

UVALDE SHOPPING CENTER

A WALMART SHADOW-ANCHORED SHOPPING CENTER

3250 EAST MAIN STREET | UVALDE, TX 78801

Walmart 



PHILIP LEVY

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EXECUTIVE MANAGING DIRECTOR

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Marcus & Millichap

LEVY RETAIL GROUP

OFFERING MEMORANDUM

Uvalde Shopping Center

3250 East Main Street, Uvalde, TX 78801

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

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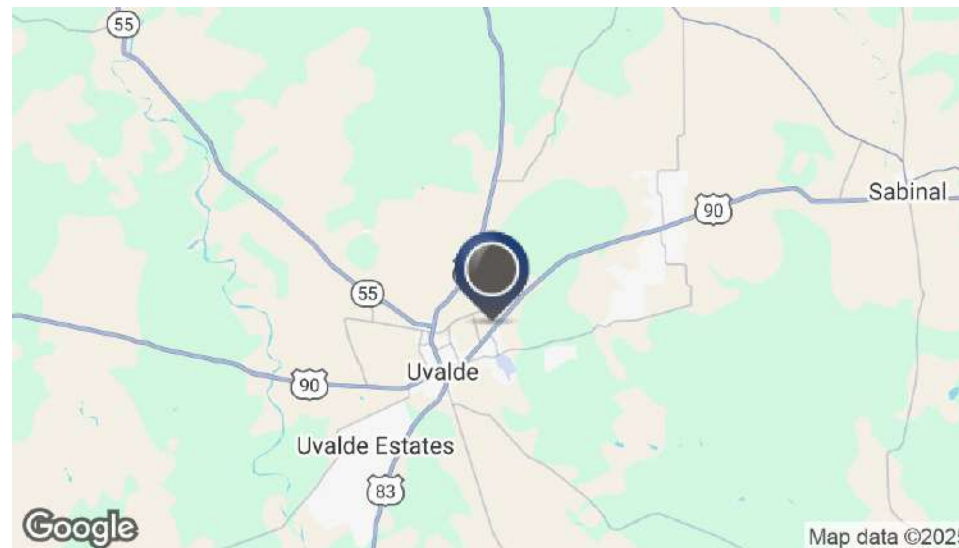
Section 1 PROPERTY INFORMATION



Uvalde Shopping Center

3250 East Main Street, Uvalde, TX 78801

Marcus & Millichap
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OFFERING SUMMARY

Sale Price:	\$4,153,200
Building Size:	24,160 SF
Lot Size:	2.72 Acres
Price / SF:	\$171.90
Cap Rate:	8.6%
NOI:	\$357,176
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

Total Households
Total Population
Average HH Income

3 MILES

3,601
10,262
\$64,660

5 MILES

5,924
17,432
\$61,520

10 MILES

6,987
20,702
\$61,211

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. 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 \$172 Per Square Foot

Uvalde Shopping Center

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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	170.3K
AVG. VISITS / CUSTOMER	10.92
AVG. DWELL TIME	34 Minutes



April 1, 2024 - March 31, 2025

Data provided by Placer Labs Inc. (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

INVESTMENT OVERVIEW

	CURRENT
Price	\$4,153,200
Price per SF	\$172
CAP Rate	8.60%
Total Return (yr 1)	\$357,176

OPERATING DATA

	CURRENT
Gross Income	\$466,351
Operating Expenses	\$109,175
Net Operating Income	\$357,176

Uvalde Shopping Center

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INCOME SUMMARY	CURRENT	PER SF
Base Rent	\$347,972	\$14.40
Real Estate Taxes Reimbursements	\$34,166	\$1.41
Insurance Reimbursements	\$16,626	\$0.69
CAM/Management/Admin/Replacement Reserves Reimbursements	\$49,385	\$2.04
Shoe Show Reimbursements	\$18,201	\$0.75
GROSS INCOME	\$466,351	\$19.30
EXPENSE SUMMARY	CURRENT	PER SF
Real Estate Taxes	\$42,637	\$1.76
Insurance	\$20,749	\$0.86
Utilities & Trash	\$9,776	\$0.40
Landscaping	\$5,175	\$0.21
Repairs & Maintenance	\$10,800	\$0.45
Parking Lot	\$2,400	\$0.10
Porter Service	\$1,500	\$0.06
Fire Alarm/Fire Safety	\$3,210	\$0.13
Pest Control	\$341	\$0.01
Management Fee	\$12,587	\$0.52
GROSS EXPENSES	\$109,175	\$4.52
NET OPERATING INCOME	\$357,176	\$14.78

