

# UVALDE SHOPPING CENTER

A WALMART SHADOW-ANCHORED SHOPPING CENTER

3250 EAST MAIN STREET | UVALDE, TX 78801

Walmart 



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Marcus & Millichap

LEVY RETAIL GROUP

OFFERING MEMORANDUM

## Uvalde Shopping Center

3250 East Main Street, Uvalde, TX 78801

**Marcus & Millichap**  
**LEVY RETAIL GROUP**

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### Non-Endorsement Notice

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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS**

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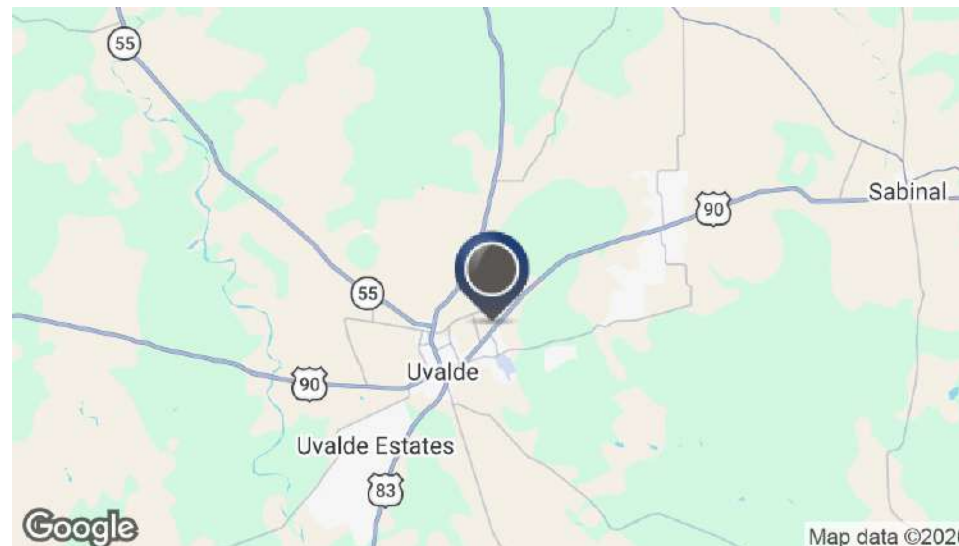
# Section 1 PROPERTY INFORMATION



# Uvalde Shopping Center

3250 East Main Street, Uvalde, TX 78801

**Marcus & Millichap**  
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## OFFERING SUMMARY

Sale Price:	\$4,040,000
Building Size:	24,160 SF
Lot Size:	2.72 Acres
Price / SF:	\$167.22
Cap Rate:	8.85%
NOI:	\$357,506
Year Built:	2005

## PROPERTY OVERVIEW

Marcus & Millichap is pleased to present the opportunity to acquire a 24,160-square-foot, value-add, Walmart shadow-anchored retail center located in Uvalde, Texas.

### DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	3,971	6,611	7,710
Total Population	11,223	18,786	22,233
Average HH Income	\$73,756	\$69,327	\$71,062

## Uvalde Shopping Center

3250 East Main Street, Uvalde, TX 78801

**Marcus & Millichap**  
**LEVY RETAIL GROUP**



### PROPERTY DESCRIPTION

Marcus & Millichap is pleased to offer the opportunity to acquire a 24,160-square-foot, multi-tenant retail center in Uvalde, Texas. Uvalde Shopping Center is 100 percent leased, and 80 percent of the gross leasable area has triple-net leases (Shoe Dept. pays fixed reimbursements). Tenants consist of a complementary mix of retailers and service-oriented businesses, including Cricket Wireless, Deluxe Nails & Spa, Great Clips, Shoe Dept., Sally Beauty Supply, CATO, Vape Shop, and Beltone Hearing Aids. Constructed in 2005, the building is situated on 2.72 acres with a highly visible, double-sided pylon sign providing additional exposure to the center.

### LOCATION DESCRIPTION

The subject property is located on East Main Street (U.S. 90), one of the city's major thoroughfares. Traffic counts are approximately 23,586 vehicles per day in front of the property. Numerous national and regional tenants are in the surrounding area, including Walmart Supercenter, AT&T, Applebee's, Enterprise Rent-a-Car, Dollar Tree, One Main Financial, KFC, Little Caesars Pizza, Whataburger, Hobby Lobby, Petsense, Burkes Outlet, Wingstop, EZ Pawn, Golden Chick, Pizza Hut, Wendy's, McDonald's, Gatti's Pizza, Domino's, Church's Chicken, H-E-B grocery store, Sonic Drive-In, O'Reilly Auto Parts, Starbucks, Jack in the Box, Subway, Tractor Supply, and more. Additional traffic is provided by several neighboring hotels, such as Holiday Inn, Hampton Inn, and Motel 6. The property is in close proximity to Southwest Junior College and Uvalde Memorial Hospital. Uvalde Memorial Hospital is a not-for-profit county hospital serving five counties and has completed building out its new \$83 million campus with a two-story, 180,000-square-foot building, expanding its existing hospital footprint.

