

MONTELONGO PLAZA

2004-2006 Jacksonville Drive, Henderson, TX 75654



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Confidentiality and Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 2004-2006 Jacksonville drive, Henderson, TX 75654. It has been prepared by MLP. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. If the information contained here is confidential and confidential and furnished solely for the purpose of soliciting offers, it is not to be used for any other purpose of Seller or not available to any other without the written consent of Seller by MLP. The material is based in part upon information supplied by the party in part upon financial information furnished by the Seller and in part upon financial information obtained from sources it deems reliable, and neither the Seller, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or the completeness of this Offering Memorandum or the results and no liability is assumed or shall be implied with respect thereto. Purchasers should make their own projections and form their own conclusions based on their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and MLP expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller and MLP or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

SUBJECT PROPERTY



2004-2006 Jacksonville Drive
Henderson, TX 75654

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price	\$1,250,000
Building Size	6,195 SF
Lot Size	+/- 0.76 Acres
Price/SF	\$201.78
Cap Rate	6.8%
NOI	\$84,979
Year Built	1940/2016

PROPERTY OVERVIEW

This fully leased shopping center in Henderson, Texas is a prime investment opportunity. Located across from Kroger, Walmart and other large retailers, this property benefits from the city's retail synergy.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Households	715	2,695	3,768
Total Population	2,764	10,705	18,573
Average Household Income	\$75,318	\$55,856	\$56,449

PROPERTY INFORMATION



BUILDING INFORMATION

Occupancy %	100%
Year Built	1940/2016
Lot Size	0.76 Acres
County	Rusk
Ownership Type	Fee Simple

PROPERTY HIGHLIGHTS

- Traffic Counts in Front of the Property Exceed 10,000 Vehicles per Day
- Easily Accessible from Multiple Ingress and Egress Points
- Close Proximity to Walmart, Kroger, CATO, Dollar Tree and Tractor Supply
- Located between newly built Chick-fil-A and Dollar General
- County Seat of Rusk County
- Less than 35 miles from Tyler, TX & Longview, TX
- Large Parking Lot

