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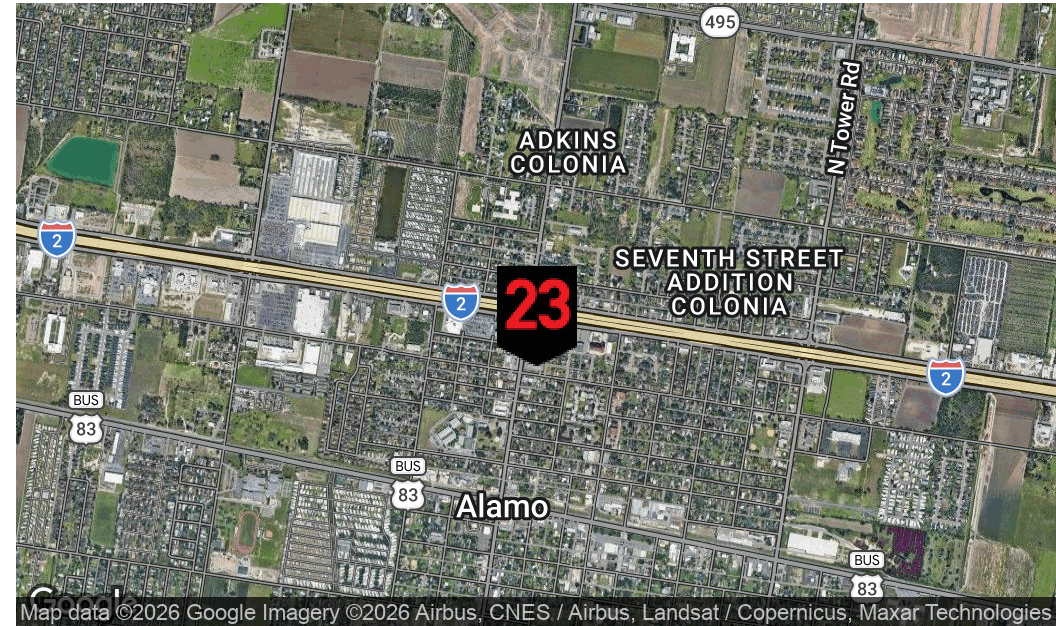
KORY PRYOR

404.422.7200

kpryor@23advisors.com

GA #233371 CO #100087645 AL #000138619-0 TX #840603

SUBLEASE BROCHURE



OFFERING SUMMARY

Lease Rate:	\$13 SF/yr (NNN)
Building Size:	14,550 SF
Available SF:	14,550 SF
Lot Size:	1.39 Acres
Year Built:	2009
Zoning:	C
Submarket:	Outlying Hidalgo County

PROPERTY OVERVIEW

Rent: \$189,150 Yr. (\$13.00/SF) NNN (RE Taxes, Insurance, Repair & Maintenance Costs and Utilities are subtenant's responsibility)
 Term: Thru 9/30/2038 (co-terminus with Master Walgreens Lease)
 Premises: Approx. 14,550 SF, plus Drive-Thru
 Signage: Building + Street-side Pylon w/ Digital Panel
 Premises Delivery: AS-IS
 Zoning: C - Commercial (Alamo, Texas Zoning Ordinances)
 Parking: Approx. 63 estimated surface spots
 PRICE + TERMS, ALONG WITH ALL OFFERS, ARE SUBJECT TO APPROVAL OF WALGREEN CO.'S REAL ESTATE COMMITTEE

Building Name	Former Walgreens Retail Store #12837 - Sublease
Property Type	Retail
Property Subtype	Free Standing Building
APN	W0281-00-000-0001-00
Building Size	14,550 SF
Lot Size	1.39 Acres
Year Built	2009
Number of Floors	1
Average Floor Size	14,550 SF
Number of Buildings	1

Rent: \$189,150 Yr. (\$13.00/SF) NNN (RE Taxes, Insurance, Repair & Maintenance Costs and Utilities are subtenant's responsibility)

