Elstar Dental™

Healthy Smiles forKids and Families

Mcallen, Texas

Long-Term NN Lease | 7,500 SF | Corporate Guaranty | Home Depot Outparcel

SUMMIT RE

ELSTAR DENTAL

1301 W U S Hwy 83
Mcallen, TX 78501

OFFERING SUMMARY

Price	$3,110,000
Cap Rate	7.00%
Net Operating Income	$217,500
Year Built	2000 / Renovated 2024
Gross Leasable Area	7,500 SF
Lot Size	1.09 Acres

ANNUALIZED OPERATING DATA

Year(s)	Commencement	Annual	Increase
1-25	06/02/2008	$217,500	-
Option 1: 26-30	06/02/2033	$239,256	10.00%
Option 2: 31-35	06/02/2038	$263,172	10.00%

NET OPERATING INCOME $217,500

LEASE SUMMARY

Lease Term	24.5 Years
Lease Commencement	06/02/2008
Lease Expiration	09/30/2032
Remaining Term	6 Years
Lease Type	NN
Roof & Structure	Landlord
Increases	10% in Options
Options	2 x 5

For Additional Info Please Contact: **SUMMIT RE HERE**
For Financing Options Contact: **PEAK CAPITAL HERE**

benevis
Creating a Nation of Happy, Healthy Smiles

Benevis provides dental practice management services to 120+ supported offices across the country. Our practice management services include marketing, purchasing, information technology, compliance, finance/accounting, human resources and legal support. Our supported offices provide families with a dental home, including orthodontic and specialty care in a professional and compassionate environment. This approach allows doctors and team members to grow both professionally and personally. While also improving the lives of their patients through access to high quality, affordable dental care and furthering our dream of creating a world of happy, healthy smiles.

COMPANY SUMMARY

Company	Benevis Dental Practice
Ownership	Private
Number of Locations	120+ Locations
Years in Business	19 Years
Headquarters	Marietta, GA
Website	www.benevis.com

Elstar Dental™
Healthy Smiles forKids and Families

Helping our children is the important part of what Elstar Dental does for families. We're making sure that all children have access to dental care services. Elstar Dental is committed to reducing the need for future extensive dental work & keeping kids healthy through preventative dental care & a range of community & educational programs. Elstar Dental is proud to serve families in the Rio Grande Valley by offering dental health services including x-rays, routine dental exams and cleanings, and restorative treatments including crowns and fillings.

COMPANY SUMMARY

Company	Elstar Dental
Ownership	Private
Number of Locations	4 Locations
Years in Business	19 Years
Headquarters	Marietta, GA
Website	www.elstardental.com

- Corporate Guaranty from New Benevis Smiles, LLC | Backed by New Mountain Capital, a top-decile private equity firm with more than $55 billion in assets under management, providing institutional sponsorship behind one of the nation's largest dental platforms
- Premier McAllen Retail Location | Positioned in the heart of McAllen's premier retail corridor, directly along US Highway 83 and surrounded by the city's highest concentration of national retailers, restaurants, and regional shopping destinations
- Dominant Retail Position | Outparcel to Home Depot and Ashley Furniture and directly across from Pharr Town Center (460,000 SF), home to Academy, TJ Maxx, Ross, Five Below, Main Event, World Market, and numerous other national retailers
- High-Visibility Signalized Intersection | Excellent frontage along US Highway 83 with exposure to more than 22,000 vehicles per day
- Demonstrated Long-Term Tenant Commitment | Tenant recently invested in a complete 2024 renovation while consolidating two existing locations into this flagship McAllen practice
- Long-Term NN Lease | Over 6 years of remaining lease term with limited landlord responsibilities (roof & structure only)
- Built-In Rental Growth – Two (2) five-year renewal options featuring 10% rental increases
- Dense & Affluent Trade Area | More than 238,000 residents within a 5-mile radius with average household incomes exceeding $77,000
- Healthcare Real Estate with Essential-Service Tenant | Dental services provide recession-resistant demand driven by recurring patient care and favorable long-term demographics
- Regional Economic Driver | McAllen serves as the commercial and healthcare hub of the Rio Grande Valley and a primary gateway for U.S.–Mexico trade, supporting continued population and retail growth