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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	\$37,242.00	\$20.69	5/01/27	\$21.31	\$10,223.47	None	NNN		
								5/01/28	\$21.95					
								5/01/29	\$22.61					
201	Deluxe Nails & Spa	1,200	4.97%	9/24/2015	9/30/2030	\$24,150.00	\$20.13			\$6,815.31	(1) 5-Yr @ MKT	NNN		
301	Great Clips	900	3.73%	6/1/2016	5/31/2026	\$18,810.00	\$20.90			\$5,111.23	(1) 5-Yr @ \$22.99	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	\$6,568.31	(1) 5-Yr @ 3% annual increases	NNN		
								8/01/28	\$23.64					
501	Shoe Dept.	4,800	19.87%	4/4/2008	4/30/2026	\$51,600.00	\$10.75			\$18,201.36	(2) 5-Yr @ \$14.00/\$15.00	MG		
601	Sally Beauty Supply (3)	1,600	6.62%	10/30/2005	12/31/2028	\$27,200.04	\$17.00			\$7,628.75	(1) 3-Yr @ \$18.00	NNN		
701	CATO (4)	4,160	17.22%	10/5/2005	1/31/2031	\$54,080.04	\$13.00			\$19,117.15		NNN		
901	Belton Hearing Aids	2,500	10.35%	3/9/2018	3/31/2026	\$24,153.48	\$9.66			\$12,620.98	(1) 5-Yr @ 2.5% annual increases	NNN		
801	Master Lease (5)	6,000	24.83%	At Closing	1 Year	\$84,000.00	\$14.00			\$32,093.00		NNN		
TOTAL VACANT		0	0%											
TOTAL OCCUPIED		24,160	100%											
TOTAL		24,160	100%							\$347,972				
										\$118,380				

NOTES:

- (1) Annual Rent is calculated on the future rent increase from \$20.09/SF to \$20.69/SF on 5/01/2026. 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 \$16.50/SF to \$17.00/SF on 2/01/2026. Tenant receives one month of Free Rent for the period of January 2026. 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 \$12.50/SF to \$13.00/SF on 2/01/2026. Seller shall credit Buyer the deficit from the closing date to the date of rent increase.
- (5) At closing, Seller will master lease the 6,000-square-foot suite for a period of 12 months at a rate of \$14.00/square foot plus NNN. In addition, Seller shall credit Buyer \$10.00/square foot for TI Allowance and \$6.00/square foot for leasing commission.

Section 4 SALE COMPARABLES



Uvalde Shopping Center

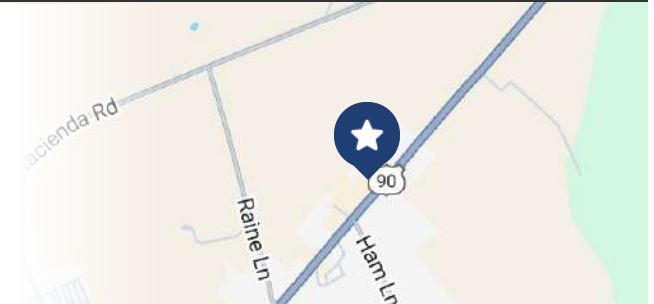
3250 East Main Street, Uvalde, TX 78801



SUBJECT PROPERTY

3250 East Main Street | Uvalde, TX 78801

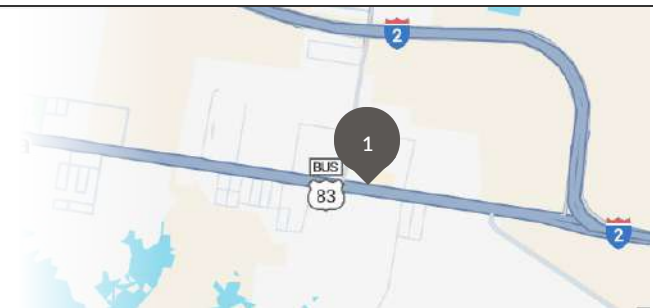
Sale Price:	\$4,153,200	Lot Size:	2.72 AC
Year Built:	2005	Building SF:	24,160 SF
Price PSF:	\$171.90	Cap:	8.6%
NOI:	\$357,176		