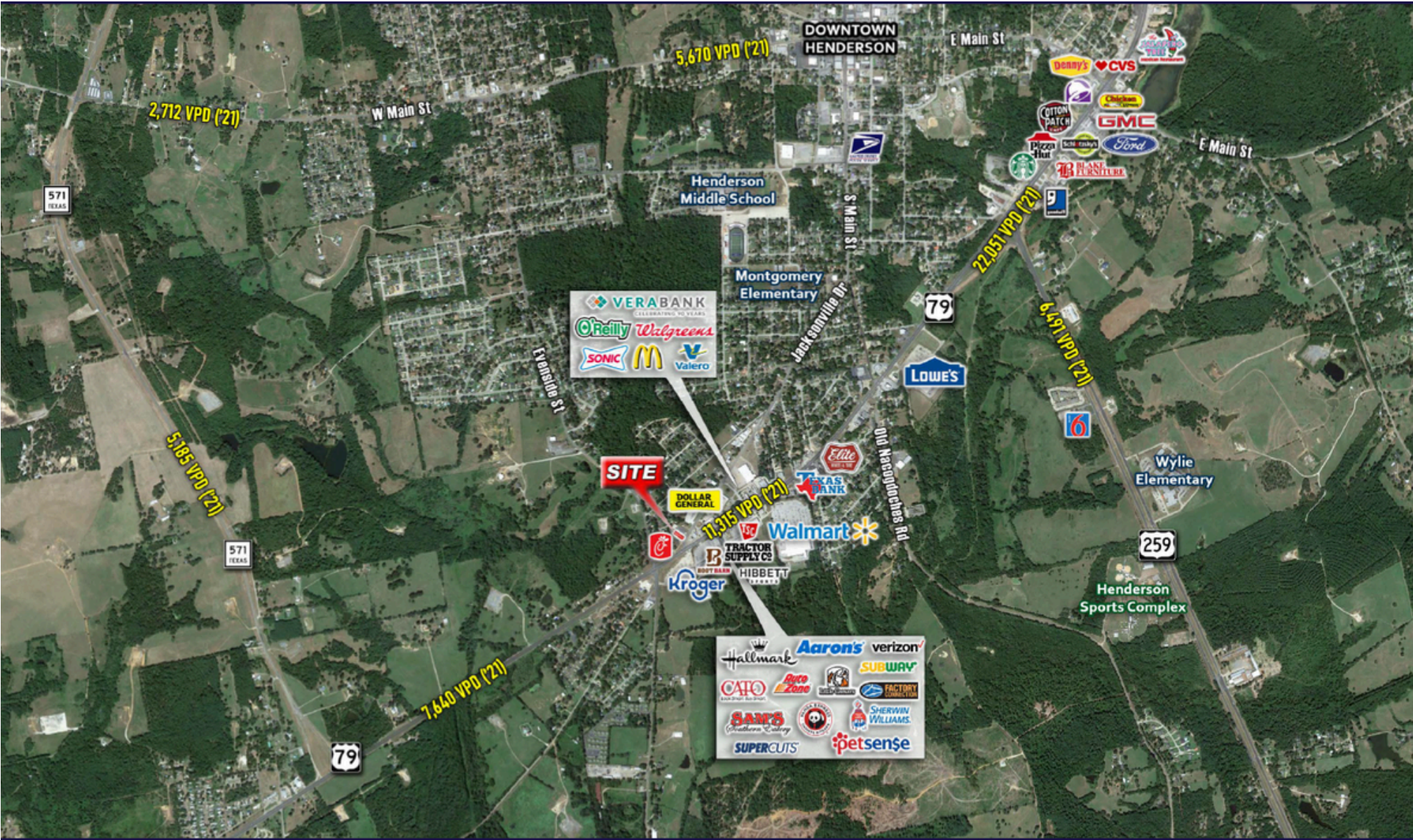


LOCATION MAP



2004-2006 Jacksonville Drive
Henderson, TX 75654

RETAIL MAP



2004-2006 Jacksonville Drive
Henderson, TX 75654

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$1,250,000
Price Per SF	\$201.78
Cash-on-Cash Return (1 year)	6.8%