The city of Uvalde is the county seat of Uvalde County, located at the southern limit of the Texas Hill Country and the most northern part of the South Texas region. The city sits at the crossroads of the nation's two longest highways, U.S. 90 and U.S. 83. The surrounding area is filled with natural areas, parks, rivers and small towns.

# Uvalde Shopping Center

3250 East Main Street, Uvalde, TX 78801

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## BUILDING INFORMATION

Building Size	24,160 SF
Occupancy %	100.0%
Tenancy	Multiple
Year Built	2005
County	Uvalde
Ownership Type	Fee Simple

## PROPERTY HIGHLIGHTS

- 24,160-Square-Foot, Value-Add Multi-Tenant Retail Center
- Shadow-Anchored by Walmart Supercenter | Drives 1.9M Visits Annually (Source: Placer.ai)
- 100% Leased | 80% of the Gross Leasable Area has Triple-Net Terms | Upside Potential
- Complementary Tenant Mix of National, Regional, and Local Retailers
- Located on East Main Street (U.S. 90), the City's Major Thoroughfare | Traffic Counts are 23,586 Vehicles per Day
- Close Proximity to Dense Retail Trade Area | Nearby Retailers Include AT&T, Applebee's, Enterprise Rent-A-Car, Dollar Tree, One Main Financial, Little Caesar's Pizza, Whataburger, Hobby Lobby, Burke's Outlet, Wingstop, H-E-B Grocery Store, and More
- Neighboring National Hotel Chains Drive Additional Traffic to the Area
- Less than Two Miles from Uvalde Memorial Hospital | County Hospital Serving Five Counties | Recently Completed New \$83 Million Campus, Expanding Existing Footprint
- The City of Uvalde is Located at the Crossroads of the Nation's Two Longest Highways, U.S. 90 and U.S. 83
- Priced at \$167 Per Square Foot

## Uvalde Shopping Center

3250 East Main Street, Uvalde, TX 78801

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### VISITATION METRICS FOR NEIGHBORING WALMART PROVIDED BY PLACER.AI

Placer.ai provides instant access to location analytics derived from the foot traffic of millions of consumers. It does this by collecting geolocation and proximity data from devices.



3100 E MAIN STREET, UVALDE, TX 78801

### VISITATION OVERVIEW

EST. # OF VISITS	1.9M
EST. # OF VISITORS	180K
AVG. VISITS / CUSTOMER	10.65
AVG. DWELL TIME	33 Minutes



June 1, 2025 - May 31, 2026

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))

