

RETAIL PROPERTY FOR LEASE

SHOPS AT SAN JUAN HEB PLUS! SHADOW ANCHORED

SEQ OF W. IH-2 & VETERANS BLVD
SAN JUAN, TEXAS 78589



Developed by:



CAP
Corporate Asset Partners

MIKE GARANSUAY, DIRECTOR OF LEASING

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CRAIG GARANSUAY, CEO

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No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.

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PROPERTY HIGHLIGHTS

Shops at San Juan is anchored by HEB Plus (110,000 SF) complete with HEB's private Gas and Carwash. Strategically positioned between high growth cities of Pharr and Alamo, TX in Reynosa-McAllen metroplex with a population of over 1.5 million.

San Juan is home to the largest concentration of luxury automotive dealerships in the Rio Grande Valley anchored by Land Rover, Jaguar, Mercedes-Benz, Audi, Acura and others.

The hub for retail, international commerce, trade, and banking. San Juan offers great market opportunities to capture purchasing power that comes from the McAllen metroplex, South Texas region, and northern Mexican affluent markets.

RETAIL BUILDING

1,200 SF Available (former AT&T)
2,870 SF Available (2nd Gen Medical)

RENTAL RATE/NNN

Call for Pricing

TRAFFIC COUNTS

US 183: 167,753 VPD ('19) | N Veterans Blvd: 29,445 VPD ('18) (TXDOT)

KEY TENANT

HEB PLUS!

AREA RETAILERS

Walgreens, Blue Wave, Whataburger, Burger King, Domino's, Taco Palenque, IBC Bank, NAFT Federal Credit Union, Lexus, Mercedes-Benz, Land Rover, Jaguar, Audi and Acura Dealerships, Carmax & Texas National Bank.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Total Population	15,906	97,979	196,143
2018 Households	4,356	27,810	58,327
2018 Daytime Population	15,329	102,061	239,217
2018 Average Household Income	\$45,285	\$50,657	\$58,614