Total Return (1 year)	\$84,979

OPERATING DATA

Gross Income	\$105,000
Operating Expenses	\$20,021
Net Operating Income	\$84,979

FINANCING DATA

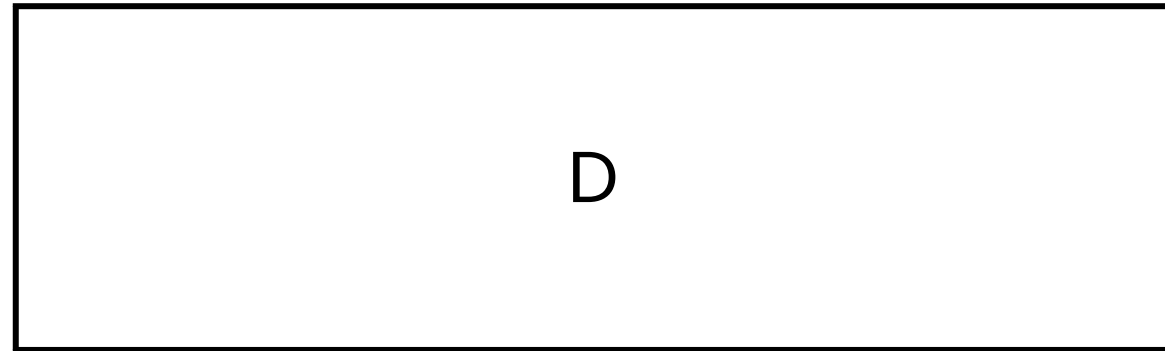
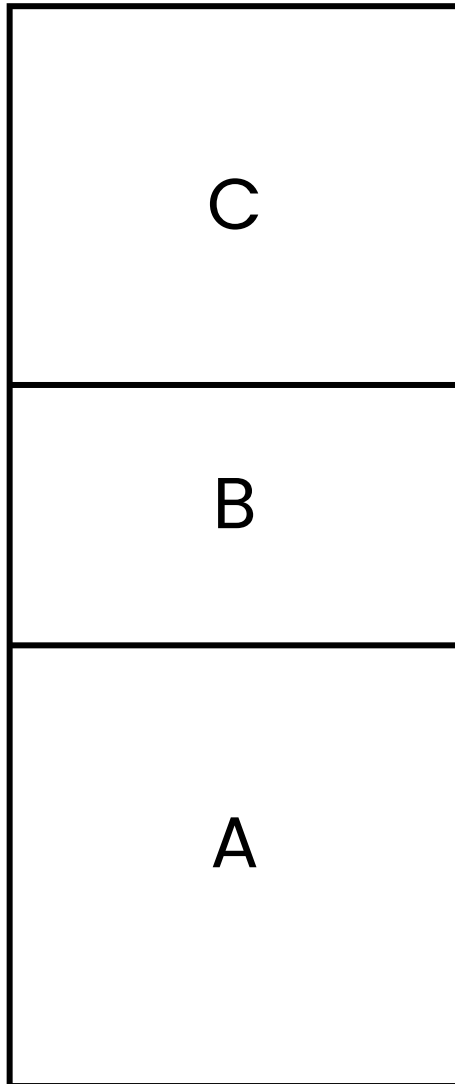
Down Payment	\$1,250,000
Loan Type	All Cash