POPULATION WITHIN 5 MILE RADIUS

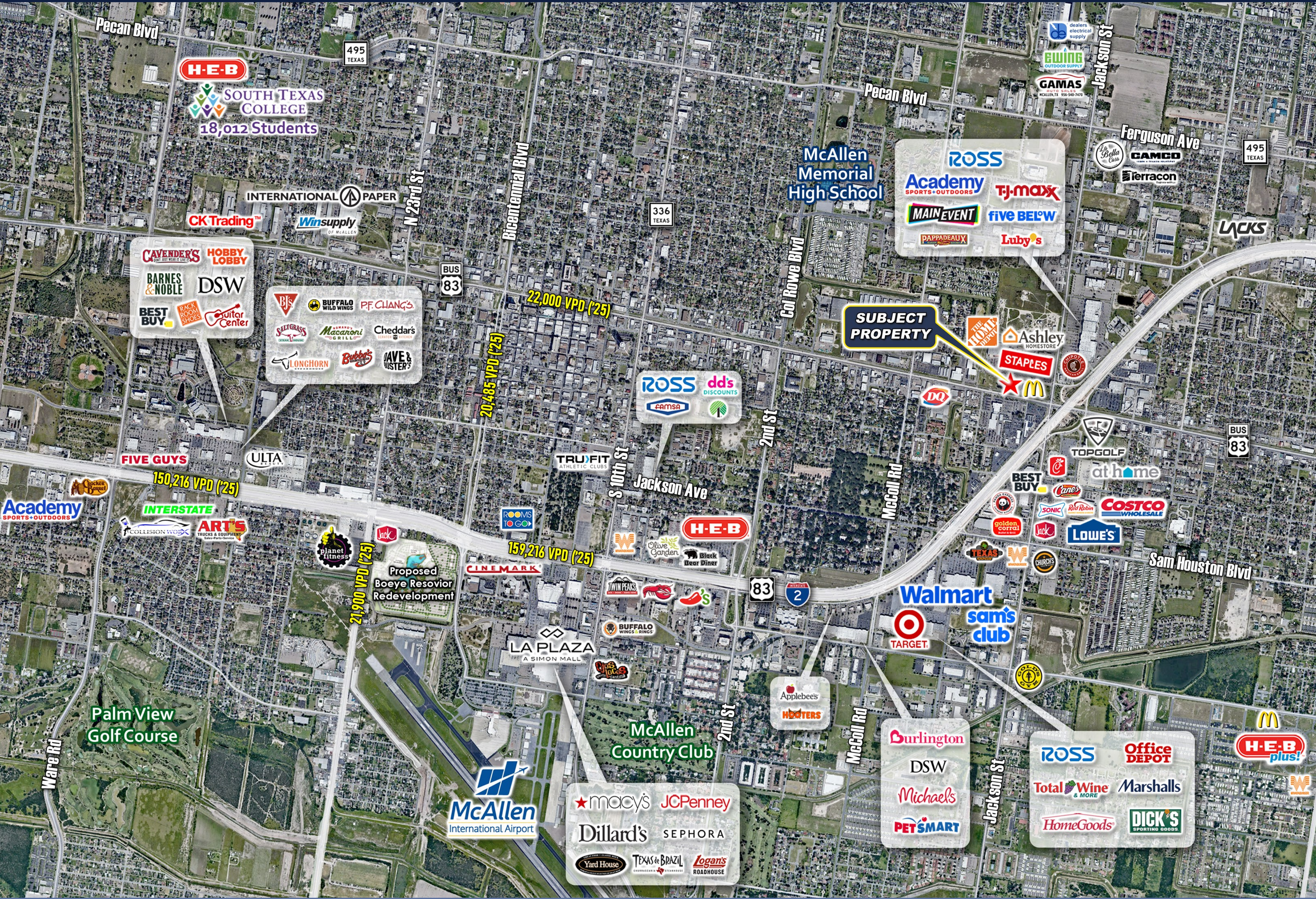
244,916

AVG HOUSEHOLD INCOME

$75,649

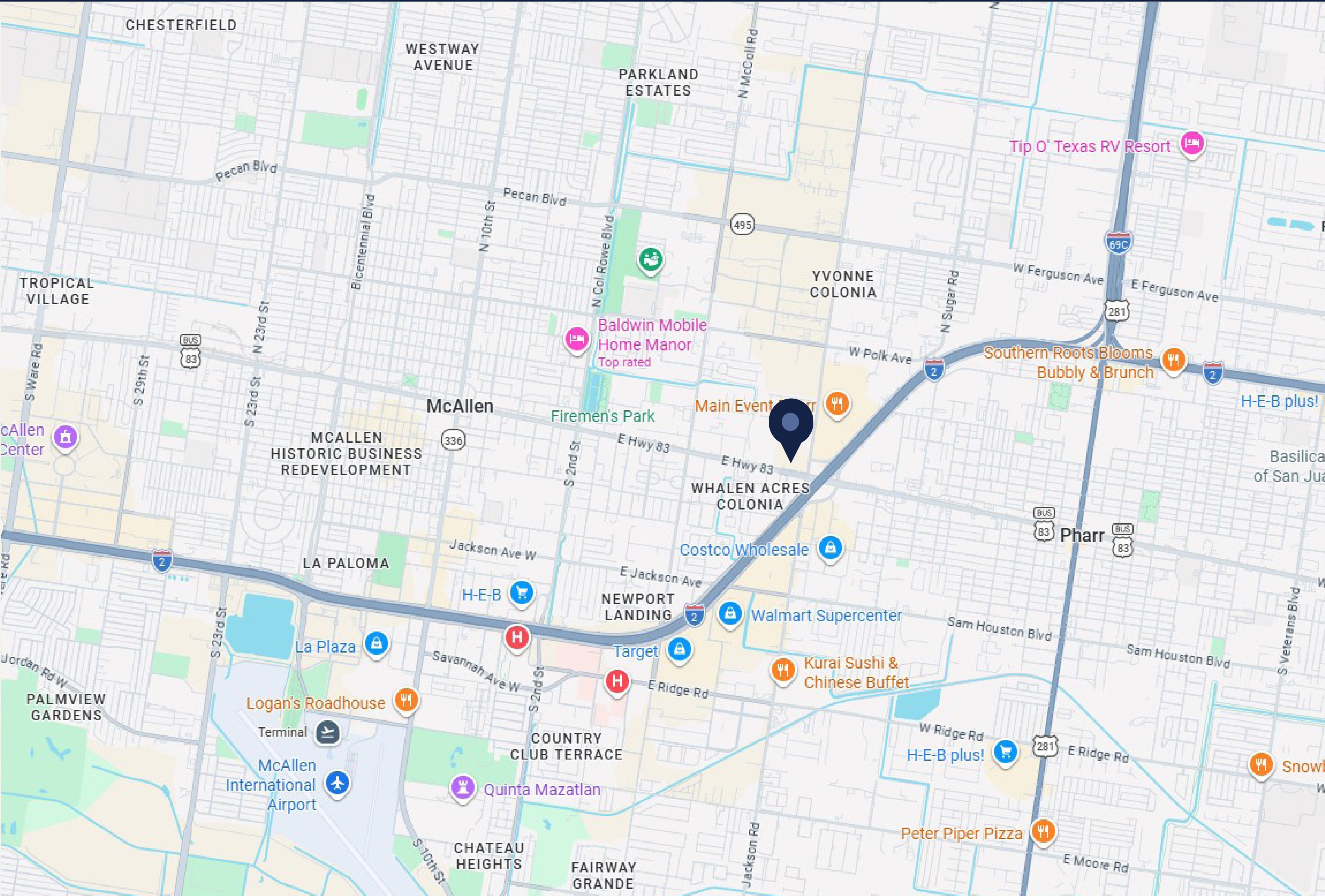
VEHICLES PER DAY

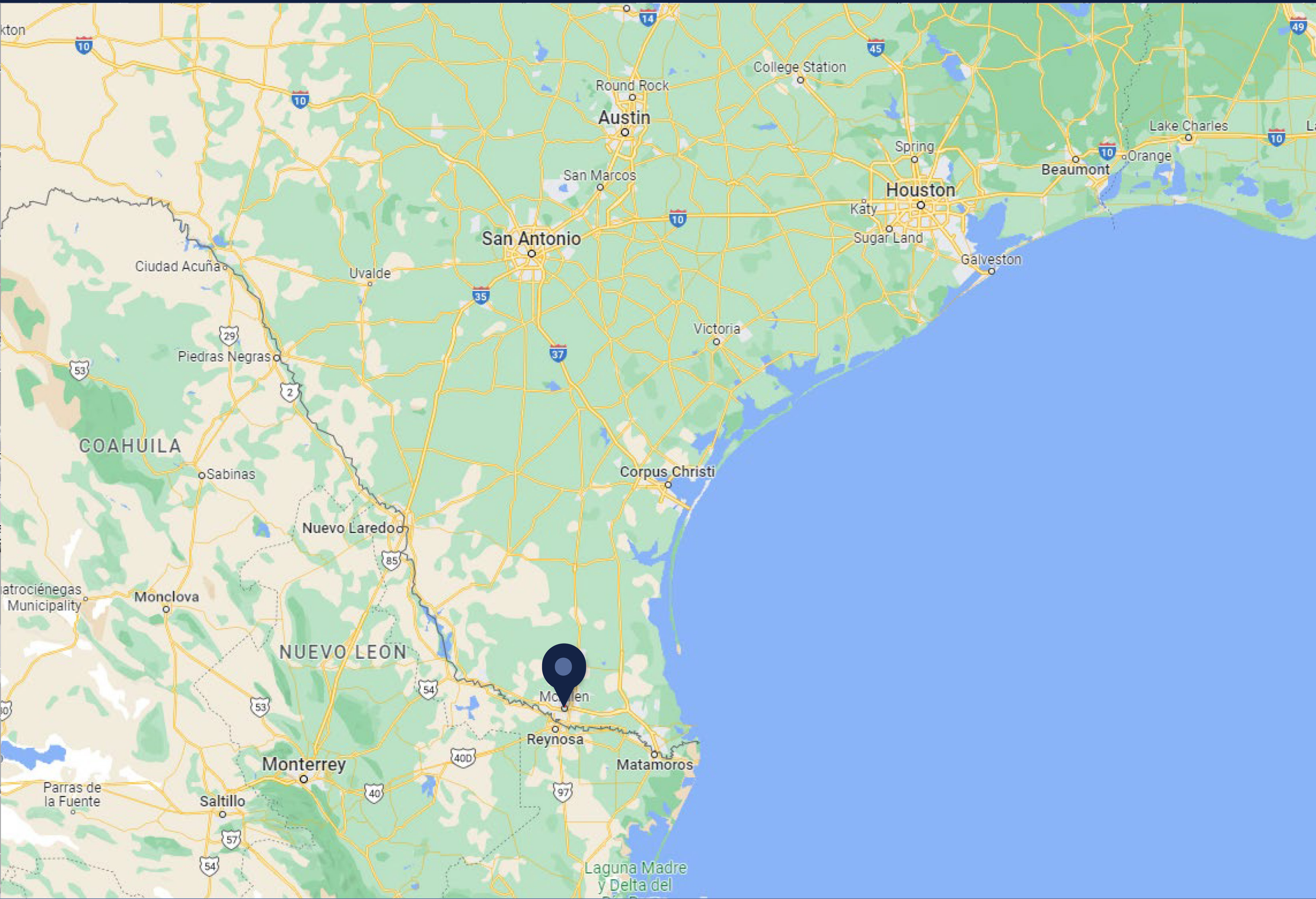
22,271


Pecan Blvd
H-E-B
South Texas College
18,012 Students
INTERNATIONAL PAPER
CK Trading
Winsupply
N 23rd St
Bicentennial Blvd
McAllen Memorial High School
ROSS
Academy
TJ·maxx
MAIN EVENT
five BELOW
PAPPADEAUX
Luby's
Ferguson Ave
CAMCO
Terracon
LACKS
GAMAS
ewing
Jackson St
Col Rowe Blvd
22,000 VPD ('25)
20,485 VPD ('25)
SUBJECT PROPERTY