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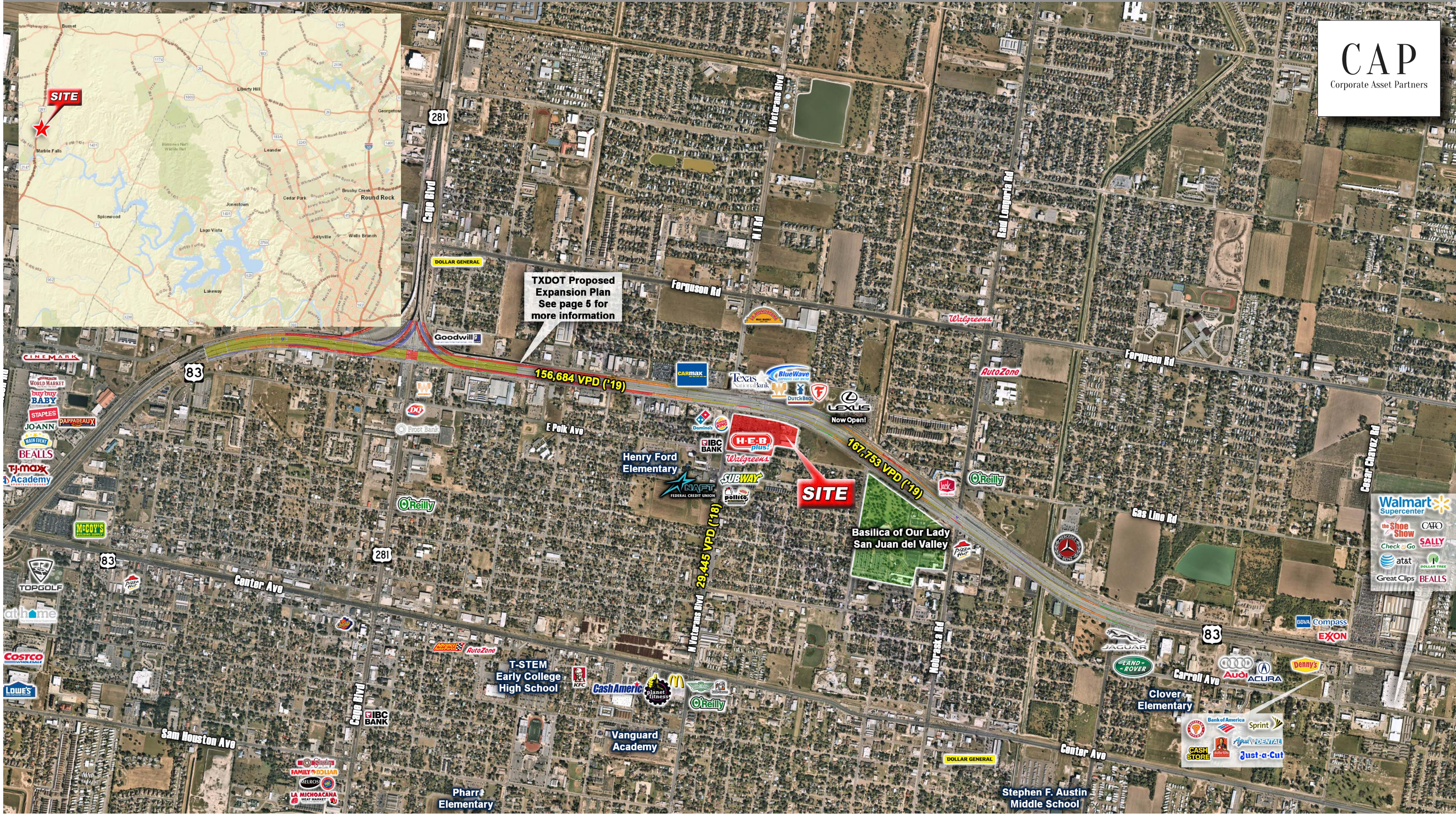
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