

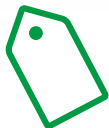
100% NNN LEASED FEE SIMPLE 3 TENANT INVESTMENT BY HEB VICTORIA CENTER

Fred Loya, Cricket Wireless & Subway (with Drive-Thru)
1102 E Rio Grande St.
Victoria, TX 77901

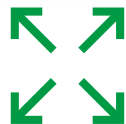
RESOLUTRE



SOLD
CAP RATE



SOLD
Price



3,952 SF
GLA



Fred Loya and Subway
Tenants since 2010

ALAN RUST, CCIM
Principal - Investment Sales
512.373.2814
alan@resolutre.com
resolutre.com

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RESOLUT

RE

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100% NNN LEASED FEE SIMPLE 3 TENANT INVESTMENT BY HEB

- A block from HEB
- DeTar Hospital Navarro & Kindred Hospital Victoria are less than 1/2 mile west
- Citizens Medical Center is 1 mile east
- Fred Loya and Subway have been tenants since property was first built in 2010. Each have executed multiple renewals. Cricket has been a tenant since 2019
- All tenants paid rent throughout the Covid pandemic. None of the tenants asked for rent concessions or modifications
- Attractive stucco and Stone on concrete tilt-wall construction
- Surrounded by national brands including KFC, Auto Zone, O'Reilly's, Little Caesar's, Advance Auto
- Hard corner with two curb cuts, Drive-thru lane and prominent pylon signage
- 60k+ residents within 10 minute drive with avg. household income over \$67k
- 75k+ residents within 15 minutes drive with avg. household income over \$70k

Confidential Memorandum and Disclaimer

Please note that the use of this Offering Memorandum and the Information ("Information") provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you ("Buyer") and requested an executed copy.

Brokerage Relationships: By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of RESOLUT RE ("Brokers") are acting as Seller's Agent in the disposition assignment for the property. Buyer acknowledges receipt of the form entitled Information About Brokerage Services.

Non-disclosure of Information: By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner ("Owner") to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase "within the firm" shall be deemed to include outside attorneys, accountants and investors.

Disclaimer and Waiver: By taking possession of and reviewing the Information contained herein, Buyer understands and acknowledges that neither Brokers nor Owner make any representations or warranty, expressed or implied, as to the accuracy or completeness of any Information provided. Neither the Broker or the Owner shall have any liability whatsoever for the accuracy or completeness of the Information contained herein or any other written or oral communication or Information transmitted or made available or any action taken or decision made by the Buyer with respect to the Property. Buyer understands and acknowledges that they should make their own investigations, projections and conclusions without reliance upon the Information contained herein. Buyer assumes full and complete responsibility for confirmation and verification of all information received and expressly waives all rights of recourse against Owner, Brokers and RESOLUT RE.

AERIAL PHOTO



100% NNN Leased Fee Simple 3-Tenant Investment by HEB



**PRICE:
SOLD**



**CAP RATE:
SOLD**

INVESTMENT SUMMARY

| | |
|-----------------------|------|
| Price (Cap Rate) | SOLD |
| Lease Term/Lease Type | NNN |

PROPERTY INFORMATION

| | |
|---------------------|--|
| Property Address | 1102 E Rio Grande St. Victoria, TX 77901 |
| Location | NE Corner of E. Rio Grande Street (a.k.a U.S. 59T Business) & N. Levi Street |
| County | Victoria (County PID: 56484) |
| Gross Leasable Area | 3,952 SF |
| Construction Type | Concrete tilt-wall covered with stucco and stone |
| Lot Size | .4429 acre 19,293 SF(per Victoria CAD) |
| Year Built | 2010 |
| Number of Tenants | 3 |
| Occupancy | 100% |
| Legal Description | NORTH HEIGHTS LOT 1 BLOCK 113 (per Victoria CAD) |

100% NNN Leased Fee Simple 3-Tenant Investment by HEB

AERIAL PHOTO



RESOLUTION

AREA TRAFFIC GENERATORS



TENANT PROFILES



100% NNN Leased Fee Simple 3-Tenant Investment by HEB

FRED LOYA INSURANCE



Founded In
1974



Employees:
3,500+

Annual Revenue



\$975 Million
(per Dun and Bradstreet)

18th largest



**Hispanic-owned
company in the U.S.**

Website: www.fredloya.com

TENANT PROFILES (CONT.)

SUBWAY

Website: www.subway.com



Founded In
1965



Subway is the #1 restaurant chain in total restaurant count with more locations than any other chain in the Quick Service Industry. Serving more than 6 million made-to-order sandwiches each day.