Ashley
STAPLES
CAVENDER'S
HOBBY LOBBY
BARNES & NOBLE
DSW
BEST BUY
Guitar Center
BUFFALO WILD WINGS
P.F. CHANG'S
Macaroni Grill
Cheddar's
LONGHORN
Bubba's 33
DAVE & BUSTER'S
ROSS
dds DISCOUNTS
FAMSA
2nd St
McColl Rd
TOPGOLF
at home
BEST BUY
COSTCO
LOWE'S
FIVE GUYS
ULTA
150,216 VPD ('25)
Academy
INTERSTATE
ARTS
TRUFIT
S 10th St
Jackson Ave
H-E-B
planet fitness
21,900 VPD ('25)
Proposed Boeye Resovior Redevelopment
CINEMARK
159,216 VPD ('25)
TWIN PEAKS
Olive Garden
Black Bear Diner
Sam Houston Blvd
Walmart
sam's club
TARGET
LA PLAZA
A SIMON MALL
BUFFALO WINGS & RINGS
Palm View Golf Course
Ware Rd
McAllen Country Club
Applebee's
HOOTERS
Burlington
DSW
Michaels
PETSMART
ROSS
Office DEPOT
Total Wine & MORE
Marshalls
HomeGoods
DICK'S
H-E-B plus!
McAllen International Airport
macy's
JCPenney
Dillard's
SEPHORA
Yard House
Texas de Brazil
Logan's ROADHOUSE


CINEMARK
COST PLUS WORLD MARKET
sears
five BELOW
Bath&BodyWorks
Burlington
PAPPADEAUX
TJ·maxx
THE HOME DEPOT
Staples
Ashley HOMESTORE
DOLLAR TREE
CHIPOTLE MEXICAN GRILL
cricket
Academy SPORTS+OUTDOORS
El Pollo Loco
BURGER KING
Luby's
CenterWell Senior Primary Care
GREATER TEXAS CREDIT UNION
E HWY 83
22,271 VPD
JACKSON RD


at home
The Home Décor Superstore
COSTCO WHOLESALE
LOWE'S
Red Robin
SONIC
Raising Cane's
CHICKEN FINGERS
Chick-fil-A
DUNKIN'
BEST BUY
DAVID'S
BRIDAL
FIREHOUSE SUBS
Krispy Kreme
DOUGHNUTS
sam's club
TEXAS
WHATABURGER
PANDA EXPRESS
CHINESE KITCHEN
Walmart
Supercenter
ROSS
DRESS FOR LESS
DICK'S
SPORTING GOODS
DOLLAR TREE
HomeGoods
Marshalls
BED BATH & BEYOND
Burlington
PETSMART
Kirkland's
101,000 VPD
INTERSTATE
2
GREATER TEXAS
CREDIT UNION
CenterWell
Senior Primary Care


