

INVESTMENT | SALE
HEB SHADOWED RETAIL

708 N. Conway Ave
Mission, TX



ICO Real Estate is pleased to exclusively offer for sale an H-E-B shadow-anchored retail center located within a high-growth corridor surrounded by national retailers. The property represents a compelling investment offering investors stable in-place cash flow from day one, along with meaningful value-add upside through the ability to increase below-market. This combination of existing income and future NOI growth creates a rare opportunity in one of South Texas' fastest-growing markets.

Alejandro Garza

Brokerage Services

- 📞 (956) 346 3176
- ✉ alex@icollc.com
- 🌐 icollc.com
- 📍 3521 Old Port Isabel Rd.
Brownsville, TX 78526

**INVESTMENT SALE
RETAIL CENTER**

ICO
Real Estate Advisors

Property Overview

\$ Price
\$3,200,000

Cap Rate:	6.90%
NOI:	\$222,976
Price/SF	\$236.44
Building GLA:	13,534
Total Land:	32,650
Year Built:	1997
Occupancy:	100%

Significant Upside Potential: Current in-place rents are materially below market, creating a compelling value-add opportunity. As leases roll, investors have the ability to mark rents to market, increase rental revenue, and drive meaningful NOI growth.

Lease Type: Except T-Mobile, lease are currently structured as gross leases. As leases roll and rents are marked to market, converting existing gross leases to NNN structures provides an additional opportunity to reduce landlord expense exposure and further increase NOI.

Location: The property benefits from its position directly across from H-E-B, a major traffic driver that generates consistent daily activity and visibility for the center.

Demographics: With approximately 154,000 residents within a 5-mile radius and projected growth to 170,800, the area benefits from a steadily expanding population base and increasing consumer demand.

Alejandro Garza

Brokerage Services

- ☎ (956) 346 3176
- ✉ alex@icollc.com
- 🌐 icollc.com
- 📍 3521 Old Port Isabel Rd.
Brownsville, TX 78526

INVESTMENT SALE RETAIL CENTER



Location



Alejandro Garza

Brokerage Services

- 📞 (956) 346 3176
- ✉ alex@icollc.com
- 🌐 icollc.com
- 📍 3521 Old Port Isabel Rd.
Brownsville, TX 78526

INVESTMENT SALE RETAIL CENTER



Location Map



Alejandro Garza

Brokerage Services

- 📞 (956) 346 3176
- ✉ alex@icollc.com
- 🌐 icollc.com
- 📍 3521 Old Port Isabel Rd.
Brownsville, TX 78526

INVESTMENT SALE RETAIL CENTER



Rent Roll Summary

Rent Roll Summary

Suite	Tenant Name	SF	% of Total SF	Begin	End	Rmn. Term	Current Rent	Exp. Reimb.
Suite A	Couture Nail & Boutique	950	7%	12/1/22	11/30/28	2.6 Yr.	\$ 21.47	\$ -
Suite B	Skin Med Lab	1,100	8%	6/1/23	5/31/27	1.1 Yr.	\$ 16.55	\$ -
Suite C	Iliana Hair Saon	950	7%	2/1/24	1/31/27	0.8 Yr.	\$ 15.16	\$ -
Suite D-F	Dog Lovers	2,850	21%	9/1/25	8/31/30	4.3 Yr.	\$ 15.28	\$ -
Suite 4	Alejandro Café	1,500	11%	4/1/26	3/31/30	3.9 Yr.	\$ 16.80	\$ -
Suite 4B	ABC Mission Group LLC	1,200	9%	1/1/26	12/31/30	4.7 Yr.	\$ 23.50	\$ -
Suite 3	Boutique	2,000	15%	11/1/25	10/31/27	1.5 Yr.	\$ 16.80	\$ -
Suite 1&2	T-Mobile	2,984	22%	6/1/25	6/30/30	4.2 Yr.	\$ 29.63	\$ 4.64
Total / Average		13,534	100%			WALT 3 Yr.	\$ 20.10	\$ 4.64

Rental Revenue	\$ 271,976
Expense Reimbursement	13,846
Parking	
Other Income	
Potential Gross Income	\$ 285,822

Vacancy & Collection Loss	0.00%	-
Effective Gross Income	\$ 285,822	

Operating Expenses	\$/ SF	
Common Area Maintenance	\$ 0.90	\$ 12,181
Real Estate Taxes	\$ 2.20	\$ 29,775
Insurance	\$ 0.91	\$ 12,316
Property Management Fee	3.0% of EGI	\$ 8,575
Replacement Reserves	\$ -	\$ -
Total Operating Expenses	\$ 4.64	\$ 62,846