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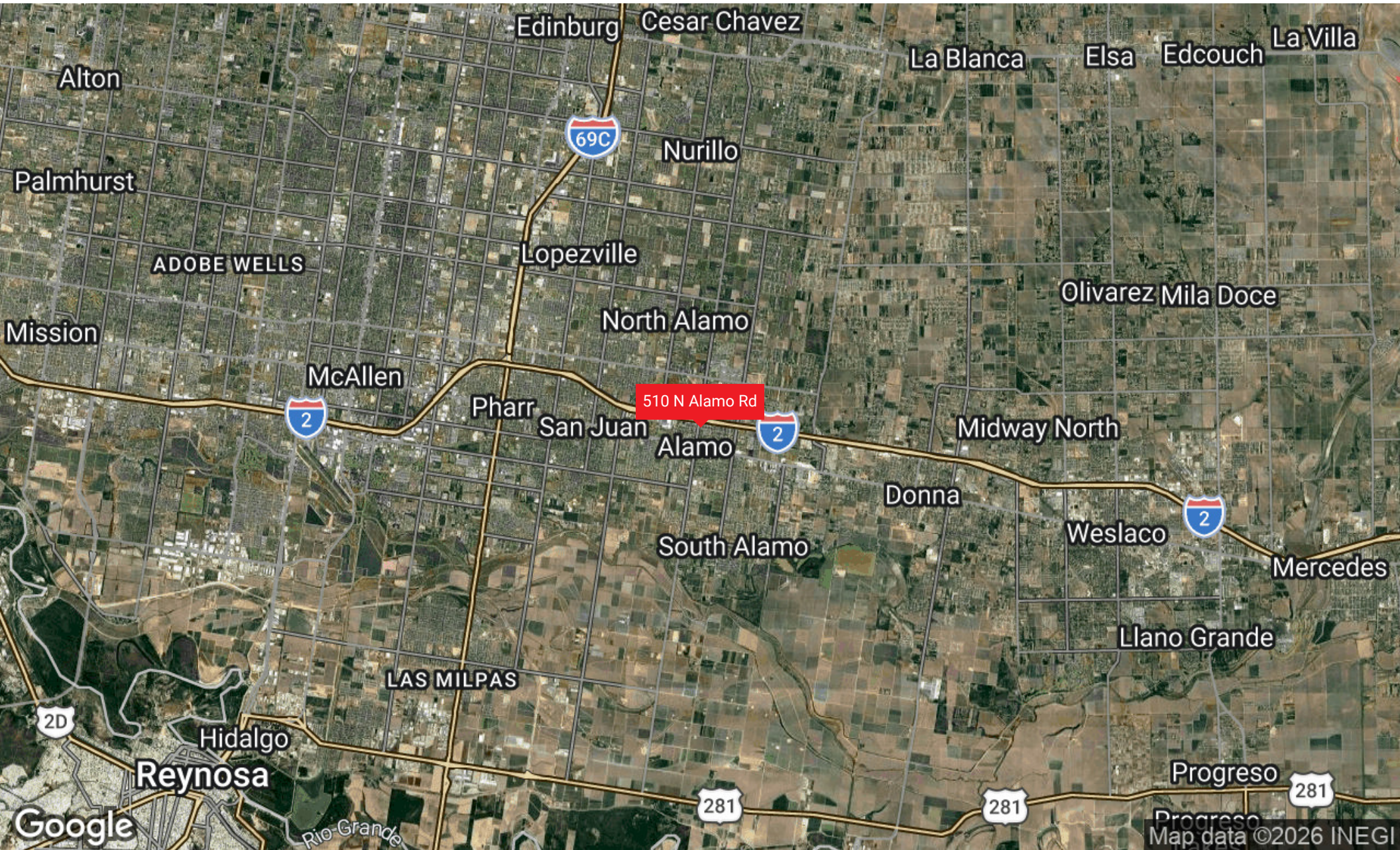
Premises Delivery: AS-IS

