Cactus Center

717 South 14th Street | Kingsville, Texas 78363

Marcus & Millichap

LAGOS-WOLANSKY RETAIL GROUP

OFFERED EXCLUSIVELY BY

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Real Estate Investment Sales • Financing • Research • Advisory Services

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TEXAS REAL ESTATE COMMISSION P.O. BOX 12188, AUSTIN, TEXAS 78711-2188 (512) 936-3000

PROPERTY OVERVIEW

PRICE
$1,995,000

Cap Rate (Current/Pro Forma):	7.31% / 10.89%
NOI (Current/Pro Forma):	$145,821 / $217,340
Price/SF:	$114.66
Building GLA:	17,400 SF
Total Land Area:	1.81 AC
Year Built / Renovated:	1980 / 2005
Occupancy:	77%
Parcel IDs:	15654, 14860

Marcus & Millichap is pleased to exclusively list for sale Cactus Center, located at 717 South 14th Street and 907 East Johnston Avenue. This property is comprised of two multi-tenant retail buildings totaling 17,400 square feet. Additionally, there is approximately 23,440 square feet of vacant land behind the northernmost building.

Cactus Center is 77 percent occupied with a stabilized tenant base. All tenants are triple-net, protecting an investor from any increase in operating expenses. Cactus Center is offered at a price of $1,995,000 ($115/SF) which represents a day one cap rate of 7.31 percent. If an investor leases the two vacant units, the pro forma cap rate is 10.89 percent.

Strategically positioned along South 14th Street, one of Kingsville's primary commercial corridors, this neighborhood retail shopping center presents a compelling value-add and income-producing investment opportunity in a stable South Texas market. The property benefits from strong visibility, convenient ingress/egress, and proximity to established residential neighborhoods, schools, and key demand drivers including Texas A&M University–Kingsville.

INVESTMENT HIGHLIGHTS

Prime Retail Corridor Location: The property is situated on a high-traffic thoroughfare with consistent daily vehicle counts and strong local consumer activity.

Stable Tenant Base: The center is designed to accommodate a mix of service-oriented and necessity retail tenants that drive repeat local traffic.

Value-Add Potential: Opportunities exist to increase NOI through lease-up of vacancy, rental rate adjustments to market, and strategic property enhancements.

Favorable Market Dynamics: Kingsville serves as a regional hub for surrounding rural communities, supporting sustained retail demand.

Accessible Price Point: Compared to major Texas metros, this property offers investors higher yield potential.