RENT ROLL

Suite	Tenant	SF	Price/SF	Monthly Rent	Lease Type	Expiration
A	Montelongo Barber Shop	1320	\$13.64	\$1,500	Gross	*
B	Hearing Life	900	\$19.33	\$1,450	Gross	MTM
C	Lone Leaf	395	\$21.21	\$1,900	Gross	MTM
D	Hush Puppies Restaurant	2880	\$16.25	\$3,900	Gross	MTM

*Owner occupied space. Seller willing to lease back 3-5 years

SITE PLAN

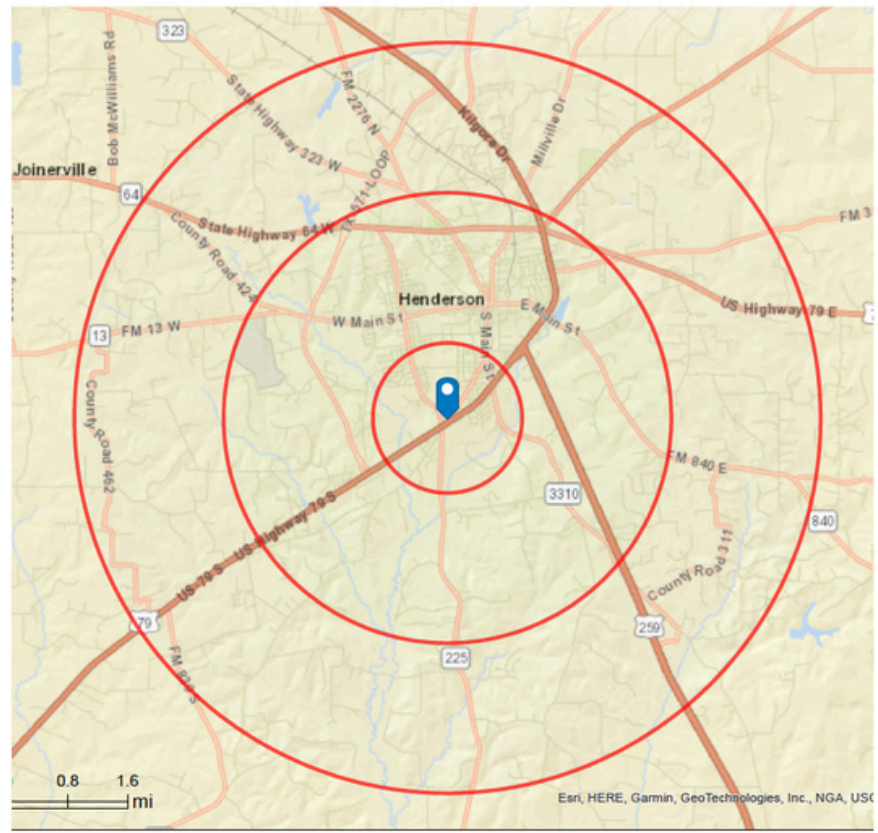


TENANTS

- A Montelongo Barber Shop
- B Hearing Life
- C Lone Leaf
- D Hush Puppies Restaurant

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	2,984	11,397	19,310
2020 Total Population	2,889	10,902	18,890
2020 Group Quarters	33	275	3,934
2022 Total Population	2,764	10,705	18,573
2022 Group Quarters	33	275	3,934
2027 Total Population	2,688	10,528	18,302
2022-2027 Annual Rate	-0.56%	-0.33%	-0.29%
2022 Total Daytime Population	2,738	12,445	19,096
Workers	1,319	6,756	10,635
Residents	1,419	5,689	8,461
Household Summary			
2010 Households	1,081	4,274	5,749
2010 Average Household Size	2.72	2.59	2.68
2020 Total Households	1,060	4,116	5,601
2020 Average Household Size	2.69	2.58	2.67
2022 Households	1,027	4,019	5,470
2022 Average Household Size	2.66	2.60	2.68
2027 Households	999	3,951	5,373
2027 Average Household Size	2.66	2.60	2.67
2022-2027 Annual Rate	-0.55%	-0.34%	-0.36%
2010 Families	773	2,948	4,066
2010 Average Family Size	3.27	3.16	3.23
2022 Families	715	2,695	3,768
2022 Average Family Size	3.27	3.24	3.29
2027 Families	697	2,655	3,709
2027 Average Family Size	3.25	3.23	3.27
2022-2027 Annual Rate	-0.51%	-0.30%	-0.32%
Housing Unit Summary			
2000 Housing Units	1,185	4,813	6,250
Owner Occupied Housing Units	72.2%	61.6%	64.1%
Renter Occupied Housing Units	20.7%	27.5%	25.4%
Vacant Housing Units	7.2%	10.9%	10.5%
2010 Housing Units	1,174	4,781	6,393
Owner Occupied Housing Units	70.8%	59.9%	61.9%
Renter Occupied Housing Units	21.3%	29.5%	28.0%
Vacant Housing Units	7.9%	10.6%	10.1%
2020 Housing Units	1,171	4,687	6,329
Vacant Housing Units	9.5%	12.2%	11.5%
2022 Housing Units	1,141	4,638	6,253
Owner Occupied Housing Units	75.5%	58.8%	61.6%
Renter Occupied Housing Units	14.5%	27.9%	25.9%
Vacant Housing Units	10.0%	13.3%	12.5%
2027 Housing Units	1,102	4,545	6,129
Owner Occupied Housing Units	76.1%	59.0%	61.8%
Renter Occupied Housing Units	14.4%	27.9%	25.8%
Vacant Housing Units	9.3%	13.1%	12.3%
Median Household Income			
2022	\$75,318	\$55,856	\$56,449
2027	\$78,981	\$65,465	\$65,042
Median Home Value			
2022	\$174,828	\$169,292	\$173,602
2027	\$273,840	\$264,522	\$272,861
Per Capita Income			
2022	\$37,742	\$29,676	\$24,906
2027	\$42,822	\$34,366	\$28,565
Median Age			
2010	38.7	36.7	36.9
2022	38.7	37.7	37.2
2027	38.7	38.6	37.9
2022 Households by Income			
Household Income Base	1,027	4,019	5,470
<\$15,000	10.2%	12.3%	11.2%
\$15,000 - \$24,999	7.8%	10.7%	10.4%
\$25,000 - \$34,999	4.6%	7.8%	8.6%
\$35,000 - \$49,999	10.4%	14.1%	13.5%
\$50,000 - \$74,999	16.7%	16.3%	18.4%
\$75,000 - \$99,999	20.6%	15.8%	14.5%
\$100,000 - \$149,999	14.0%	12.6%	13.3%
\$150,000 - \$199,999	8.2%	5.9%	5.9%
\$200,000+	7.6%	4.5%	4.2%
Average Household Income	\$97,157	\$79,189	\$79,110