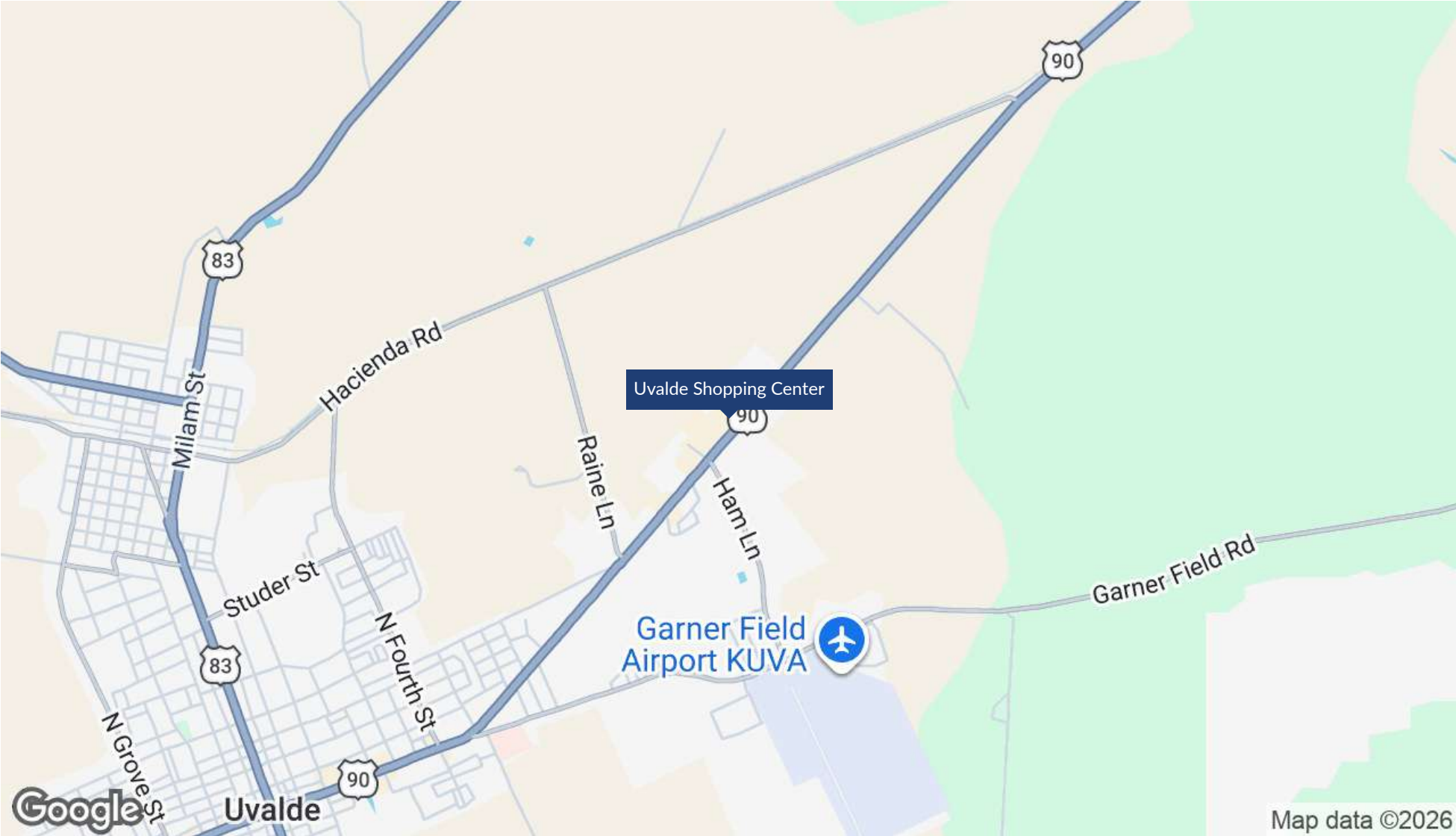
## Section 2 LOCATION INFORMATION



# Uvalde Shopping Center

3250 East Main Street, Uvalde, TX 78801

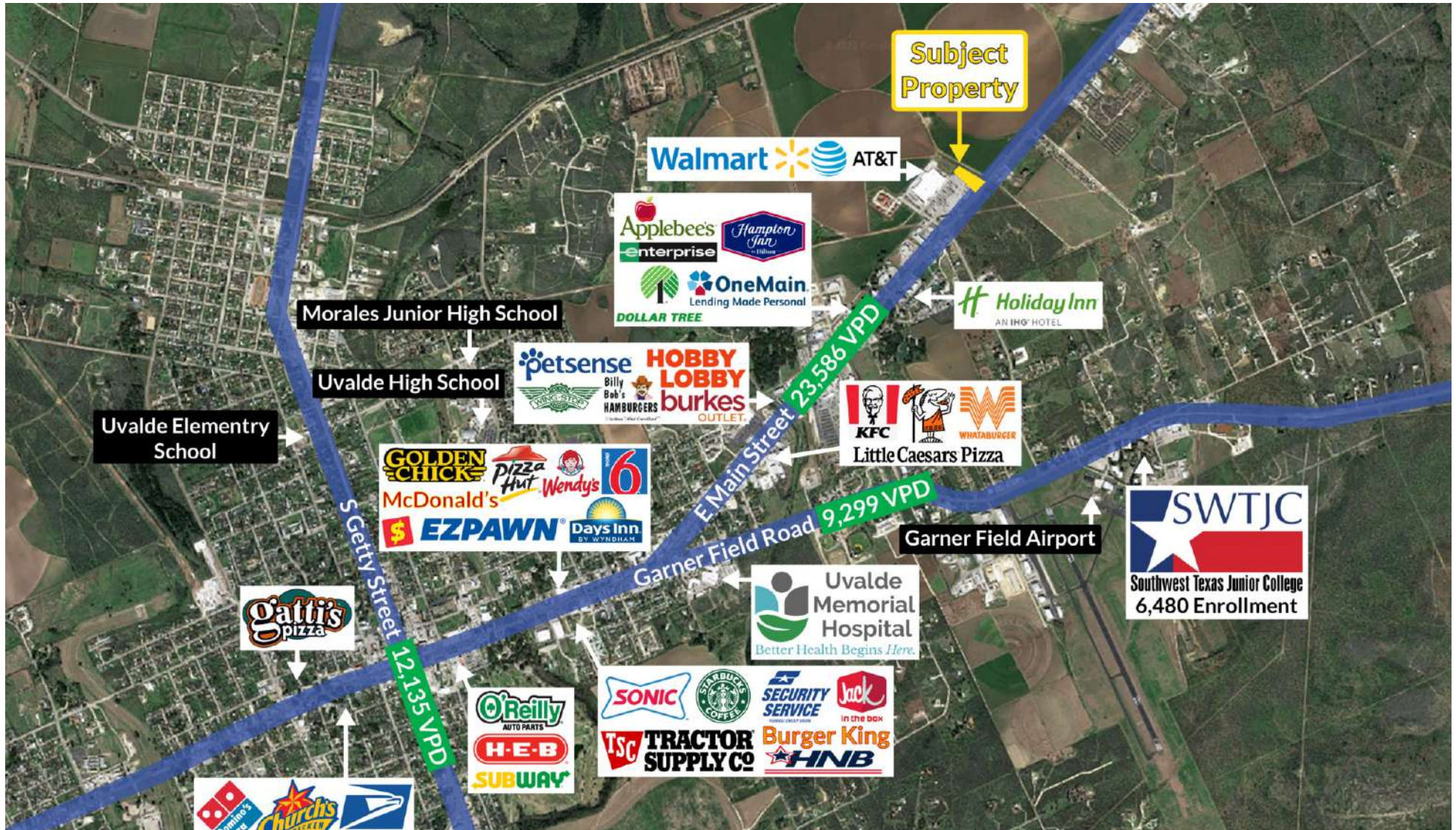
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## Section 3 FINANCIAL ANALYSIS