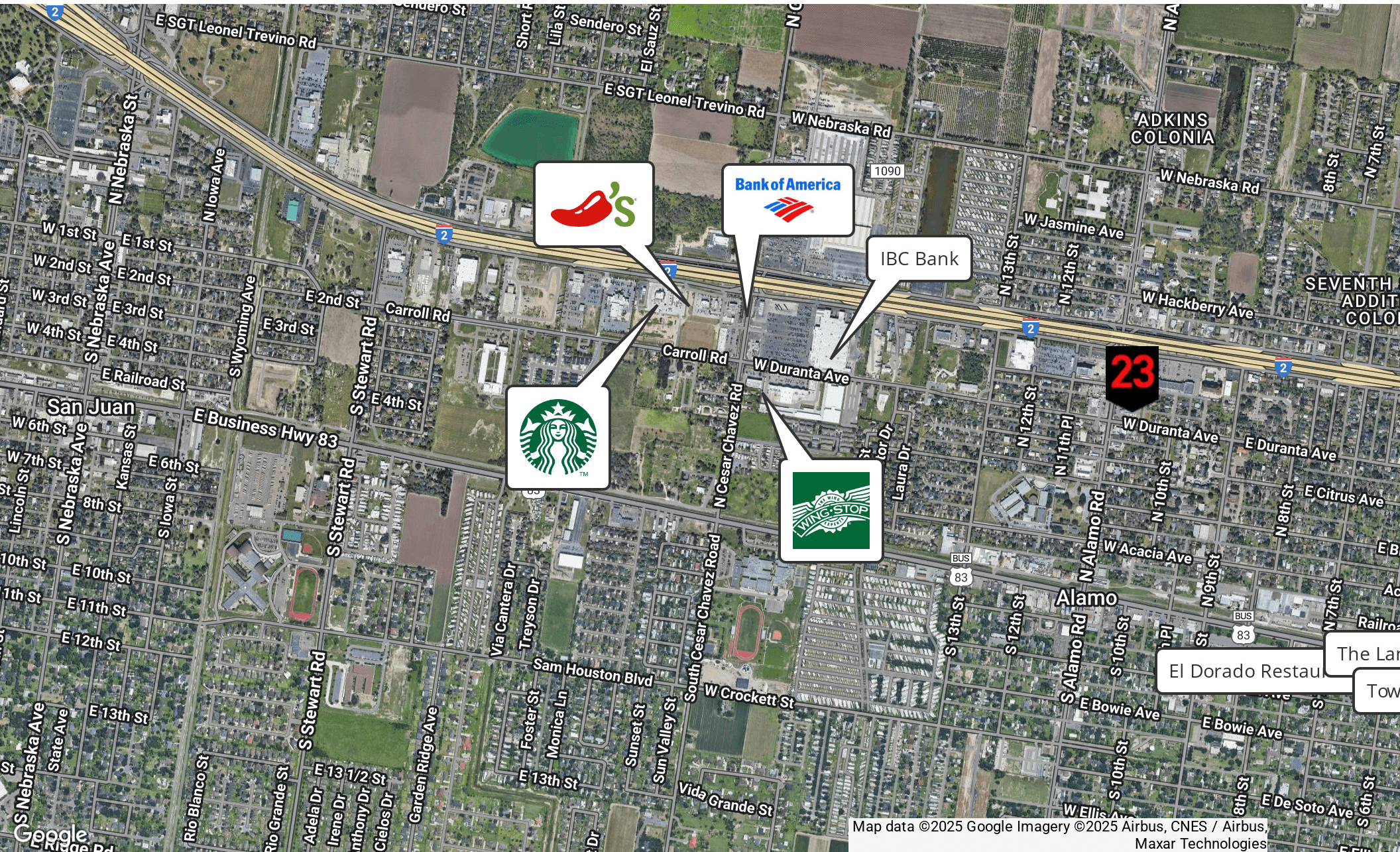
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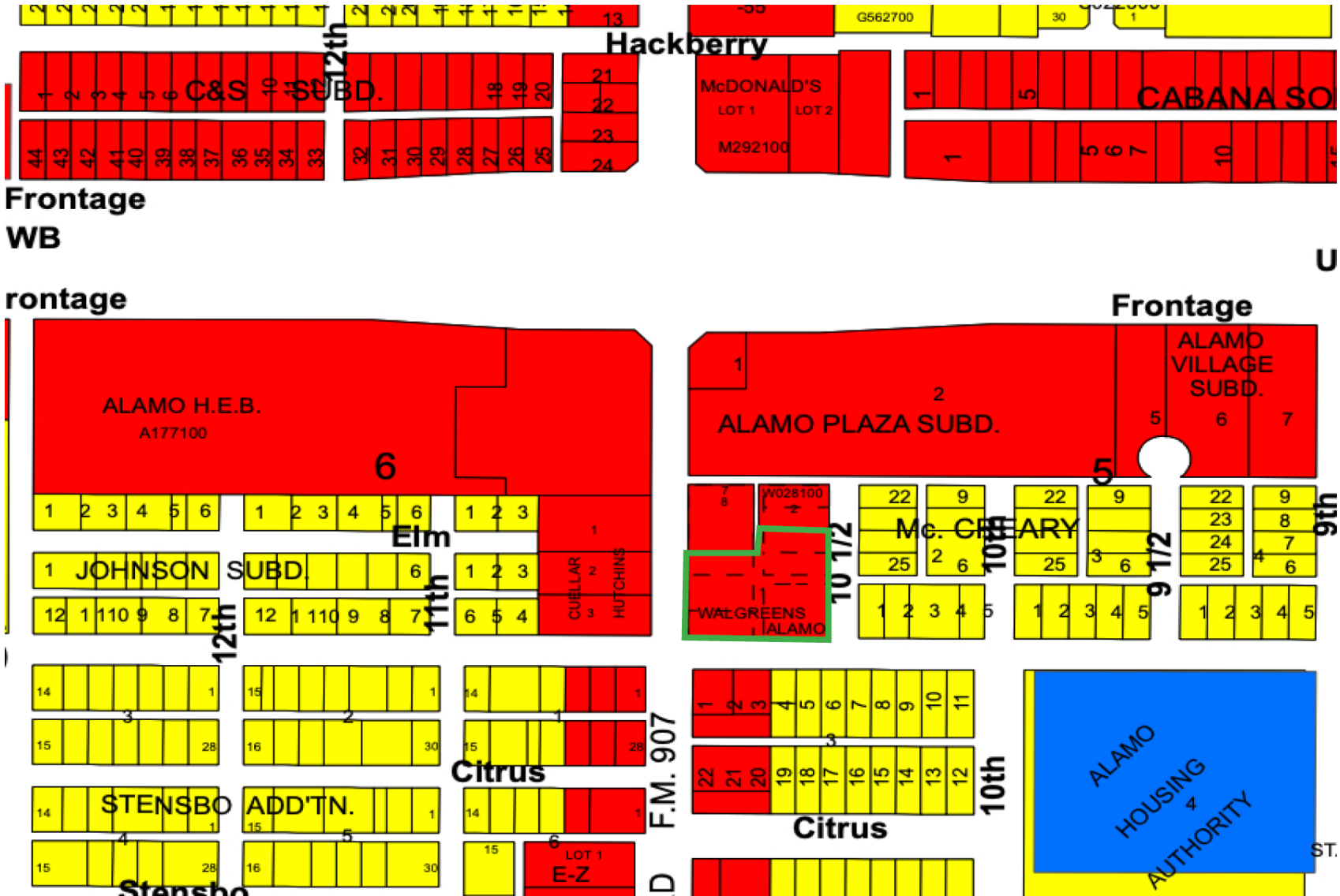