DOLLAR TREE PLAZA

1709 Expressway 83 | Penitas, TX 78576

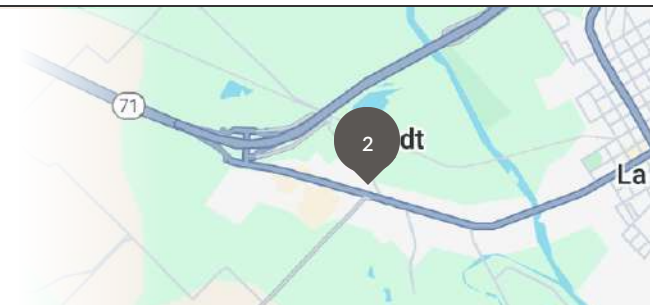
Sale Price:	\$4,215,000	Lot Size:	2.11 AC
Year Built:	2012	Building SF:	21,000 SF
Price PSF:	\$200.71	CAP:	7.73%
Closed:	07/29/2025	Occupancy:	100%



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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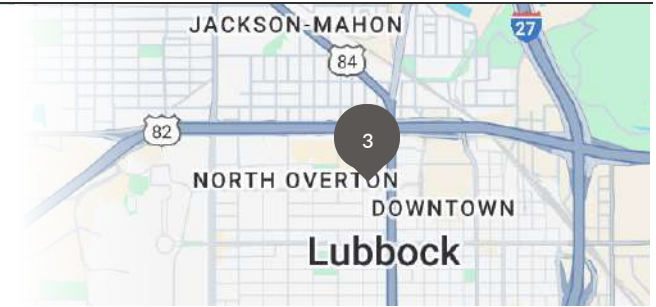
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LUBBOCK TECH SHOPPING CENTER

1803 7th St | Lubbock, TX 79401

Sale Price:	\$4,033,732	Lot Size:	1.78 AC
Year Built:	2006	Building SF:	19,900 SF
Price PSF:	\$202.70	CAP:	7.98%
Closed:	05/22/2024	Occupancy:	100%



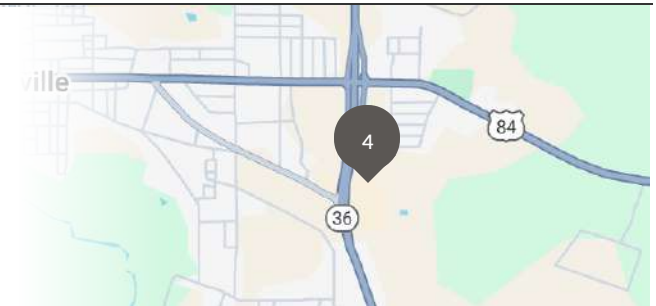
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GATESVILLE SHOPPING CENTER

319 Highway 36 South | Gatesville, TX 76528

Sale Price:	\$3,600,000	Lot Size:	5 AC
Year Built:	2007	Building SF:	20,561 SF
Price PSF:	\$175.09	CAP:	8.1%
Closed:	11/20/2024	Occupancy:	100%



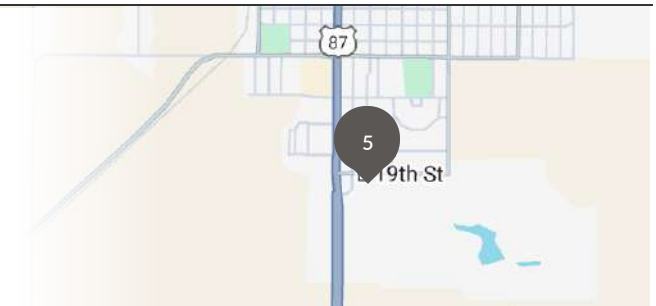
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DUMAS SHOPPING CENTER

300 E 19th St | Dumas, TX 79029








Sale Price:	\$2,075,000	Lot Size:	2.12 AC
Year Built:	2008	Building SF:	15,050 SF
Price PSF:	\$137.87	CAP:	8.1%
Closed:	11/22/2024	Occupancy:	100%