# Uvalde Shopping Center

3250 East Main Street, Uvalde, TX 78801

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**INVESTMENT OVERVIEW**

	<b>CURRENT</b>
Price	\$4,040,000
Price per SF	\$167
CAP Rate	8.85%
Total Return (yr 1)	\$357,506

**OPERATING DATA**

	<b>CURRENT</b>
Gross Income	\$476,905
Operating Expenses	\$119,399
Net Operating Income	\$357,506

## Uvalde Shopping Center

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**Marcus & Millichap**  
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INCOME SUMMARY	CURRENT	PER SF
Base Rent	\$353,215	\$14.62
Real Estate Taxes Reimbursements	\$54,746	\$2.27
Insurance Reimbursements	\$15,221	\$0.63
CAM/Management/Admin/Replacement Reserves Reimbursements	\$53,722	\$2.22
<b>GROSS INCOME</b>	<b>\$476,905</b>	<b>\$19.74</b>
EXPENSE SUMMARY	CURRENT	PER SF
Real Estate Taxes	\$59,208	\$2.45
Insurance	\$18,084	\$0.75
Utilities & Trash	\$11,121	\$0.46
Landscaping	\$4,200	\$0.17
Repairs & Maintenance	\$8,260	\$0.34
Parking Lot Sweeping	\$2,400	\$0.10
Porter Service	\$1,500	\$0.06
Fire Alarm/Fire Safety	\$1,010	\$0.04
Pest Control	\$568	\$0.02
Management Fee	\$13,048	\$0.54
<b>GROSS EXPENSES</b>	<b>\$119,399</b>	<b>\$4.94</b>
<b>NET OPERATING INCOME</b>	<b>\$357,506</b>	<b>\$14.80</b>

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SUITE	TENANT NAME	UNIT SIZE (SF)	% OF GLA	LEASE START	LEASE END	ANNUAL RENT	RENT/SF	CHANGES ON	CHANGES TO	EXPENSE REIMBURSEMENT	OPTIONS	LEASE TYPE
101	Cricket Wireless (1)	1,800	7.45%	5/1/2018	4/30/2030	\$38,358.00	\$21.31	5/01/28	\$21.95	\$10,939	None	NNN
								5/01/29	\$22.61			
201	Deluxe Nails & Spa	1,200	4.97%	9/24/2015	9/30/2030	\$24,150.00	\$20.13			\$7,292	(1) 5-Yr @ MKT	NNN
301	Great Clips	900	3.73%	6/1/2016	5/31/2031	\$20,691.00	\$22.99			\$5,469		NNN
401	Smoke Bros. (2)	1,200	4.97%	3/22/2024	7/31/2029	\$26,736.00	\$22.28	8/01/27	\$22.95	\$7,076	(1) 5-Yr @ 3% annual increases	NNN
								8/01/28	\$23.64			
501	Shoe Dept. (3)	4,800	19.87%	4/4/2008	4/30/2029	\$54,000.00	\$11.25	5/01/28	\$11.75	\$18,192	(2) 5-Yr @ \$14.00/\$15.00	MG (Fixed @ \$1,516/month)
601	Sally Beauty Supply	1,600	6.62%	10/30/2005	12/31/2028	\$27,200.04	\$17.00			\$8,708	(1) 3-Yr @ \$18.00	NNN
701	CATO	4,160	17.22%	10/5/2005	1/31/2031	\$54,080.04	\$13.00			\$21,206		NNN
901	Beltone Hearing Aids (4)	2,500	10.35%	3/9/2018	3/31/2029	\$30,000.00	\$12.00	4/01/28	\$13.00	\$13,588	(1) 5-Yr @ 2.5% annual increases	NNN
801	Restaurant (Pending Lease) (5)	6,000	24.83%	7/1/2026	12/31/2031	\$78,000.00	\$13.00			\$31,221	(3) 5-Yr @ \$14.04/\$15.16/\$16.37	NNN
<b>TOTAL VACANT</b>		<b>0</b>	<b>0%</b>									
<b>TOTAL OCCUPIED</b>		<b>24,160</b>	<b>100%</b>									
<b>TOTAL</b>		<b>24,160</b>	<b>100%</b>			<b>\$353,215</b>				<b>\$123,690</b>		

NOTES:

(1) Annual Rent is calculated on the future rent increase from \$20.69/SF to \$21.31/SF on 5/01/2027. Seller shall credit Buyer the deficit from the closing date to the date of rent increase.

