

MCDONALD'S BROWNSVILLE, TX



2025 MILITARY RD
BROWNSVILLE, TX 78520

CBRE

The Offering

Price: \$2,208,000

Cap Rate: 3.85%



NET OPERATING INCOME (NOI)	\$85,000	TERM	COMMENCEMENT	ANNUAL RENT	INCREASE	CAP
RENT INCREASES	10% EVERY 5 YEARS	YEARS 1 - 5	10/9/2025	\$85,000	-	3.85%
LEASE TERM	20 YEARS	YEARS 6 - 10	10/9/2030	\$93,500	10.00%	4.23%
LEASE COMMENCEMENT	10/9/2025	YEARS 11 - 15	10/9/2035	\$102,850	10.00%	4.66%
LEASE EXPIRATION	10/8/2045	YEARS 16 - 20	10/9/2040	\$113,135	10.00%	5.12%
REMAINING TERM	20 YEARS	OPTION 1	10/9/2045	\$124,449	10.00%	5.64%
OPTIONS	8 X 5 YEAR	OPTION 2	10/9/2050	\$136,893	10.00%	6.20%
YEAR BUILD	2025	OPTION 3	10/9/2055	\$150,583	10.00%	6.82%
GROSS LEASABLE AREA (GLA)	3,750 SF	OPTION 4	10/9/2060	\$165,641	10.00%	7.50%
LOT SIZE	1.20 ACRES	OPTION 5	10/9/2065	\$182,205	10.00%	8.25%
LEASE TYPE	ABSOLUTE NNN GROUND LEASE	OPTION 6	10/9/2070	\$200,426	10.00%	9.08%
ROOF & STRUCTURE	TENANT	OPTION 7	10/9/2075	\$220,468	10.00%	9.98%
OPTIONS TO PURCHASE	ROFR (30 DAY NOTICE AND APPROVAL)	OPTION 8	10/9/2080	\$242,515	10.00%	10.98%
GUARANTOR	CORPORATE					
		NET OPERATING INCOME		\$85,000		

Investment Highlights



20-Year Corporate Abs NNN Ground Lease with 10% Rental Escalations Every 5 Years – Allows an investor the opportunity to acquire a NNN asset on a truly passive income structure while the rental escalations provide a strong hedge against inflation



Brand-New High-Quality Construction with Drive-Thru on 1.20 Acre Pad – 2025 Construction with a dedicated drive-thru lane. The oversized lot has ample parking with excellent ingress/egress



Strong Corporate Guarantee from Investment Grade Tenant – McDonald's Corporation (S&P: "BBB+/Stable") is the leading global food service retailer, serving an estimated 69 million customers daily throughout 44,000+ locations in over 100 countries with 2024 revenue of more than \$25.92 billion



Best in Class Tenant, World's Most Valuable Global Brand – McDonald's has seen system-wide sales grow 30% since 2019 to \$130B in 2024. As of Q2 2025, they have reached 185 million 90-day active loyalty users and were recognized by Brand Finance as the world's most valuable restaurant brand



Features Excellent Visibility and Accessibility on Signalized Hard Corner – The site sits directly off US-281 boasting over 17,147 VPD (Source: CBRE Analytics)



Business Friendly Climate – Texas is the World's 9th Largest Economy, has been the #1 State for Export Trade for 19 consecutive years, and is currently the #1 State for Job Creation, Population Growth, and Corporate Expansions/Relocations



Texas has NO State Income Tax



Booming Retail Area, Nearby Retailers Boasting Extremely Strong Visitor Counts – Source: Placer.ai

Walmart ranks in top 3% nationally for all Walmart locations in terms of visitor counts

H-E-B ranks in top 3% nationally for all H-E-B locations in terms of visitor counts

T.J. Maxx ranks in top 3% nationally for all T.J. Maxx locations in terms of visitor counts

Ulta ranks in top 3% nationally for all Ulta locations in terms of visitor counts

Burlington ranks in top 7% nationally for all Burlington locations in terms of visitor counts

PetSmart ranks in top 8% nationally for all PetSmart locations in terms of visitor counts

