drive and Oklahoma Street.

S. 77 Sunshine Strip

The property offers immediate proximity to:

Chick-fil-A next door, generating heavy daily traffic

National retailers and restaurants throughout the corridor

±145 FT of frontage offering excellent visibility

Dense residential neighborhoods surrounding the trade area

ECONOMIC DRIVERS

The Harlingen market continues to grow, supported by major regional employers and steady retail demand, including:

- **Valley Baptist Medical Center,** a major Harlingen employer anchoring the local healthcare economy
- **Texas State Technical College,** supporting workforce training and population growth
- **Valley International Airport,** providing regional connectivity for commerce and travel
- **U.S. Highway 77 Corridor,** a primary route driving steady traffic and retail demand

These drivers support consistent retail demand along the Sunshine Strip corridor throughout Harlingen's commercial core.

Features & Positioning

PROPERTY FEATURES

This ±5,000 SF retail center offers a strong investment profile with the following features:

- **±5,000 SF multi tenant retail center**
- **Built in 2017 with strong curbside appeal**
- **Three national franchise tenants in place**
- **±2,000 SF owner operator space available**
- **±145 FT frontage with 29 parking spaces**
- **Minimal landlord responsibilities**

This offers a rare opportunity to acquire a modern, income producing retail center on a proven Harlingen corridor.

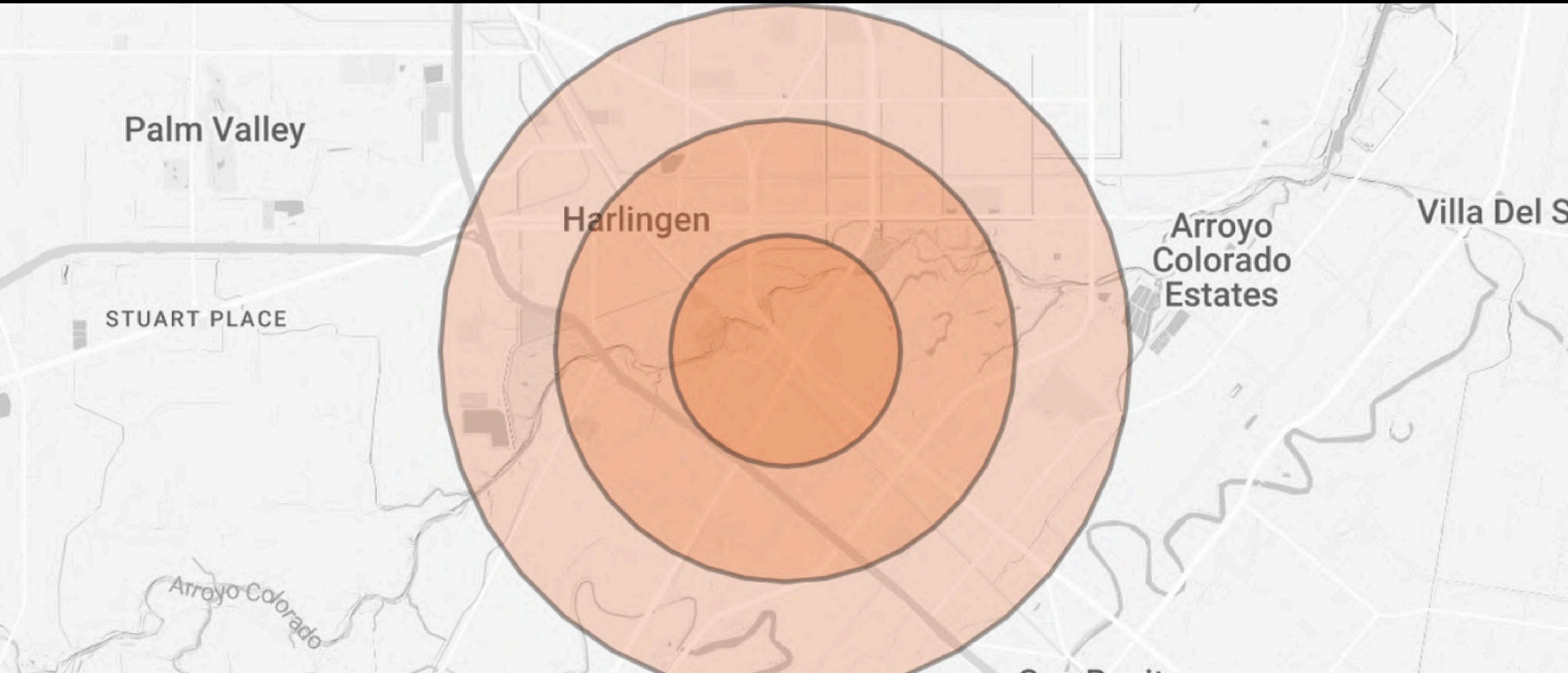
MARKET POSITIONING

This retail center is positioned to benefit from three key demand drivers:

- **Prime Corridor Location: fronting S. 77 Sunshine Strip, one of Harlingen's busiest retail routes**
- **Established Tenancy: three national franchise tenants with staggered renewals through 2031**
- **Strong Neighboring Retail: positioned next to Chick-fil-A and surrounded by national retailers**

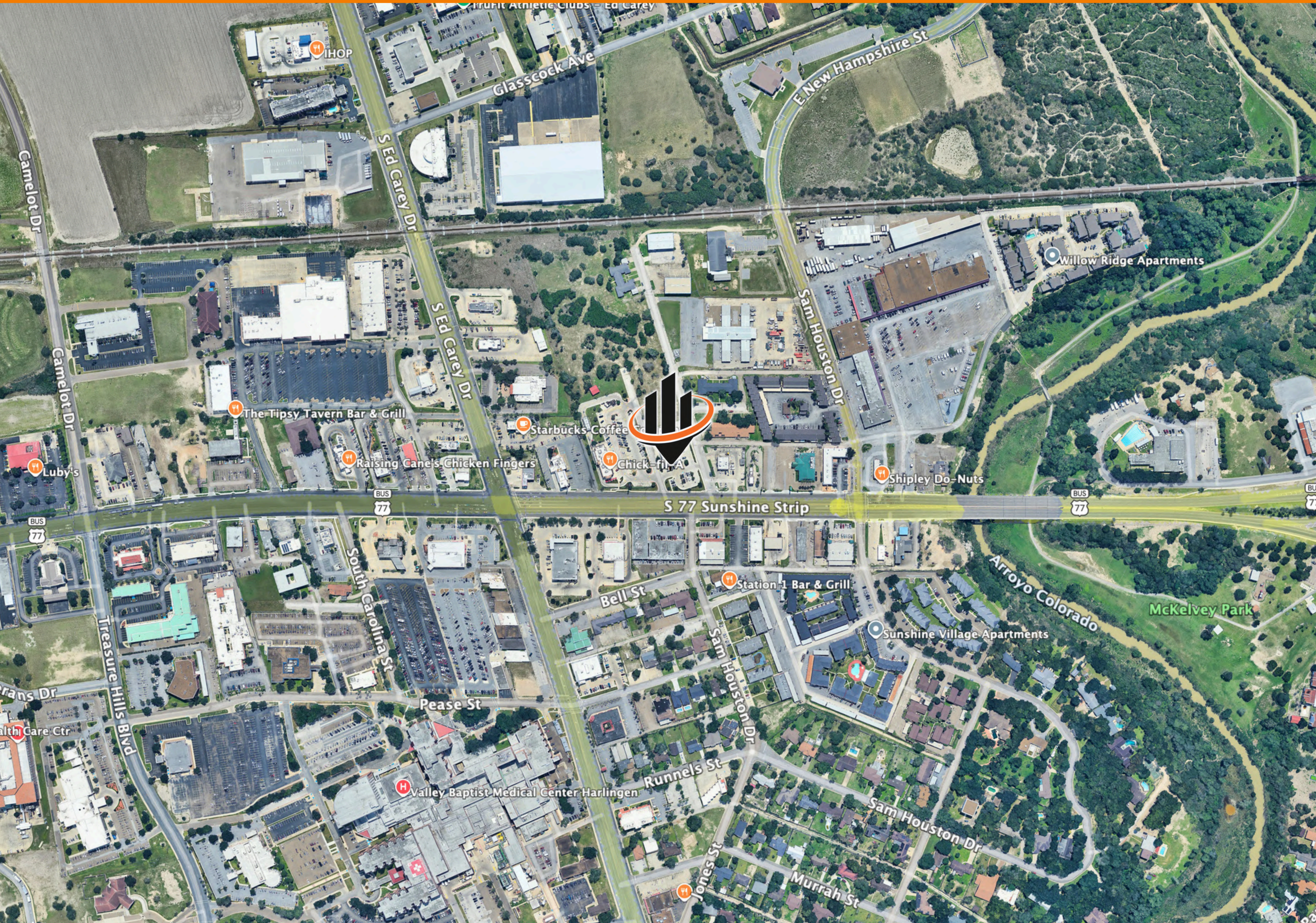
This makes 1802 S. 77 Sunshine Strip an ideal acquisition for investors seeking stable income and long term upside in the Rio Grande Valley.