(2) Annual Rent is calculated on the future rent increase from \$21.63/SF to \$22.28 on 8/01/2026. Seller shall credit Buyer the deficit from the closing date to the date of rent increase.

(3) Annual Rent is calculated on the future rent increase from \$10.75/SF to \$11.25/SF on 5/01/2027. Seller shall credit Buyer the deficit from the closing date to the date of rent increase.

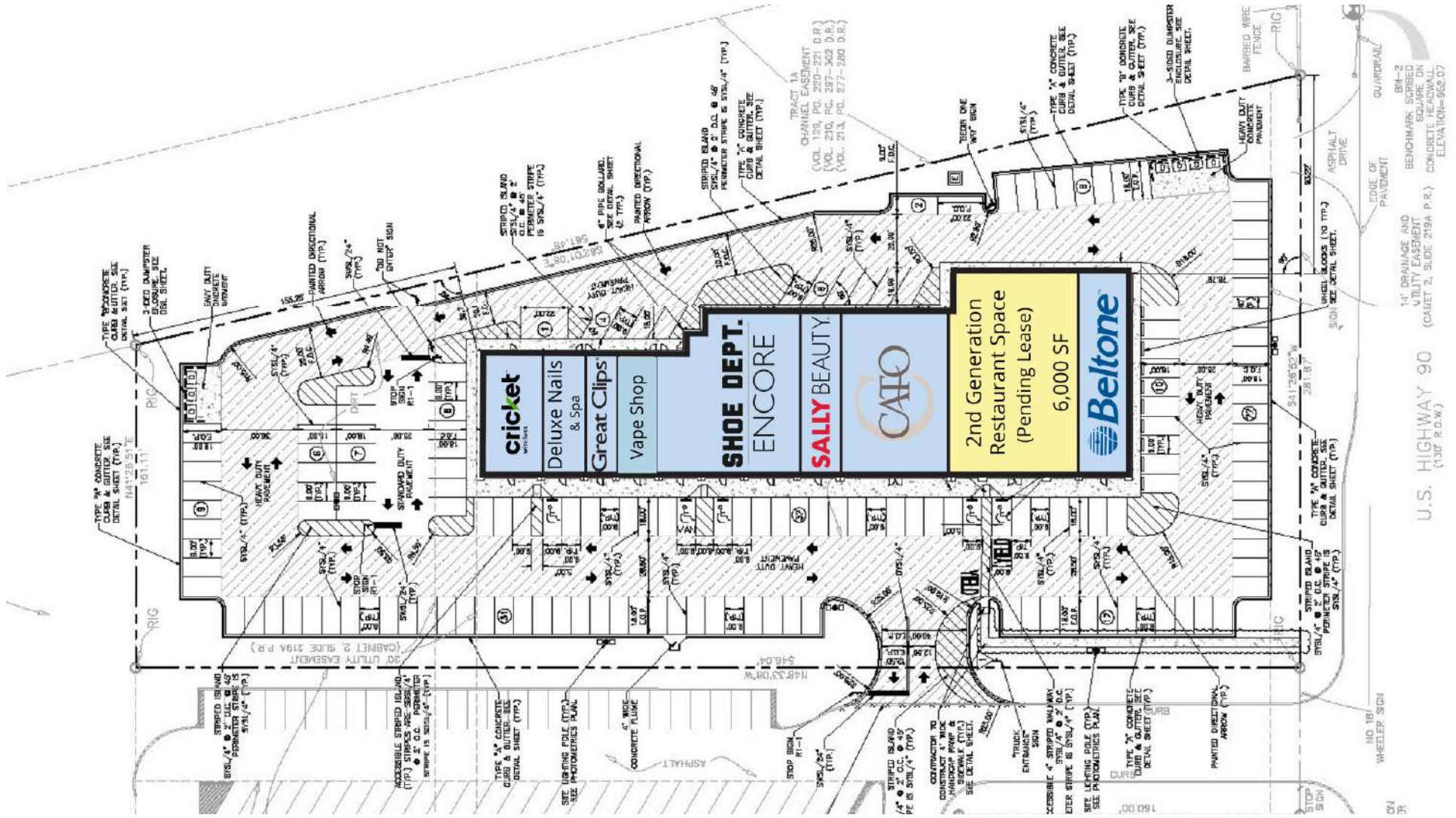
(4) Annual Rent is calculated on the future rent increase from \$11.00/SF to \$12.00/SF on 4/01/2027. Seller shall credit Buyer the deficit from the closing date to the date of rent increase.