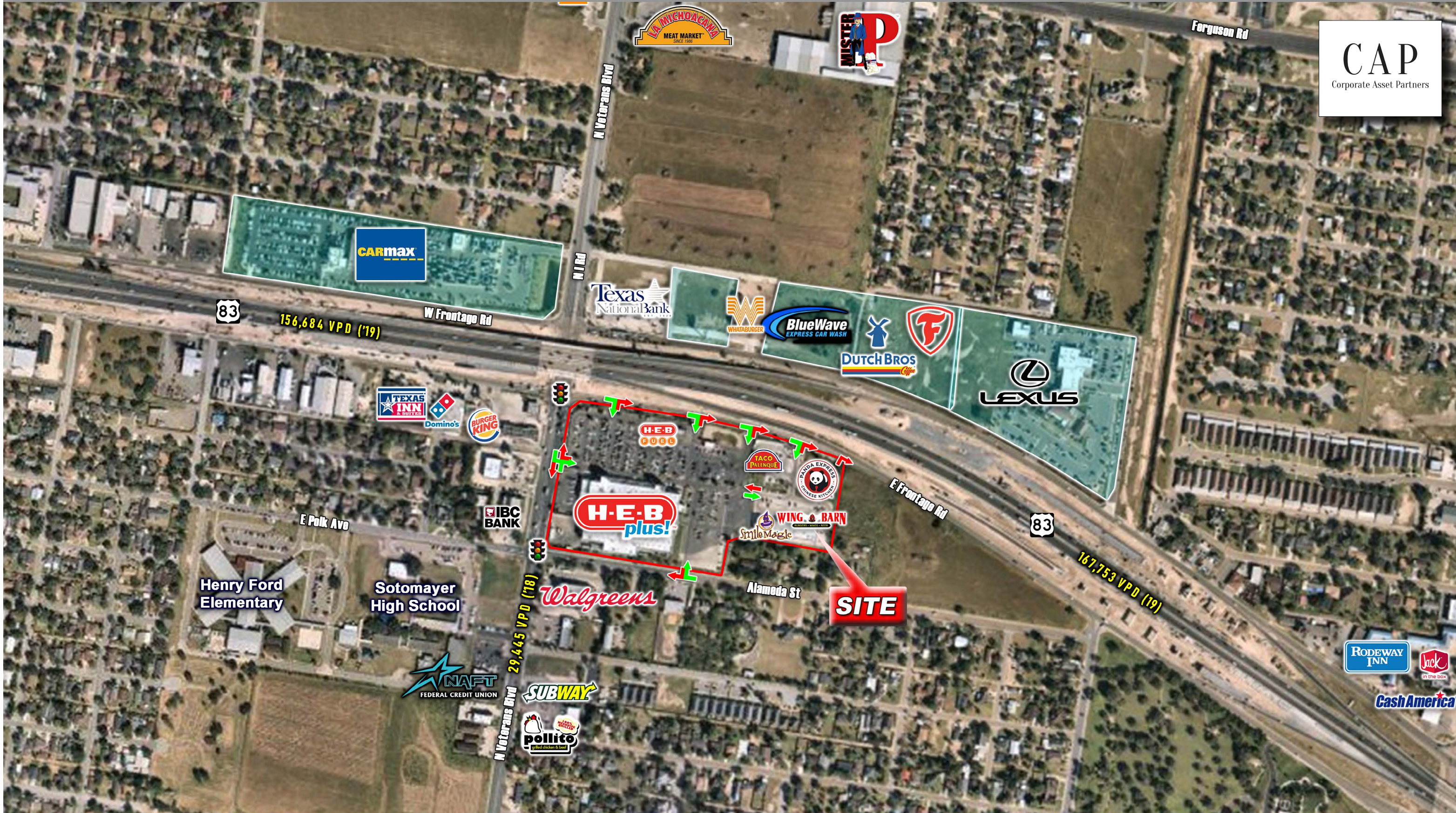
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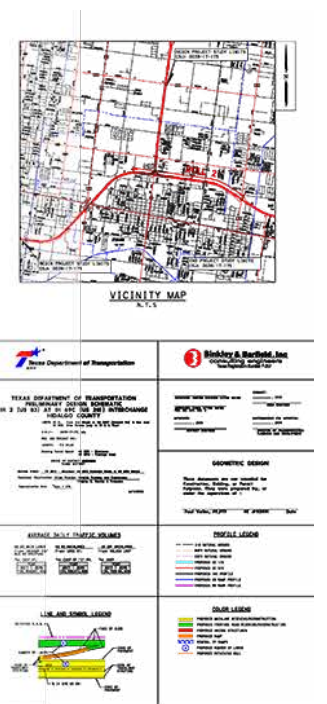