Dillard's ranks in top 9% nationally for all Dillard's locations in terms of visitor counts

Sam's Club ranks in top 12% nationally for all Sam's Club locations in terms of visitor counts

Target ranks in top 14% nationally for all Target locations in terms of visitor counts



TYPE: RETAIL

NO. OF BRANCHES: 44,000+

YEARS IN BUSINESS 86

HEADQUARTERS: CHICAGO, IL

WEBSITE: www.mcdonalds.com

McDonald's, established in 1940, is a globally recognized fast-food chain known for its burgers, fries, and signature beverages. With over 44,000 locations worldwide, McDonald's often serves as a high-traffic anchor due to its broad brand appeal and consistent customer flow.

The company operates a mix of traditional dine-in and drive-thru formats, with a growing emphasis on digital ordering, delivery, and modernized store designs. McDonald's tends to prioritize high-visibility locations, favorable lease terms, and supportive landlord relationships to maintain steady occupancy and brand presence. McDonald's remains a strong, enduring tenant seeking reliable foot traffic and strong brand recognition.



Surrounding Area



Veterans Memorial HS
Students: 2,294

SUBWAY

MORRISON CROSSING

KOHL'S

Applebee's **Chick-fil &** **THE HOME DEPOT**

Academy **McDonald's** **PANDA EXPRESS** **Jason's deli**

TSC TRACTOR SUPPLY CO

CIRCLE K

O'Reilly
AUTO PARTS

Site

3 Miles

KFC **BURGER KING**

Walmart
Sam's Club

WHATABURGER

LAS TIENDAS PLAZA

Target **TJ-maxx** **NATURAL GROCERS**

Jack in the box **PET SMART** **Burlington**

Michael's **SPECS**

SUNRISE COMMONS

BEST BUY **Marshall's** **HOBBY LOBBY**

OLD NAVY **Aaron's**

Ashley HOMESTORE **ihop** **ROSS DRESS FOR LESS**

Staples **TORRID**

SUNRISE MALL

Dillard's **MAIN EVENT**

JCPenney **DICK'S SPORTING GOODS**

CINEMARK

Bubba's 33 **Chick-fil &** **RED LOBSTER**

Buckle **HOLLISTER CALIFORNIA**

WING-STOP

HARBOR FREIGHT TOOLS

Quality Tools at Ridiculously Low Prices

Jack in the box

H-E-B

WHATABURGER **DQ**

McDonald's **BURGER KING**

SUBWAY

Church's CHICKEN

AutoZone

FAMILY DOLLAR
my family, my family dollar.

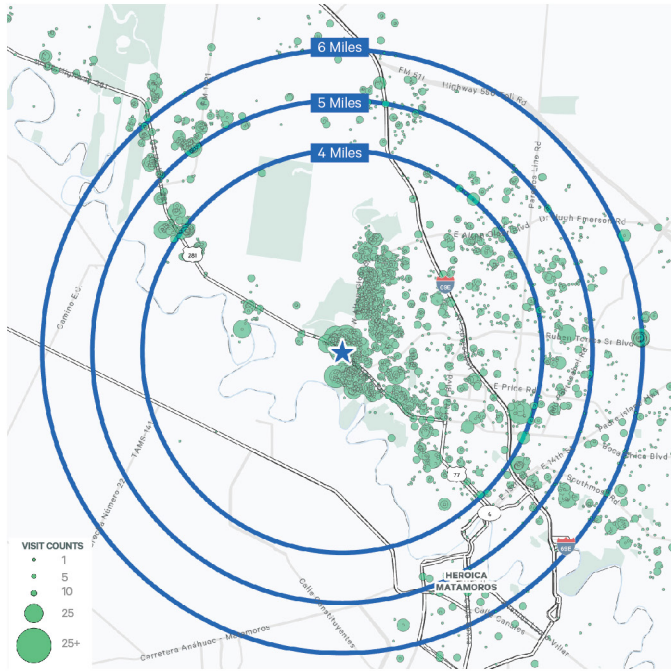
NWC of US Hwy 281 & W Alton Gloor Blvd | Mass Mobile Data

NWC of US Hwy 281 & W Alton Gloor Blvd
Brownsville, TX 78520

Study Period: Aug 2024 to Aug 2025

Massive Mobile Data – Data sourced from a wide range of varied mobile apps (SDKs) providing a location analysis solution for location decisions. By analyzing sophisticated mobile data, we are creating an accurate picture of customers. Mobile data is the most trusted solution for strategic marketplace analysis.