(5) Tenant shall have a Free Rent Period from July 1, 2026 - December 31, 2026. Base Rent and NNN reimbursement payment shall begin on January 1, 2027. Seller shall credit Buyer any Free Rent plus pro rata share of estimated NNNs from the closing date until rent commencement date.

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U.S. HIGHWAY 90  
(130' R.O.W.)

14" DRAINAGE AND UTILITY EASEMENT (CABINET 2, SLIDE 219A P.R.) CONCRETE SIGN ON BELTONE ON CONCRETE SIGN ELEVATION=562.07

# Section 4 SALE COMPARABLES



# Uvalde Shopping Center

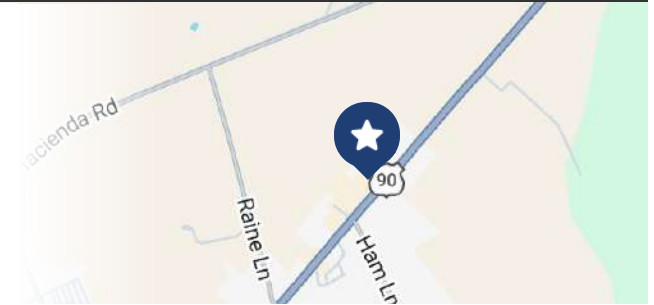
3250 East Main Street, Uvalde, TX 78801



## SUBJECT PROPERTY

3250 East Main Street | Uvalde, TX 78801

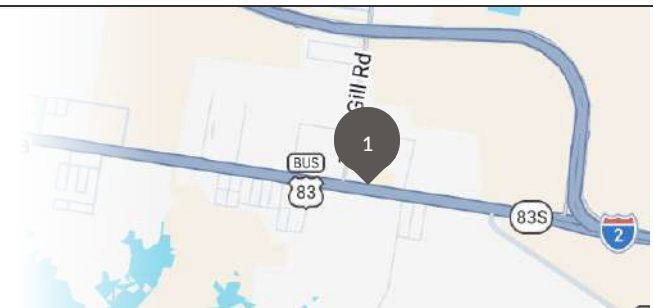
Sale Price:	\$4,040,000	Lot Size:	2.72 AC
Year Built:	2005	Building SF:	24,160 SF
Price PSF:	\$167.22	Cap:	8.85%
NOI:	\$357,506		



## DOLLAR TREE PLAZA

1709 Expressway 83 | Penitas, TX 78576

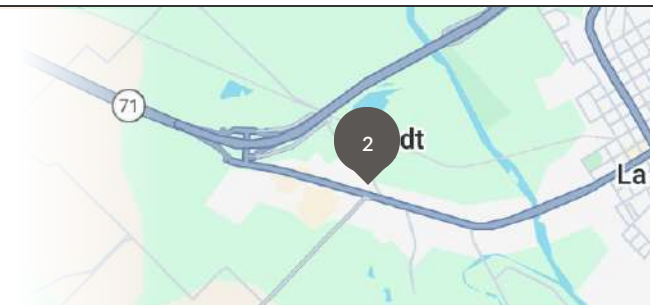
Sale Price:	\$4,215,000	Lot Size:	2.11 AC
Year Built:	2012	Building SF:	21,000 SF
Price PSF:	\$200.71	CAP:	7.73%
Closed:	07/29/2025	Occupancy:	100%



## DOLLAR TREE PLAZA - LA GRANGE

1616 W State Highway 71 | La Grange, TX 78945

Sale Price:	\$1,980,000	Lot Size:	0.99 AC
Year Built:	2016	Building SF:	13,500 SF
Price PSF:	\$146.67	CAP:	7.8%
Closed:	09/26/2025	Occupancy:	100%



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## BAY CITY SHOPPING CENTER

4500 7th St | Bay City, TX 77414

Sale Price:	\$4,375,000	Lot Size:	2.81 AC
Year Built:	2008	Building SF:	23,084 SF
Price PSF:	\$189.53	CAP:	8.31%
Closed:	06/24/2025	Occupancy:	100%



## RIGSBY AVENUE SHOPPING CENTER

2000 SE Loop 410 Road | San Antonio, TX 78220

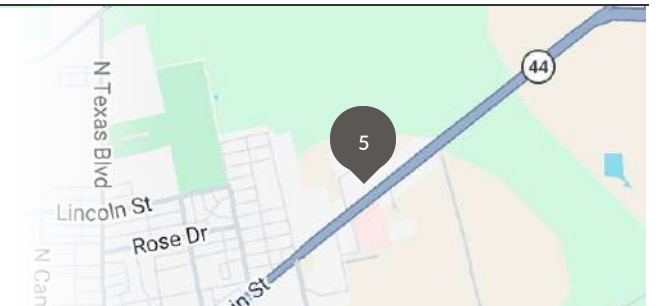
Sale Price:	\$8,910,090	Lot Size:	6.09 AC
Year Built:	2002	Building SF:	64,200 SF
Price PSF:	\$138.79	CAP:	8.42%
Closed:	04/21/2026	Occupancy:	100%