Largest string of sandwich shops in the world with more than 20,000 restaurants across the U.S. and over 40,000 stores worldwide (in more than 100 countries).

60%

of the quick-service sandwich market in the U.S. is controlled by the Subway brand.

(source: Forbes.com)



TENANT PROFILES (CONT.)



100% NNN Leased Fee Simple 3-Tenant Investment by HEB

cricketSM wireless

Website: www.cricketwireless.com

Founded In
1999



Founded as Leap Wireless in 1999.
AT&T acquired Leap Wireless in 2014.



One of the fastest
growing pre-paid
wireless companies



Franchisee:
Mobilelink Corpus Christi



10 million
subscribers in the U.S.



TENANT PROFILES (CONT.)



100% NNN Leased Fee Simple 3-Tenant Investment by HEB



www.mobilelinkusa.com



[Mobilelink: About | LinkedIn](#)

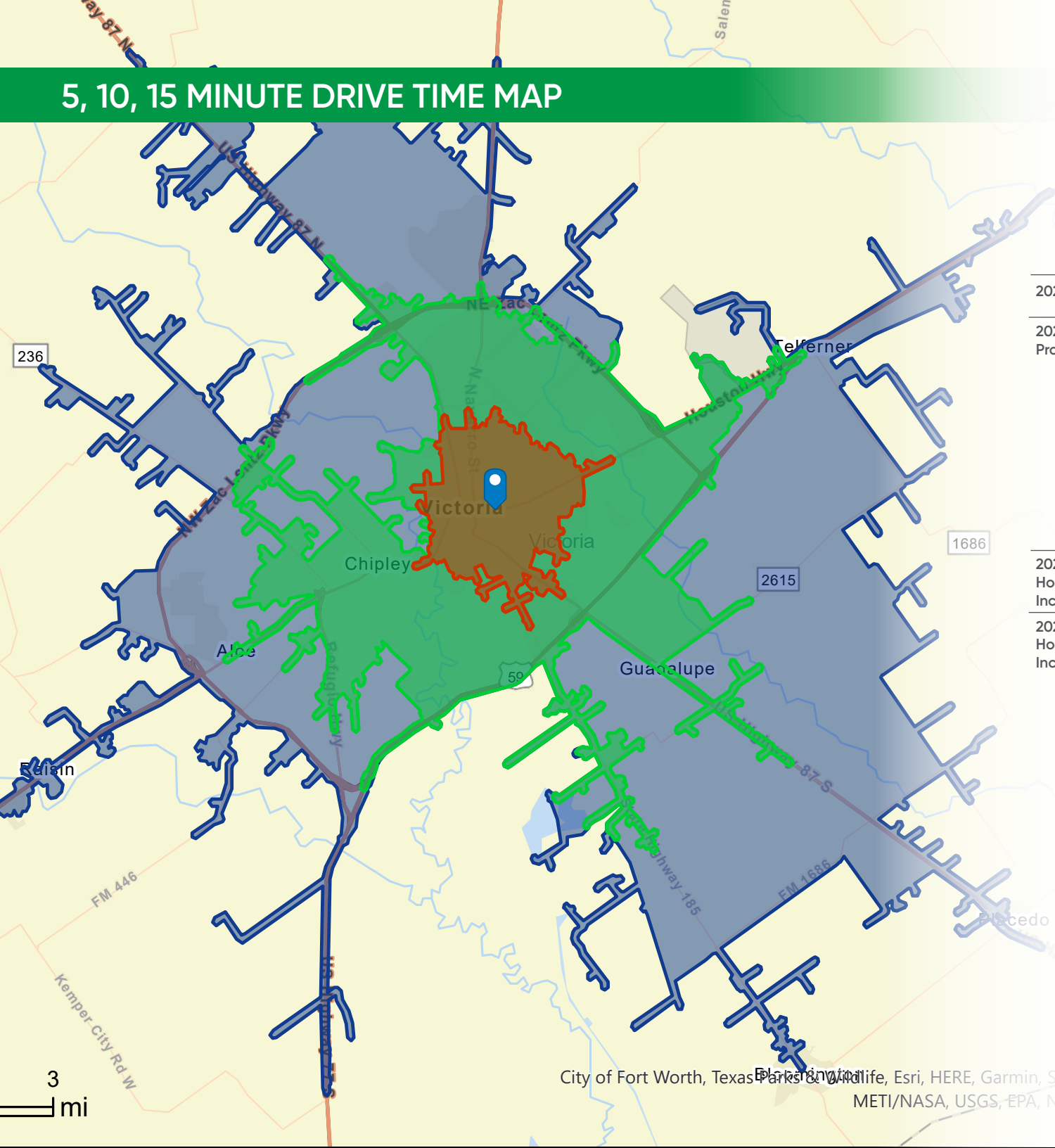
Founded In
2005



Over 550

locations and currently the largest authorized retailer for Cricket wireless nationwide