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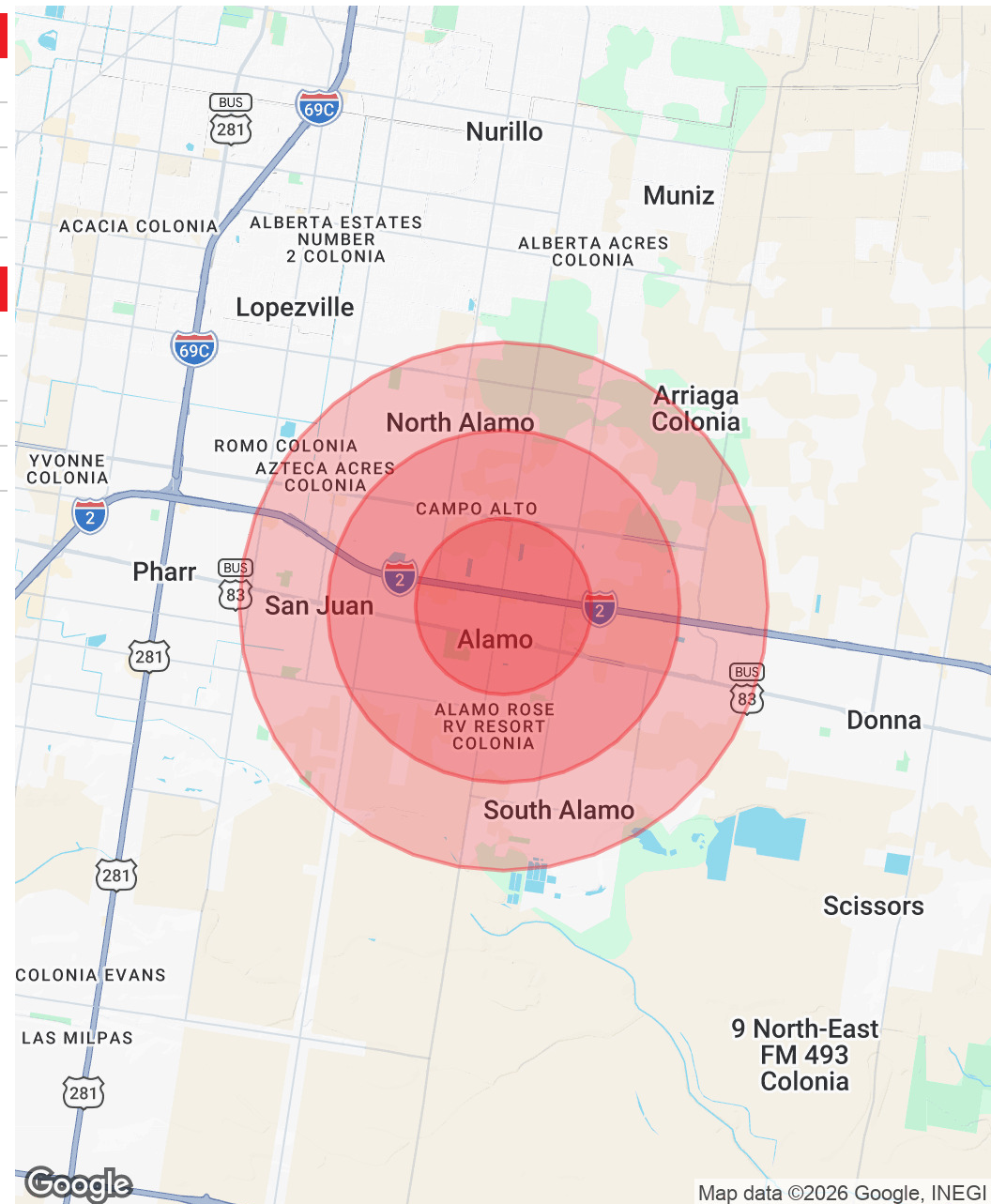