I-2 and I-69C Interchange - Proposed Expansion

The proposed direct connectors will include:

- Two 12 foot wide travel lanes with 4 foot wide inside shoulders
- 10 foot wide outside shoulders

In addition, the locations of the on and off ramps and the auxiliary lanes between ramps will be optimized.



DRAFT
95% Submittal
Subject to Change

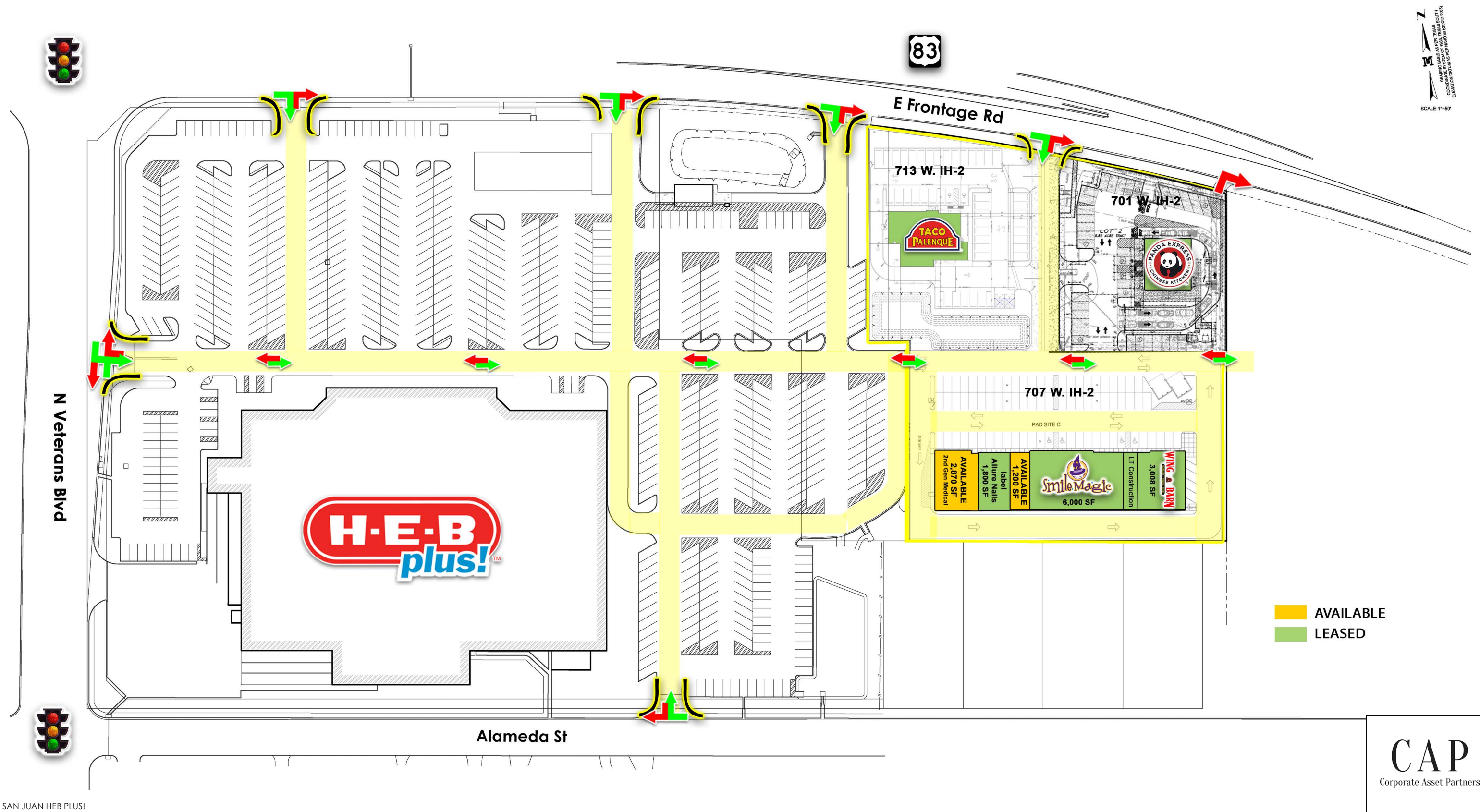
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SHOPS AT SAN JUAN