5, 10, 15 MINUTE DRIVE TIME MAP



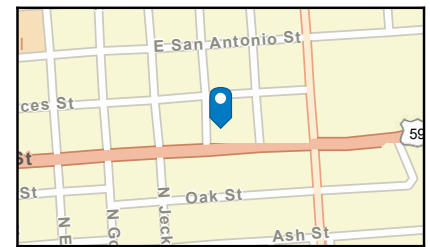
POPULATION

| | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|----------------------------|-----------|------------|------------|
| 2020 Population | 22,198 | 60,199 | 77,304 |
| 2025 Population Projection | 22,359 | 61,402 | 79,410 |



INCOME

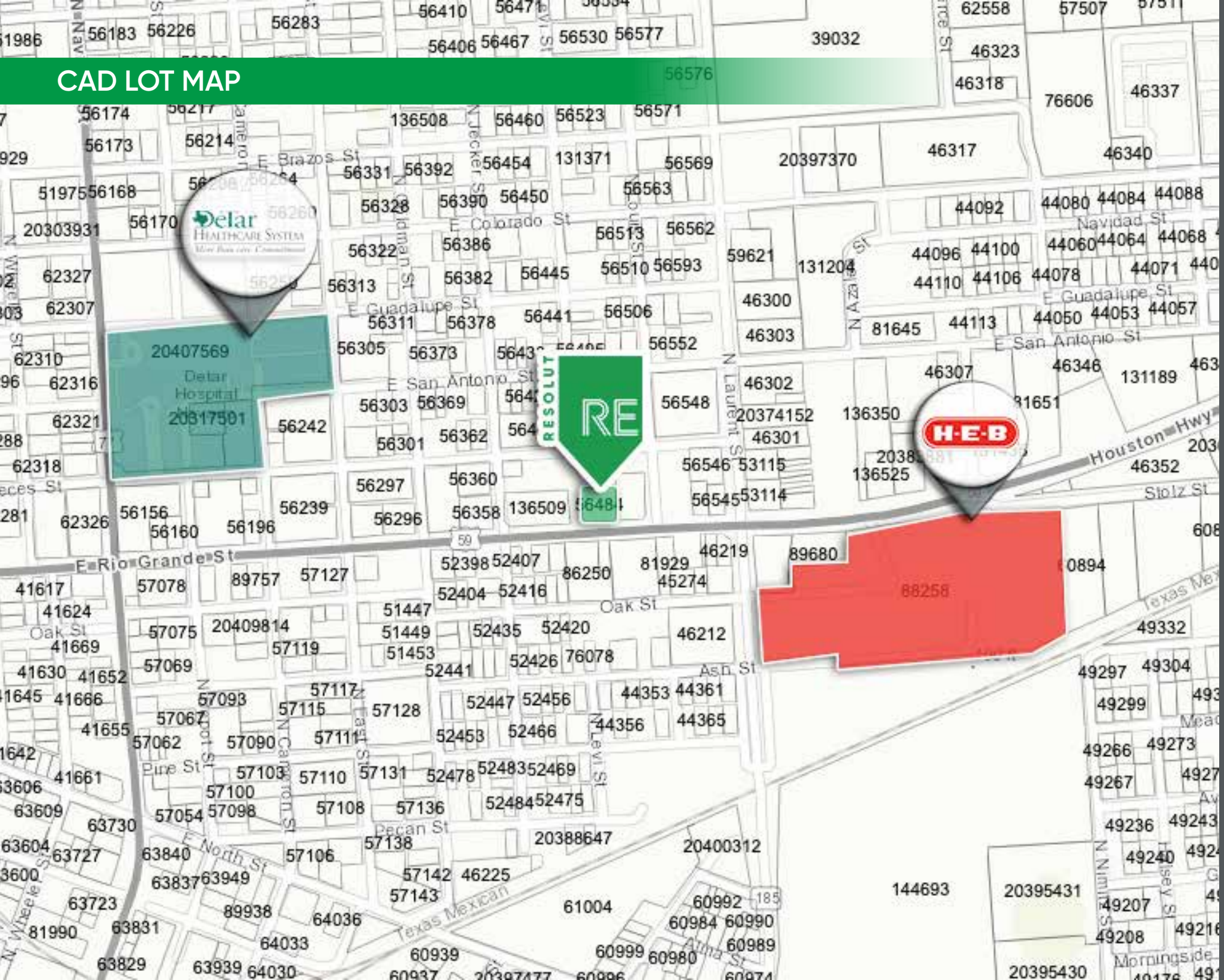
| | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|---------------------------|-----------|------------|------------|
| 2020 Avg Household Income | \$48,644 | \$67,639 | \$70,407 |
| 2025 Avg Household Income | \$51,302 | \$73,324 | \$76,837 |