POPULATION	1 MILE	2 MILES	3 MILES
Total Population	9,751	33,007	68,389
Average Age	38	36	36
Average Age (Male)	36	35	35
Average Age (Female)	39	37	37

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,251	10,134	20,381
# of Persons per HH	3	3.3	3.4
Average HH Income	\$63,274	\$65,543	\$63,258
Average House Value	\$132,274	\$133,972	\$131,942

2020 American Community Survey (ACS)



Map data ©2026 Google, INEGI



KORY PRYOR

Managing Broker

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PROFESSIONAL BACKGROUND

Kory is the managing broker and founder of 23 Realty Advisors. Prior to starting 23 Realty Advisors, Kory worked as a commercial real estate attorney focusing on multifamily and retail development, acquisitions, dispositions, financing and operations, having worked on over \$25BN of transactional volume. Kory is a highly experienced commercial real estate broker that provides a thoughtful and hands on approach bringing an unparalleled level of transactional experience and knowledge to the table for his clients. Kory currently resides in Vail, Colorado where he spends his free time snowboarding, mountain biking and hiking with his dogs, Asha and Ted.

EDUCATION

University of Florida, Bachelor of Arts, Cum Laude
Emory University School of Law, Juris Doctor

MEMBERSHIPS

Real Property Law Association
Americian Apartment Owners Association
Mortgage Bankers Association
State of Georgia Bar Association

23 Realty Advisors

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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.

11-2-2015



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.

<hr/> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<hr/> License No.	<hr/> Email	<hr/> Phone
Kory S. Pryor	840603	kpryor@23advisors.com	(404) 422-7200
<hr/> Designated Broker of Firm	<hr/> License No.	<hr/> Email	<hr/> Phone
<hr/> Licensed Supervisor of Sales Agent/ Associate	<hr/> License No.	<hr/> Email	<hr/> Phone
<hr/> Sales Agent/Associate's Name	<hr/> License No.	<hr/> Email	<hr/> Phone

Buyer/Tenant/Seller/Landlord Initials

Date