Uvalde Shopping Center

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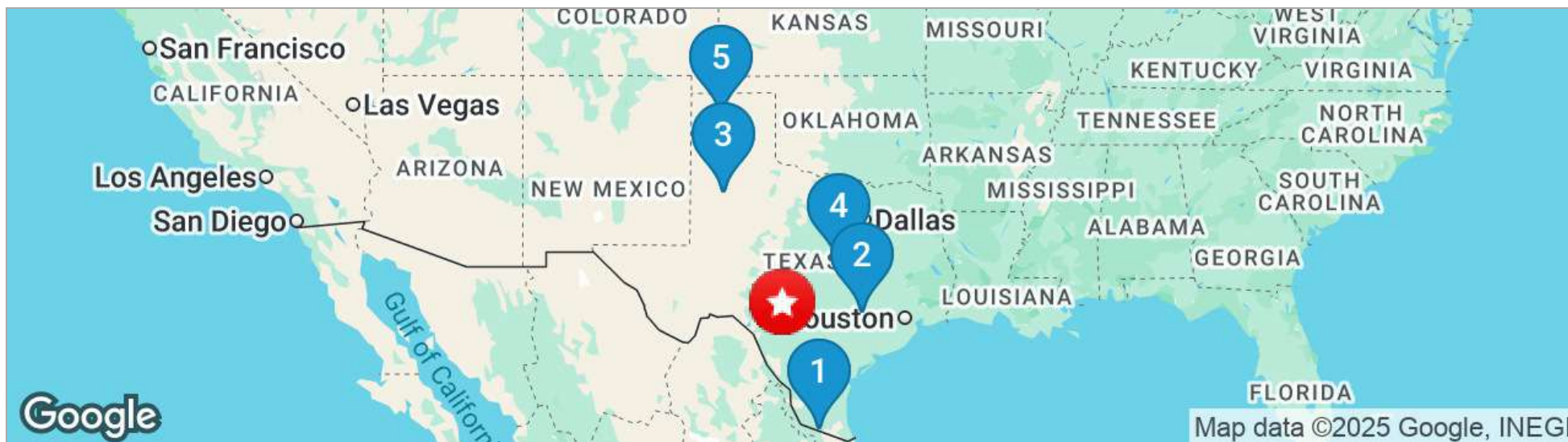
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	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	CAP	
	 <p>Uvalde Shopping Center 3250 East Main Street Uvalde, TX 78801</p>	\$4,153,200	24,160 SF	\$171.90	8.6%	
	SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	CLOSE
1	 <p>Dollar Tree Plaza 1709 Expressway 83 Penitas, TX 78576</p>	\$4,215,000	21,000 SF	\$200.71	7.73%	07/29/2025
2	 <p>Dollar Tree Plaza - La Grange 1616 W State Highway 71 La Grange, TX 78945</p>	\$1,980,000	13,500 SF	\$146.67	7.8%	09/26/2025
3	 <p>Lubbock Tech Shopping Center 1803 7th St Lubbock, TX 79401</p>	\$4,033,732	19,900 SF	\$202.70	7.98%	05/22/2024
4	 <p>Gatesville Shopping Center 319 Highway 36 South Gatesville, TX 76528</p>	\$3,600,000	20,561 SF	\$175.09	8.1%	11/20/2024
5	 <p>Dumas Shopping Center 300 E 19th St Dumas, TX 79029</p>	\$2,075,000	15,050 SF	\$137.87	8.1%	11/22/2024
		PRICE	BLDG SF	PRICE/SF	CAP	CLOSE
	Totals/Averages	\$3,180,746	18,002 SF	\$176.69	7.94%	

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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
Penitas, TX 78576