## ALICE SHOPPING CENTER

2611 E Main St | Alice, TX 78332








Sale Price:	\$3,325,000	Lot Size:	1.45 AC
Year Built:	2007	Building SF:	15,964 SF
Price PSF:	\$208.28	CAP:	8.99%
Closed:	07/11/2025	Occupancy:	100%



# Uvalde Shopping Center

3250 East Main Street, Uvalde, TX 78801

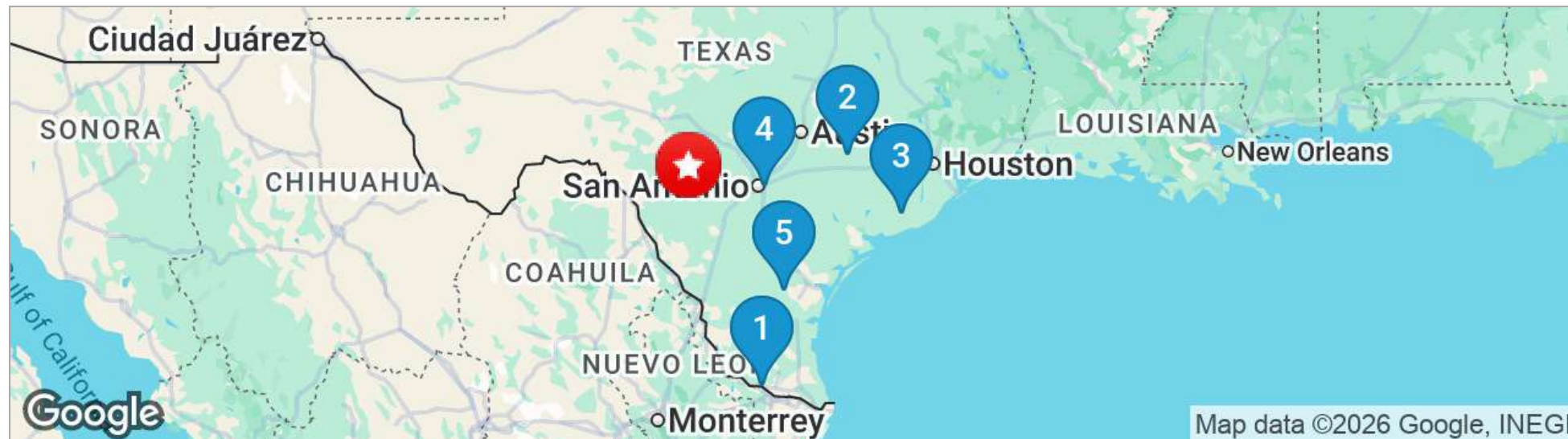
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	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	CAP	
	 <p><b>Uvalde Shopping Center</b> 3250 East Main Street Uvalde, TX 78801</p>	\$4,040,000	24,160 SF	\$167.22	8.85%	
	SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	CLOSE
<b>1</b>	 <p><b>Dollar Tree Plaza</b> 1709 Expressway 83 Penitas, TX 78576</p>	\$4,215,000	21,000 SF	\$200.71	7.73%	07/29/2025
<b>2</b>	 <p><b>Dollar Tree Plaza - La Grange</b> 1616 W State Highway 71 La Grange, TX 78945</p>	\$1,980,000	13,500 SF	\$146.67	7.8%	09/26/2025
<b>3</b>	 <p><b>Bay City Shopping Center</b> 4500 7th St Bay City, TX 77414</p>	\$4,375,000	23,084 SF	\$189.53	8.31%	06/24/2025
<b>4</b>	 <p><b>Rigsby Avenue Shopping Center</b> 2000 SE Loop 410 Road San Antonio, TX 78220</p>	\$8,910,090	64,200 SF	\$138.79	8.42%	04/21/2026
<b>5</b>	 <p><b>Alice Shopping Center</b> 2611 E Main St Alice, TX 78332</p>	\$3,325,000	15,964 SF	\$208.28	8.99%	07/11/2025
		PRICE	BLDG SF	PRICE/SF	CAP	CLOSE
	<b>Totals/Averages</b>	<b>\$4,561,018</b>	<b>27,550 SF</b>	<b>\$165.55</b>	<b>8.25%</b>	

# Uvalde Shopping Center

3250 East Main Street, Uvalde, TX 78801

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**★ SUBJECT PROPERTY**  
3250 East Main Street | Uvalde, TX 78801