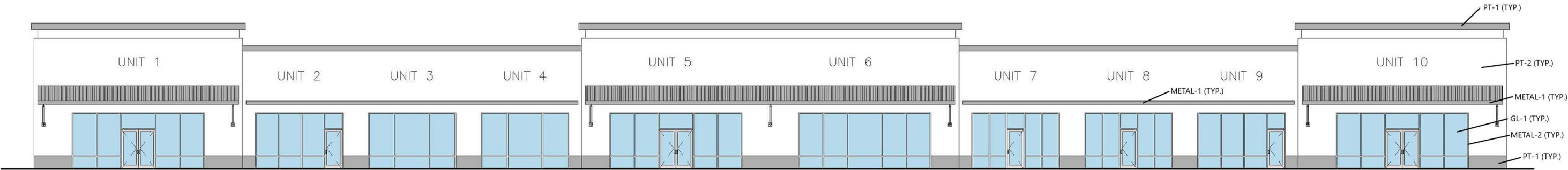
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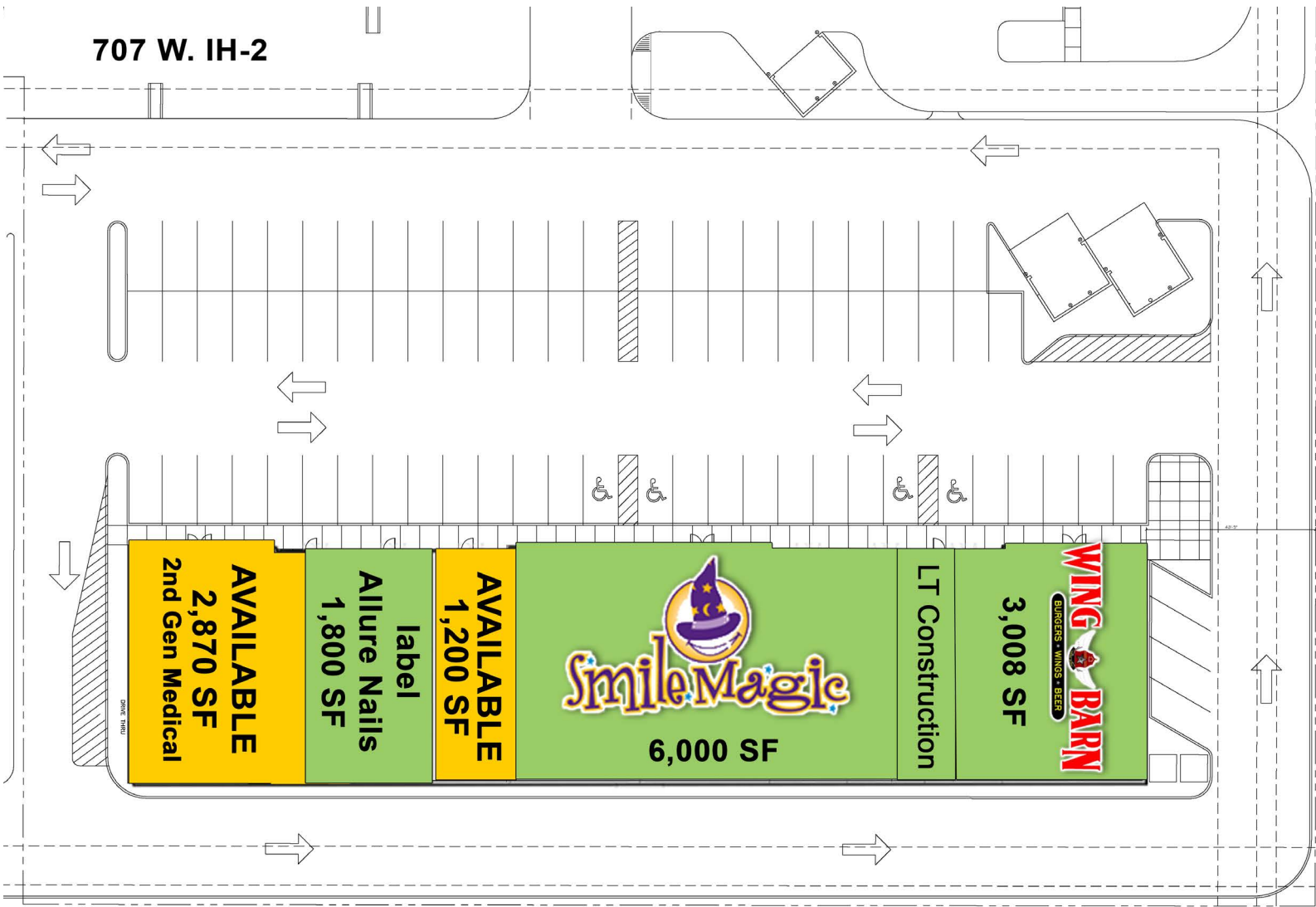


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PROPOSED FRONT ELEVATION



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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.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, 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 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 parties 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 listing 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 parties 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 parties to the transaction impartially and fairly;
- May, with the parties' 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.

Corporate Asset Partners, LLC

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 Licensed Broker /Broker Firm Name or
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Sales Agent/Associate's Name

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Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date