Net Operating Income	\$ 222,976
-----------------------------	-------------------

Alejandro Garza

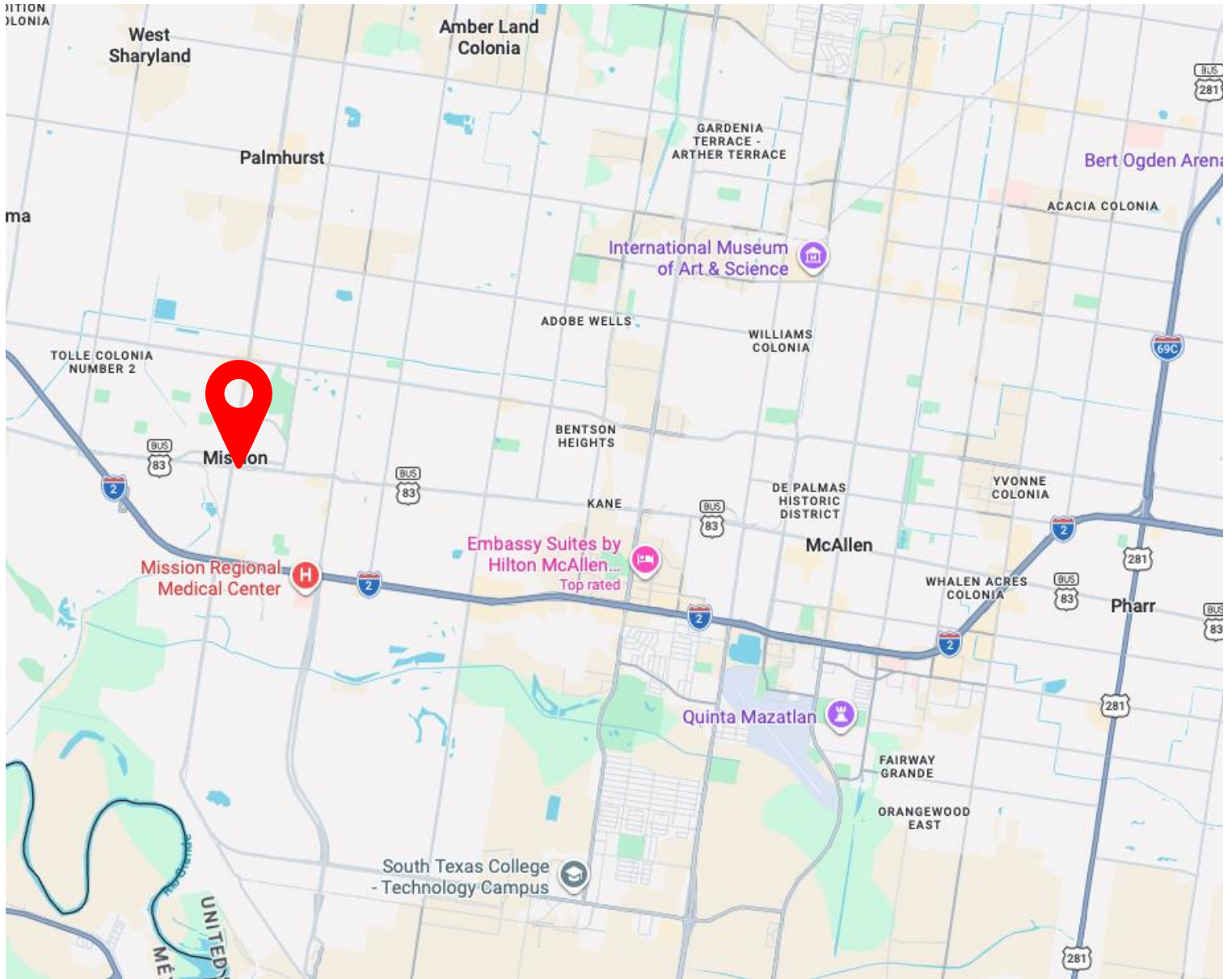
Brokerage Services

- ☎ (956) 346 3176
- ✉ alex@icollc.com
- 🌐 icollc.com
- 📍 3521 Old Port Isabel Rd.
Brownsville, TX 78526

INVESTMENT SALE RETAIL CENTER



LOCATION MAP



Alejandro Garza

Brokerage Services

- ☎ (956) 346 3176
- ✉ alex@icollc.com
- 🌐 icollc.com
- 📍 3521 Old Port Isabel Rd. Brownsville, TX 78526

**INVESTMENT SALE
RETAIL CENTER**