CHESTERFIELD
WESTWAY AVENUE
PARKLAND ESTATES
Tip O' Texas RV Resort
Pecan Blvd
Pecan Blvd
Bicentennial Blvd
N 10th St
N Col Rowe Blvd
N McColl Rd
YVONNE COLONIA
N Sugar Rd
W Ferguson Ave
E Ferguson Ave
TROPICAL VILLAGE
Baldwin Mobile Home Manor
Top rated
W Polk Ave
Southern Roots Blooms Bubbly & Brunch
S Ware Rd
S 29th St
N 23rd St
S 23rd St
McAllen
Firemen's Park
Main Event
H-E-B plus!
McAllen Center
MCALLEN HISTORIC BUSINESS REDEVELOPMENT
E Hwy 83
E Hwy 83
S 2nd St
WHALEN ACRES COLONIA
Basilica of San Juan
Pharr
Jackson Ave W
LA PALOMA
Costco Wholesale
E Jackson Ave
H-E-B
NEWPORT LANDING
Walmart Supercenter
Sam Houston Blvd
Sam Houston Blvd
S Veterans Blvd
La Plaza
Target
Savannah Ave W
E Ridge Rd
Kurai Sushi & Chinese Buffet
Jordan Rd W
PALMVIEW GARDENS
Logan's Roadhouse
Terminal
W Ridge Rd
H-E-B plus!
E Ridge Rd
COUNTRY CLUB TERRACE
McAllen International Airport
Quinta Mazatlan
Peter Piper Pizza
Jackson Rd
E Moore Rd
S 10th St
CHATEAU HEIGHTS
FAIRWAY GRANDE


Austin
Round Rock
College Station
San Marcos
San Antonio
Houston
Spring
Katy
Sugar Land
Galveston
Beaumont
Orange
Lake Charles
Victoria
Corpus Christi
Uvalde
Ciudad Acuña
Piedras Negras
COAHUILA
Sabinas
Nuevo Laredo
Monclova
NUEVO LEON
McAllen
Reynosa
Matamoros
Monterrey
Saltillo
Parras de la Fuente
Laguna Madre y Delta del

MCALLEN, TX

OVERVIEW

McAllen is one of the principal cities of the Rio Grande Valley and anchors the McAllen–Edinburg–Mission metropolitan area, one of the most important economic centers in South Texas. Located near the U.S.–Mexico border, the city benefits from strong cross-border commerce, regional population growth, and its position as a retail, healthcare, logistics, and business hub for both South Texas and northern Mexico. The metro area serves a population of more than 900,000 residents and draws additional consumer demand from nearby Mexican markets, reinforcing McAllen's role as a major commercial destination in the region.

The McAllen–Edinburg–Mission economy is supported by a diverse base of industries including healthcare, retail trade, education, international commerce, logistics, and advanced manufacturing. The region's gross metropolitan product exceeds $30 billion, and the market supports more than 300,000 non-farm jobs. Healthcare and education remain major employment drivers, while retail trade continues to play an outsized role due to McAllen's strong regional draw and cross-border shopping activity. The area also benefits from a growing higher education and workforce pipeline, supported by colleges and universities throughout the Rio Grande Valley.

McAllen continues to attract businesses, investors, and entrepreneurs due to its pro-business environment, strategic border location, affordability, and access to both U.S. and Mexican consumer markets. Ongoing infrastructure investment, population growth, and expanding industrial activity have strengthened the region's long-term economic outlook. These factors, combined with McAllen's established retail base and role as a commercial gateway to the Rio Grande Valley, position the city as one of South Texas' most resilient and dynamic markets.

	1 Mile	3 Mile	5 Mile
POPULATION			
2020 Population	8,740	96,543	233,914
2025 Population	9,760	103,408	244,916
2030 Population Projection	10,327	108,563	255,976
Annual Growth 2020-2025	2.30%	1.40%	0.90%
Annual Growth 2025-2030	1.20%	1.00%	0.90%
Median Age	34	34.7	33.7
Bachelor's Degree or Higher	21%	22%	23%
U.S. Armed Forces	0	68	198
POPULATION BY RACE			
White	2,806	28,440	64,160
Black	62	894	2,181
American Indian/Alaskan Native	42	441	1,042
Asian	85	1,170	3,945
Hawaiian & Pacific Islander	1	38	116
Two or More Races	6,764	72,425	173,471
Hispanic Origin	9,027	93,822	223,074
HOUSING			
Median Home Value	$141,331	$144,382	$163,698
Median Year Built	1988	1993	1996