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

3 LUBBOCK TECH SHOPPING CENTER
1803 7th St
Lubbock, TX 79401

4 GATESVILLE SHOPPING CENTER
319 Highway 36 South
Gatesville, TX 76528

5 DUMAS SHOPPING CENTER
300 E 19th St
Dumas, TX 79029

Section 5 DEMOGRAPHICS



Uvalde Shopping Center

3250 East Main Street, Uvalde, TX 78801

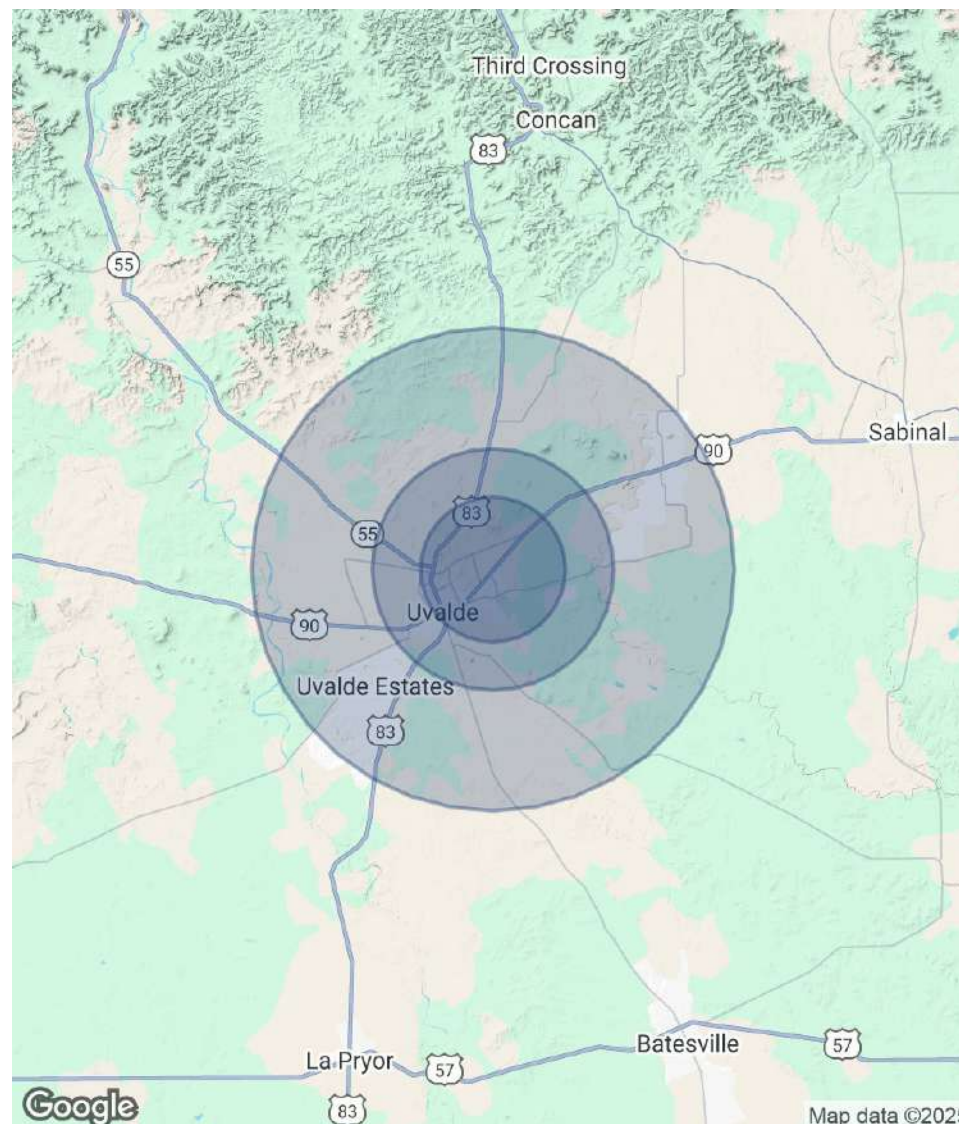
POPULATION	3 MILES	5 MILES	10 MILES
Total Population	10,262	17,432	20,702
Average Age	35.4	35.1	35.3
Average Age (Male)	33.0	32.4	32.5
Average Age (Female)	37.6	37.4	37.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,601	5,924	6,987
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$64,660	\$61,520	\$61,211
Average House Value	\$140,708	\$116,029	\$119,360

ETHNICITY (%)	3 MILES	5 MILES	10 MILES
Hispanic	70.6%	77.5%	76.6%

RACE	3 MILES	5 MILES	10 MILES
Total Population - White	9,691	16,532	19,594
% White	94.4%	94.8%	94.6%
Total Population - Black	143	250	291
% Black	1.4%	1.4%	1.4%
Total Population - Asian	212	252	288
% Asian	2.1%	1.4%	1.4%
Total Population - Hawaiian	8	15	19
% Hawaiian	0.1%	0.1%	0.1%
Total Population - American Indian	114	212	284
% American Indian	1.1%	1.2%	1.4%
Total Population - Other	94	171	226
% Other	0.9%	1.0%	1.1%

* Demographic data derived from 2023 CoStar Group.





Information About Brokerage Services

2-10-2025

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.

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.

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.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov

IABS 1-1

CHINA WOK BUFFET

 **CATO**
the **Beltone**
SHOE DEPT.

SALLY BEAUTY

DELUXE
Nails & Spa

GNC

Great Clips

cricket

@WORK
PERSONNEL SERVICES

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