Common Evening Radius



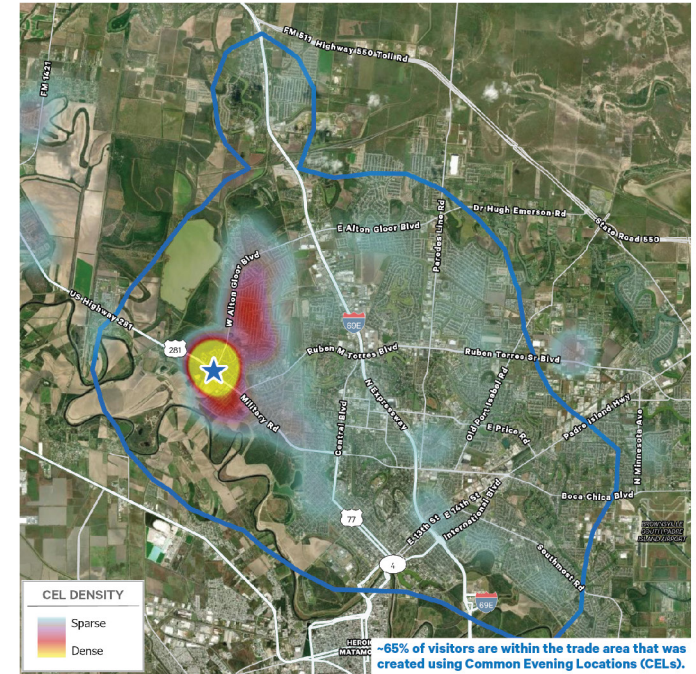
Trade Area Demographics

Total Population	Average Household Income
153,101	\$69,563
Total Households	2025 Retail Trade Sales (\$000) - SIC
50,997	\$2,343,515
Educational Attainment	Median Age
9% Associates 18% Bachelors 8% Graduate	34

Site Demographics

Average Dwell Time	Visitor Frequency
5 minutes per visit	Return 28% One-Time 72%

Trade Area

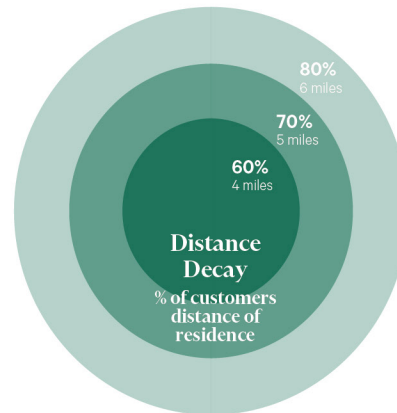


Percent Daytime Locations

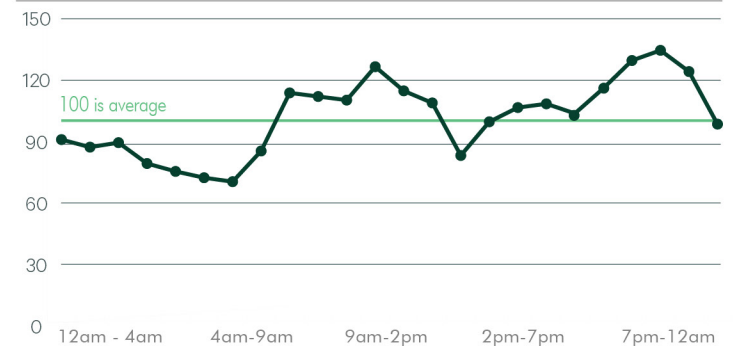
Brownsville	77%
San Benito	6%
Olmito	3%
Harlingen	2%