Demographic data © CoStar 2025

	1 Mile	3 Mile	5 Mile
HOUSEHOLDS:			
2020 Households	3,163	33,686	76,487
2025 Households	3,508	35,904	79,608
2030 Household Projection	3,713	37,705	83,215
Annual Growth 2020-2025	2.80%	2.10%	1.90%
Annual Growth 2025-2030	1.20%	1.00%	0.90%
Owner Occupied Households	1,584	19,455	49,364
Renter Occupied Households	2,129	18,250	33,851
Avg Household Size	2.7	2.8	3
Avg Household Vehicles	1	2	2
Total Specified Consumer Spending	$76.1M	$884.2M	$2.2B
INCOME			
Avg Household Income	$55,260	$67,896	$75,649
Median Household Income	$38,860	$50,027	$55,292
< $25,000	1,258	9,760	19,404
$25,000 - 50,000	749	8,183	16,768
$50,000 - 75,000	630	6,550	14,762
$75,000 - 100,000	390	4,041	8,887
$100,000 - 125,000	212	2,830	6,831
$125,000 - 150,000	86	1,696	4,500
$150,000 - 200,000	111	1,380	4,156
$200,000+	72	1,462	4,299

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Summit RE and may not be made available to any other person or entity without the prior written consent of Summit RE. By taking possession of and reviewing this Offering Memorandum, the recipient agrees to hold and treat all such information in the strictest confidence and agrees not to photocopy, reproduce, or duplicate any portion of this Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to Summit RE.

This Offering Memorandum has been prepared solely to provide summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Summit RE has not made any investigation and makes no guarantee, warranty, or representation as to the accuracy or completeness of the information provided, including, without limitation: income or expenses; future or projected financial performance; size and square footage of the property and improvements; the presence or absence of contaminating substances (including PCBs or asbestos); compliance with local, state, or federal laws and regulations; the physical condition of the property or improvements; or the financial condition, business prospects, performance, or plans of any tenant or guarantor, including any tenant's plans or intentions to continue its occupancy.

Information contained in this Offering Memorandum has been obtained from sources believed to be reliable; however, Summit RE has not verified and will not verify such information and makes no warranty or representation whatsoever regarding its accuracy or completeness. All prospective purchasers must independently confirm the accuracy and completeness of all material information and shall be responsible for all costs and expenses of investigating the subject property. Summit RE expressly denies any obligation to conduct a due diligence examination of the property for prospective purchasers. Prospective purchasers and their tax, financial, legal, and construction advisors must request and carefully review all legal and financial documents related to the property and any tenant.

Any projections, opinions, assumptions, or estimates contained in this Offering Memorandum are provided for illustrative purposes only and do not represent the current or future performance of the property. The value of the property to a prospective purchaser depends on factors that should be evaluated by the prospective purchaser and the prospective purchaser's tax, financial and legal advisors. Like all real estate investments, this investment involves significant risks. Past tenant performance (at this or other locations) is not a guarantee of future success. Certain lease rates, including for newly constructed facilities or newly acquired locations, may be based on a tenant's projected sales with limited or no operating history, and/or comparable rents for the area. Returns are not guaranteed; tenants and/or guarantors may fail to pay rent, property taxes, or other amounts due, or may fail to comply with material lease terms; and cash flow may be interrupted in whole or in part due to market, economic, environmental, or other conditions. Regardless of any tenant history or lease guarantees, prospective purchasers are responsible for investigating all matters affecting the intrinsic value of the property and the value of any long-term leases, including the likelihood of locating replacement tenants if any tenant defaults or abandons the property, the terms that may be negotiated with any replacement tenants, and the prospective purchaser's legal ability to make alternate use of the property.

SHOWINGS: All property showings are by appointment only. Please contact the Summit RE agent for more details.

By accepting this Offering Memorandum, prospective purchasers agree to release Summit RE and hold it harmless from any claim, cost, expense, or liability arising out of the prospective purchaser's investigation and/or purchase of the commercial property.

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 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 th e 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.

Exclusively Listed By

SUMMIT RE

SummitRE.io

Dallas, TX
Houston, TX
Costa Mesa, CA

(972) 860-9950