	1 mile	3 miles	5 miles
2022 Population 25+ by Educational Attainment			
Total	1,847	7,164	13,034
Less than 9th Grade	1.8%	7.5%	6.2%
9th - 12th Grade, No Diploma	11.5%	11.1%	14.1%
High School Graduate	19.9%	24.3%	25.5%
GED/Alternative Credential	7.6%	4.8%	7.8%
Some College, No Degree	23.7%	22.2%	22.1%
Associate Degree	13.8%	10.1%	8.0%
Bachelor's Degree	13.9%	11.8%	10.4%
Graduate/Professional Degree	7.9%	8.2%	5.8%
2022 Employed Population 16+ by Industry			
Total	1,361	5,061	6,924
Agriculture/Mining	3.0%	4.8%	5.7%
Construction	11.6%	6.8%	7.1%
Manufacturing	4.5%	8.8%	7.9%
Wholesale Trade	1.6%	2.4%	2.1%
Retail Trade	13.4%	12.1%	12.0%
Transportation/Utilities	4.9%	5.2%	5.4%
Information	1.2%	0.6%	1.1%
Finance/Insurance/Real Estate	6.0%	4.2%	3.6%
Services	43.4%	49.0%	48.2%
Public Administration	10.3%	6.1%	6.9%



Enjoy Historic

DOWNTOWN HENDERSON

Welcome to Henderson, Texas located in the heart of the Piney Woods of East Texas.

Step back in time where history comes alive. Henderson is named after the first Governor of our State, James Pinckney Henderson.

Our National Register Historic District has the most picturesque downtown square in East Texas. Here you will find upscale shopping, antiques, eateries, specialty coffee and the Rusk County Library which offers genealogy assistance and also has a computer gallery. Visit the Depot Museum at 514 N. High St. just a few blocks from downtown. The museum is settled on 5 acres with 11 restored historic buildings, the fanciest outhouse in Texas, and the newly restored cotton gin. Also visit the Historic Howard Dickinson House. Home is located in downtown. Opened by appointment only. Call the Henderson Chamber of Commerce [903-657-5528](tel:903-657-5528) for appointment or you may leave a voice message @ [903-657-6925](tel:903-657-6925) at the Howard House.

Experience the southern charm and hospitality of our small quaint town. Come spend the night in one of our comfortable hotels.

Henderson is a Texas Main Street City and a National Main Street City.

Annual Events

HERITAGE SYRUP FESTIVAL

Henderson is proud to host the only folk life festival in East Texas. The Heritage Syrup Festival is always celebrated the second Saturday in November from 9am-5pm. Beginning in November 1989, this unique fall festival is centered around the making of sugarcane syrup.

The 7 acre grounds of the Depot Museum and the 10 blocks in the National Register Historic Downtown District are the locations of this event.

A bustling center of activity featuring old time syrup making with mule power, craftsmen and folk artist as well as outstanding food vendors, retail vendors, musical entertainment, children's activities, antique tractors, antique & classic cars, cloggers and square dancers complete this fun filled day.

A hayride shuttle sponsored by the Rusk County 4-H Club transports visitors between the Depot and downtown.

Antique & Classic car (no charge entry) information: Trey Segura [512-569-9858](tel:512-569-9858)

Approximately 25,000 people from Texas and neighboring states attend the festival each year.



Source: www.visithendersontx.com





11-2-2015

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.

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 the 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer, and
 - o 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.

Robert W. Means

0558417

robert@mlp-tx.com

(903) 630-9180

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

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Phone

Austin W. Luce

674590

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(903) 574-0653

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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