AERIAL

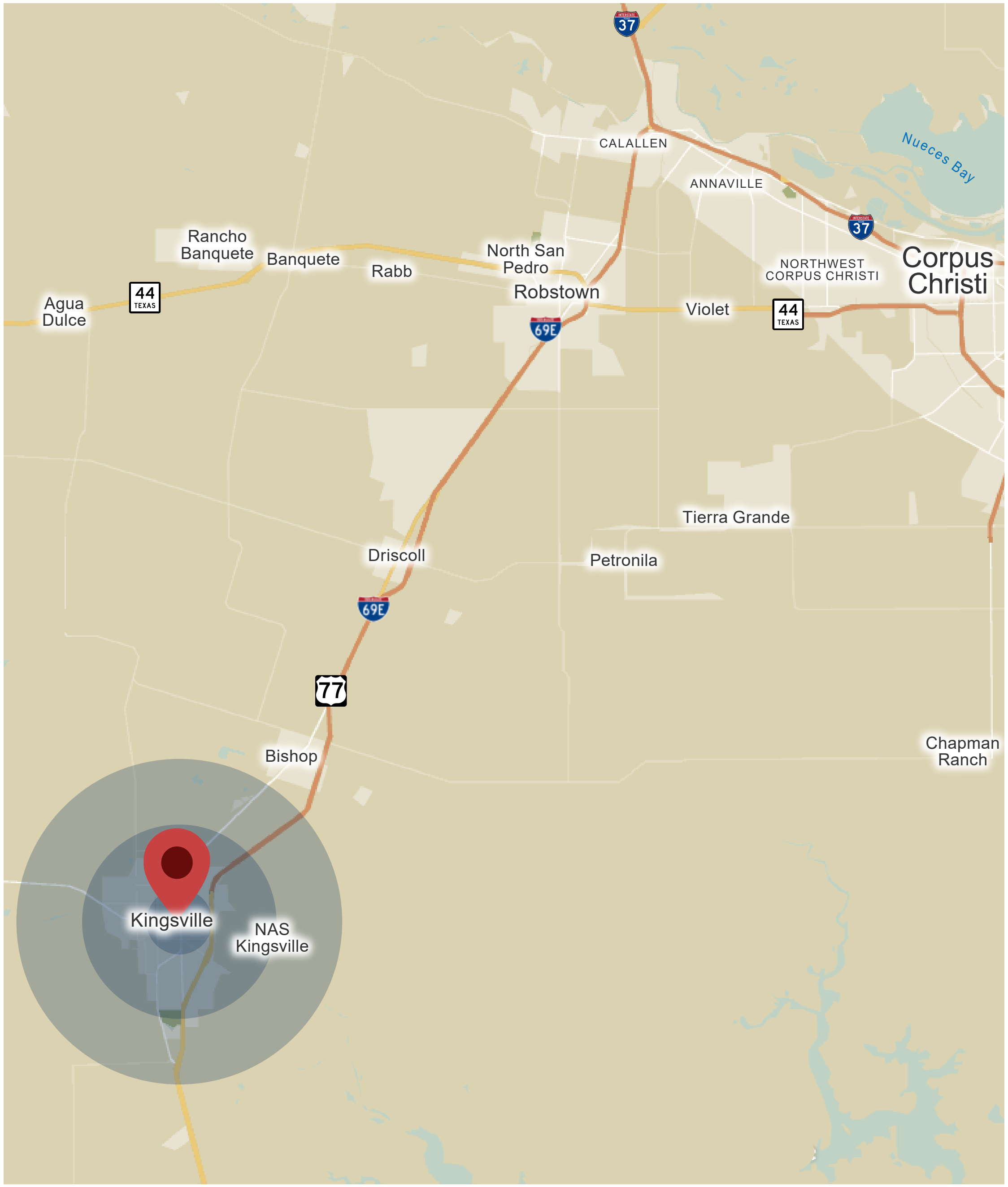

TEXAS A&M UNIVERSITY KINGSVILLE
H-E-B
O'Reilly AUTO PARTS
AutoZone
Walgreens
cricket
CVS
McDonald's
EZ PAWN
SONIC
Popeyes
SUBWAY
boostmobile
metro by T-Mobile
WELLS FARGO
Parcel ID: 14860
Subject Property
Parcel ID: 15654
snap 24/7 fitness
16,337 VPD
South 14th Street
N


AERIAL
77
28,167
VPD
KFC
WHATABURGER
SONIC
LOUISIANA KITCHEN
POPEYES
SUBWAY
boostmobile
metro by T-Mobile
WELLS FARGO
South 14th Street
Subject Property
Parcel ID:
15654
N


CACTUS
CENTER
Rent-A-Center
REGIONAL FINANCE
MASSAGE
SALE

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 PROJECT. POPULATION	9,196	25,348	26,097
2025 EST. POPULATION	9,276	25,424	26,172
CHANGE 2025-2030	-0.86%	-0.30%	-0.29%
2025 MEDIAN AGE	32.0	29.0	29.0
POPULATION BY RACE	**1 MILE**	**3 MILE**	**5 MILE**
WHITE	52.27%	53.04%	53.24%
BLACK	2.53%	4.22%	4.14%
ASIAN	0.99%	2.49%	2.44%
AMERICAN INDIAN, ESKIMO, ALEUT	0.97%	0.85%	0.85%
HAWAIIAN, PACIFIC ISLANDER	0.00%	0.00%	0.00%
MULTI-RACE	30.48%	26.83%	26.79%
OTHER	12.76%	12.57%	12.53%
HISPANIC ORIGIN	78.09%	73.50%	73.34%
HOUSEHOLDS BY INCOME	**1 MILE**	**3 MILE**	**5 MILE**
$200,000 OR MORE	1.93%	2.60%	2.89%
$150,000 - $199,999	4.70%	4.35%	4.48%
$100,000 - $149,999	17.35%	16.13%	16.23%
$75,000 - $99,999	14.45%	13.54%	13.41%
$50,000 - $74,999	16.33%	17.16%	17.05%
$35,000 - $49,999	9.23%	9.01%	8.98%
$25,000 - $34,999	11.18%	10.20%	10.14%
$15,000 - $24,999	11.16%	10.09%	10.04%
$10,000 - $14,999	6.14%	5.98%	5.98%
UNDER $9,999	7.52%	10.93%	10.80%
AVERAGE HOUSEHOLD INCOME	$68,455	$66,663	$67,817
MEDIAN HOUSEHOLD INCOME	$59,465	$54,462	$55,167
PER CAPITA INCOME	$25,758	$26,320	$26,650
MEDIAN PROPERTY VALUE	$96,927	$96,793	$97,930



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Marcus & Millichap Capital Corporation (MMCC) is a subsidiary of Marcus & Millichap (NYSE:MMI). We source and structure financing for a wide variety of net lease and multi-tenant retail properties across the nation.Whether for acquisitions, development or recapitalizations, appropriate debt structuring is critical for not only favorable returns but to also prevent over-leveraging and create flexibility to respond to market trends.

Ultimately, our Debt Placement capabilities drive lenders to work in partnership with our retail clients to achieve a balanced capital stack that results in favorable leverage levels, loan pricing, terms, and options.

Lagos-Wolansky sales listing financed by Jamie Safier

NATIONAL PLATFORM OPERATING WITHIN THE FIRM'S **81** BROKERAGE OFFICES

414 UNIQUE CAPITAL SOURCES FUNDED MMCC DEALS

1,557 CLOSED DEBT & EQUITY FINANCINGS

$11.6B TOTAL FINANCING NATIONAL VOLUME

Year Ending December 31, 2025

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Marcus & Millichap Capital Corporation

Information About Brokerage Services

11-03-2025

EQUAL HOUSING OPPORTUNITY

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 responsiblities to you and your obligations under the agreement; and (ii) the amount or rate of compendation 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 requred 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.

Name	License No.	Email	Phone
Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
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Designated Broker of Firm	License No.	Email	Phone
Ford Noe	709695	ford.noe@marcusmillichap.com	713-452-4200
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 1-2

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LAGOS-WOLANSKY RETAIL GROUP

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