Percent Evening Locations

Brownsville	78%
San Benito	8%
Olmito	3%
Harlingen	2%



Traffic By Hour



Demographics

	1 Mile	3 Miles	5 Miles	7 Miles
POPULATION				
2025 Population - Current Year Estimate	9,602	46,552	119,548	181,587
2030 Population - Current Year Estimate	9,853	47,092	120,559	184,036
2020-2025 Annual Population Growth Rate	0.52%	0.29%	0.17%	0.44%
2025-2030 Annual Population Growth Rate	0.52%	0.23%	0.17%	0.27%
HOUSEHOLDS				
2025 Households - Current Year Estimate	2,852	15,551	40,038	59,573
2030 Households - Current Year Estimate	2,996	16,123	41,435	61,988
2020-2025 Compound Annual Household Growth Rate	1.74%	1.17%	1.15%	1.39%
2025-2030 Annual Household Growth Rate	0.99%	0.73%	0.69%	0.80%
HOUSEHOLD INCOME				
2025 Average Household Income	\$76,638	\$71,043	\$74,040	\$72,182
2030 Average Household Income	\$81,628	\$76,995	\$80,612	\$78,800
TRAFFIC COUNTS				
	US-281	W ALTON GLOOR BLVD		
Vehicles Per Day	17,147 VPD	14,042 VPD		

Overview

Spanning 43,000 square miles at the southernmost point of Texas, the Rio Grande Valley encompasses the counties of Cameron, Hidalgo, Starr, and Willacy. It is one of the fastest growing areas in the United States with an excellent quality of life and low cost of living. The Valley is rich in history and tradition boasting a strong culture and identity in the area. The year-round warm temperatures and sunny weather allow for great sport facilities, leisure activities, shopping, and nightlife.

Growth

New and existing companies are finding their way to the Valley due to its affordability for business and low cost of living. This growth continues to create new jobs, bringing a trained and skilled workforce into the area. The bi-national population clustered along the RGV includes an estimated 2.67 million people, making it the second-largest border conurbation with Mexico. The population on the U.S. side is projected to nearly double by the year 2045 (from 1.3 million to 2.4 million), driven by significant employment growth.

2.67 Million Residents

Retail Growth Estimated to Triple
by 2030 to \$13.68 Billion

U.S. Population Estimated to
Double by 2045

60% of Population Under the
Age of 35

12 International Ports Delivering
\$41 Billion in Cargo

Real Estate

The Valley has a large volume of real estate space, but with low vacancies and high demand, absorption has remained strong across all asset classes. Research by NAI Rio Grande Valley and Michael Uhrbrock, senior vice president of research at the University of Texas Rio Grande Valley, estimated retail growth in the region to triple to \$13.68 billion from 2015-2030.



Sources: <http://rubigroupcapital.com/rio-grande-valley/>, <https://rgvpartnership.com/international-trade-ports-of-entry/>, <https://kinder.rice.edu/urbanedge/it-time-recognize-rio-grande-valley-rising-borderland-metropolis>, <https://datausa.io/>

Education

The University of Texas Rio Grande Valley has over 32,000 students currently enrolled. The University merged from The University of Texas-Pan American campus in Edinburg and the University of Texas at Brownsville to create more education opportunities for its students. Post-secondary programs have grown in the area with The University of Texas Rio Grande Valley medical school and a Texas A&M University campus in McAllen. The workforce is also youthful and diverse with nearly 60% of the people in the RGV under the age of 35, while Latino Hispanics represent nearly 90% of the region's population.

Connectivity

The Rio Grande Valley is home to 12 different international ports of entry which deliver more than \$41 billion in cross-border cargo. US Highway 77, 281, and 83 all service the Rio Grande Valley area and connect the region to major US cities. The area is served by three different airports. Brownsville South Padre Island International Airport recently opened a brand-new terminal which is one of the most advanced terminal designs in America today. From Brownsville, one can fly to a variety of major cities within the U.S. and internationally. McAllen International Airport offers nonstop flights to Dallas, Houston, Orlando, Las Vegas, and Los Angeles. Lastly, Valley International Airport is centrally located and has flights to Dallas, Houston, Austin, Chicago, and Minneapolis.

Disclosure and Agreement

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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MCDONALD'S BROWNSVILLE, TX



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