**1 DOLLAR TREE PLAZA**  
1709 Expressway 83  
Penas, TX 78576

**2 DOLLAR TREE PLAZA - LA GRANGE**  
1616 W State Highway 71  
La Grange, TX 78945

**3 BAY CITY SHOPPING CENTER**  
4500 7th St  
Bay City, TX 77414

**4 RIGSBY AVENUE SHOPPING CENTER**  
2000 SE Loop 410 Road  
San Antonio, TX 78220

**5 ALICE SHOPPING CENTER**  
2611 E Main St  
Alice, TX 78332

# Section 5 DEMOGRAPHICS



# Uvalde Shopping Center

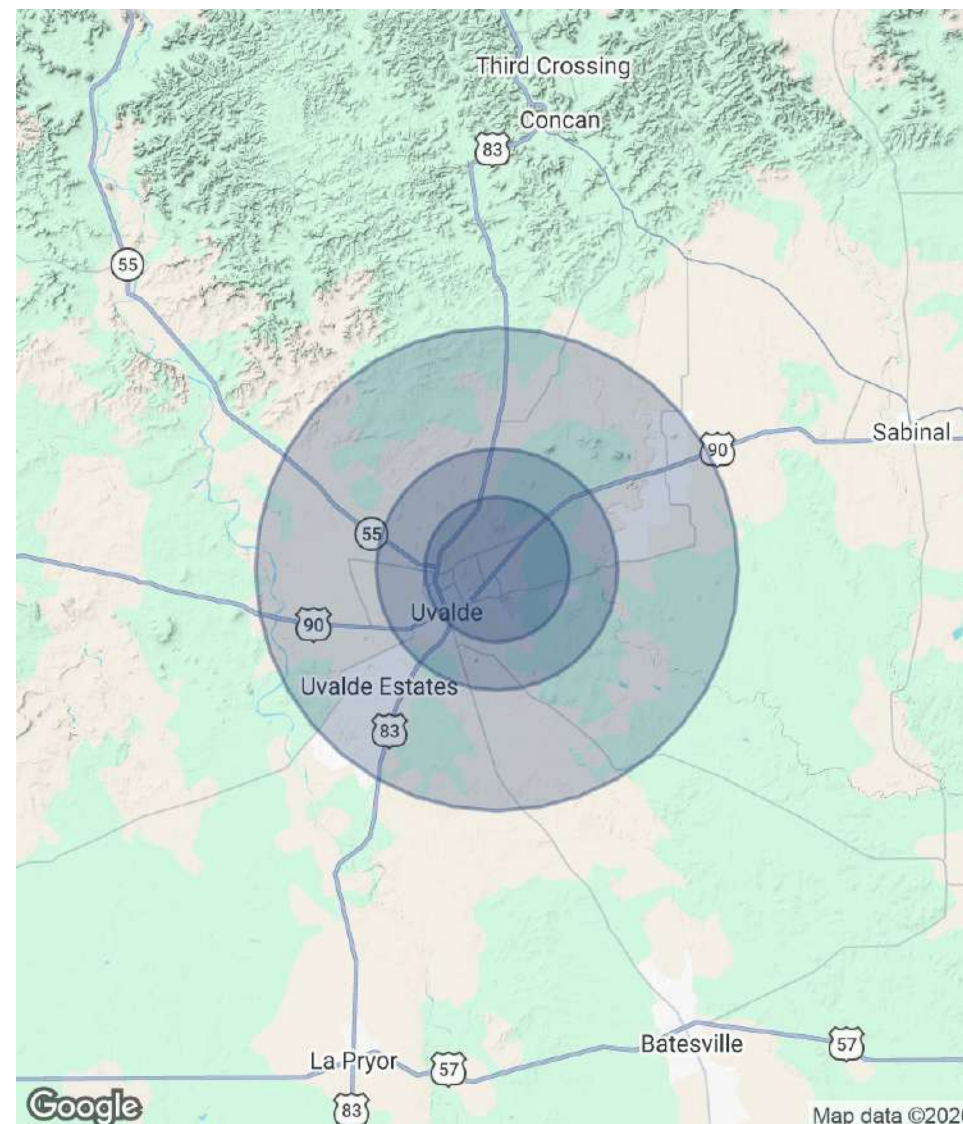
3250 East Main Street, Uvalde, TX 78801

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	11,223	18,786	22,233
Average Age	38.4	38.8	38.7
Average Age (Male)	37.4	37.6	37.6
Average Age (Female)	39.5	40	39.8

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,971	6,611	7,710
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$73,756	\$69,327	\$71,062
Average House Value	\$184,821	\$156,295	\$158,381

ETHNICITY (%)	3 MILES	5 MILES	10 MILES
Hispanic	68.4%	74.5%	73.7%

RACE	3 MILES	5 MILES	10 MILES
Total Population - White	5,828	9,175	10,948
% White	51.9%	48.8%	49.2%
Total Population - Black	75	121	153
% Black	0.7%	0.6%	0.7%
Total Population - Asian	133	149	160
% Asian	1.2%	0.8%	0.7%
Total Population - Hawaiian	4	6	7
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	47	93	122
% American Indian	0.4%	0.5%	0.5%
Total Population - Other	5,136	9,241	10,844
% Other	45.8%	49.2%	48.8%





# Information About Brokerage Services

11-03-2025

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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code, **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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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Tim A. Speck

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Sales Agent/Associate's Name

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Phone

Regulated by the Texas Real Estate Commission

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