Demographics



POPULATION	1 MILE	2 MILE	3 MILE
TOTAL POPULATION	10,249	30,166	53,154
AVERAGE AGE	39	38	38
HOUSEHOLD & INCOME			
TOTAL HOUSEHOLDS	3,741	10,598	18,742
AVERAGE HH INCOME	$75,701	$69,995	$67,593

Location Map



INFORMATION ABOUT BROKERAGE SERVICES

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

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage actives, 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 on 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 par es 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 listening 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.

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.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the par es 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 par es to the transaction impartially and fairly;
- May, with the par es' 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.

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Designated Broker of Firm	LicenseNo.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	LicenseNo.	Email	Phone
Sales Agent/Associate's Name	LicenseNo.	Email	Phone

Buyer/Tenant/Seller/LandlordInitials ________ ________ Date ________

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1. THE OFFERING MEMORANDUM AND ITS CONTENTS ARE CONFIDENTIAL;
2. YOU WILL HOLD IT AND TREAT IT IN THE STRICTEST OF CONFIDENCE
3. YOU WILL NOT, DIRECTLY OR INDIRECTLY, DISCLOSE OR PERMIT ANYONE ELSE TO DISCLOSE THIS OFFERING MEMORANDUM OR ITS CONTENTS IN ANY FASHION OR MANNER DETRIMENTAL TO THE INTEREST OF THE SELLER. HANNA SOLUTIONS IS NOT AFFILIATED WITH, SPONSORED BY, OR ENDORSED BY ANY COMMERCIAL TENANT OR LESSEE IN THE OFFERING MEMORANDUM.

SVN | HANNA SOLUTIONS COMMERCIAL REAL ESTATE SERVICES IS NOT AFFILIATED WITH, SPONSORED BY, OR ENDORSED BY ANY COMMERCIAL TENANT OR LESSEE IN THE OFFERING MEMORANDUM. THE PRESENCE OF ANY CORPORATION’S LOGO OR NAME IS NOT INTENDED TO INDICATE OR IMPLY AFFILIATION WITH, OR SPONSORSHIP OR ENDORSEMENT BY, SAID BUSINESS OF SVN | HANNA SOLUTIONS COMMERCIAL REAL ESTATE

OWNER AND SVN | HANNA SOLUTIONS COMMERCIAL REAL ESTATE EXPRESSLY RESERVE THE RIGHT, AT THEIR SOLE DISCRETION, TO REJECT ANY EXPRESSIONS OF INTEREST OR OFFERS TO PURCHASE THE PROPERTY AND TO TERMINATE DISCUSSIONS WITH ANY PERSON OR ENTITY REVIEWING THIS OFFERING MEMORANDUM OR MAKING AN OFFER TO PURCHASE THE PROPERTY UNLESS AND UNTIL A WRITTEN AGREEMENT FOR THE PURCHASE AND SALE OF THE PROPERTY HAS BEEN FULLY EXECUTED AND DELIVERED.

IF YOU WISH NOT TO PURSUE NEGOTIATIONS LEADING TO THE ACQUISITION OF THE PROPERTY OR IN THE FUTURE YOU DISCONTINUE SUCH NEGOTIATIONS, THEN YOU AGREE TO PURGE ALL MATERIALS RELATING TO THIS PROPERTY INCLUDING THIS OFFERING MEMORANDUM.

A PROSPECTIVE PURCHASER’S SOLE AND EXCLUSIVE RIGHTS CONCERNING THIS PROSPECTIVE TRANSACTION, THE PROPERTY, OR INFORMATION PROVIDED HEREIN OR IN CONNECTION WITH THE SALE OF THE PROPERTY SHALL BE LIMITED TO THOSE EXPRESSLY PROVIDED IN AN EXECUTED PURCHASE AGREEMENT AND SHALL BE SUBJECT TO THE TERMS THEREOF. IN NO EVENT SHALL A PROSPECTIVE PURCHASER HAVE ANY OTHER CLAIMS AGAINST SELLER OR MATTHEWS REAL ESTATE INVESTMENT SERVICES OR ANY OF THEIR AFFILIATES OR ANY OF THEIR
RESPECTIVE OFFICERS, DIRECTORS, SHAREHOLDERS, OWNERS, EMPLOYEES, OR AGENTS FOR ANY DAMAGES, LIABILITY, OR CAUSES OF ACTION RELATING TO THIS SOLICITATION PROCESS OR THE MARKETING OR SALE OF THE PROPERTY

THIS OFFERING MEMORANDUM SHALL NOT BE DEEMED TO REPRESENT THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE STATE OF AFFAIRS OF THE PROPERTY SINCE THE DATE THIS OFFERING MEMORANDUM

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