City of Fort Worth, Texas Parks & Wildlife, Esri, HERE, Garmin, Sa... METI/NASA, USGS, EPA, NPS, USDA

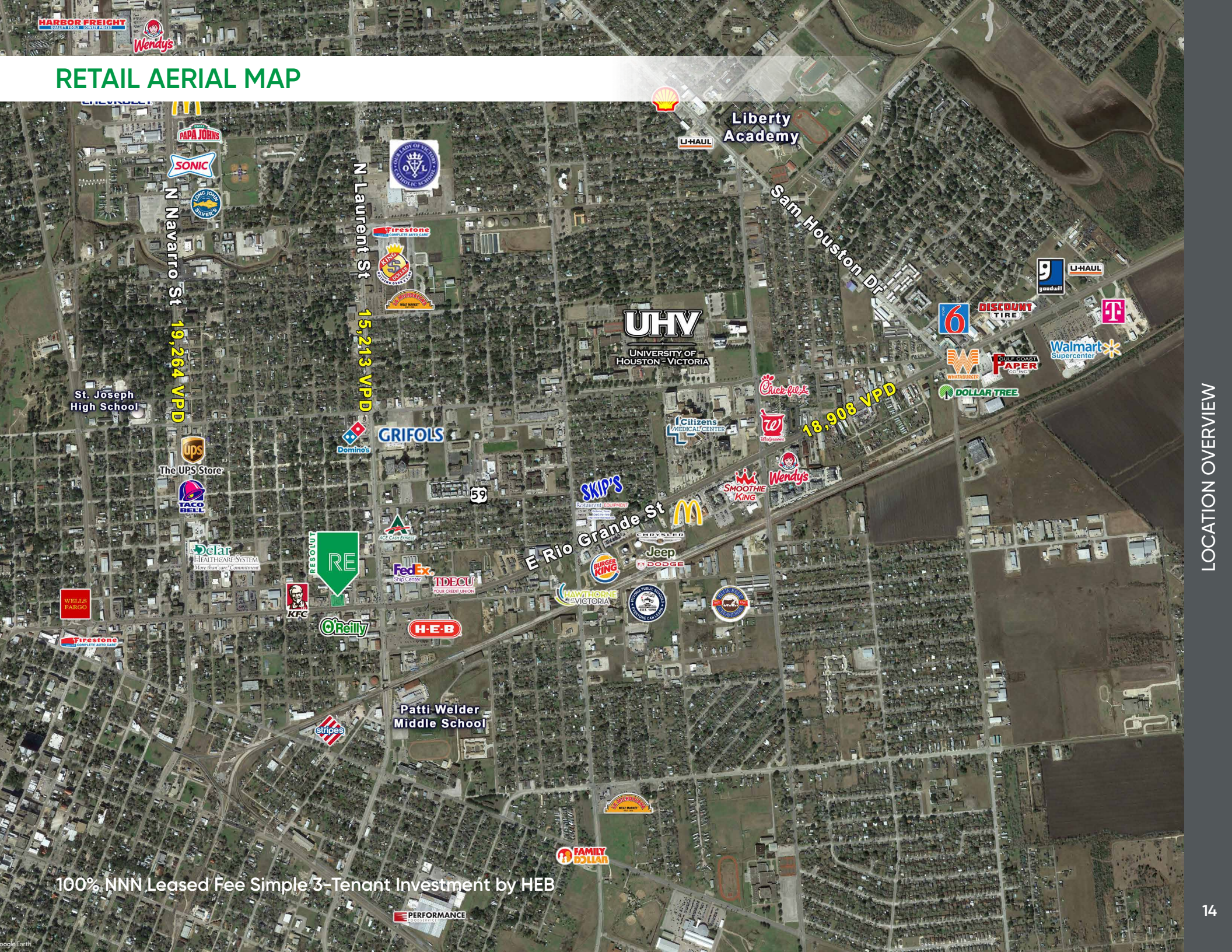
3 mi

CAD LOT MAP



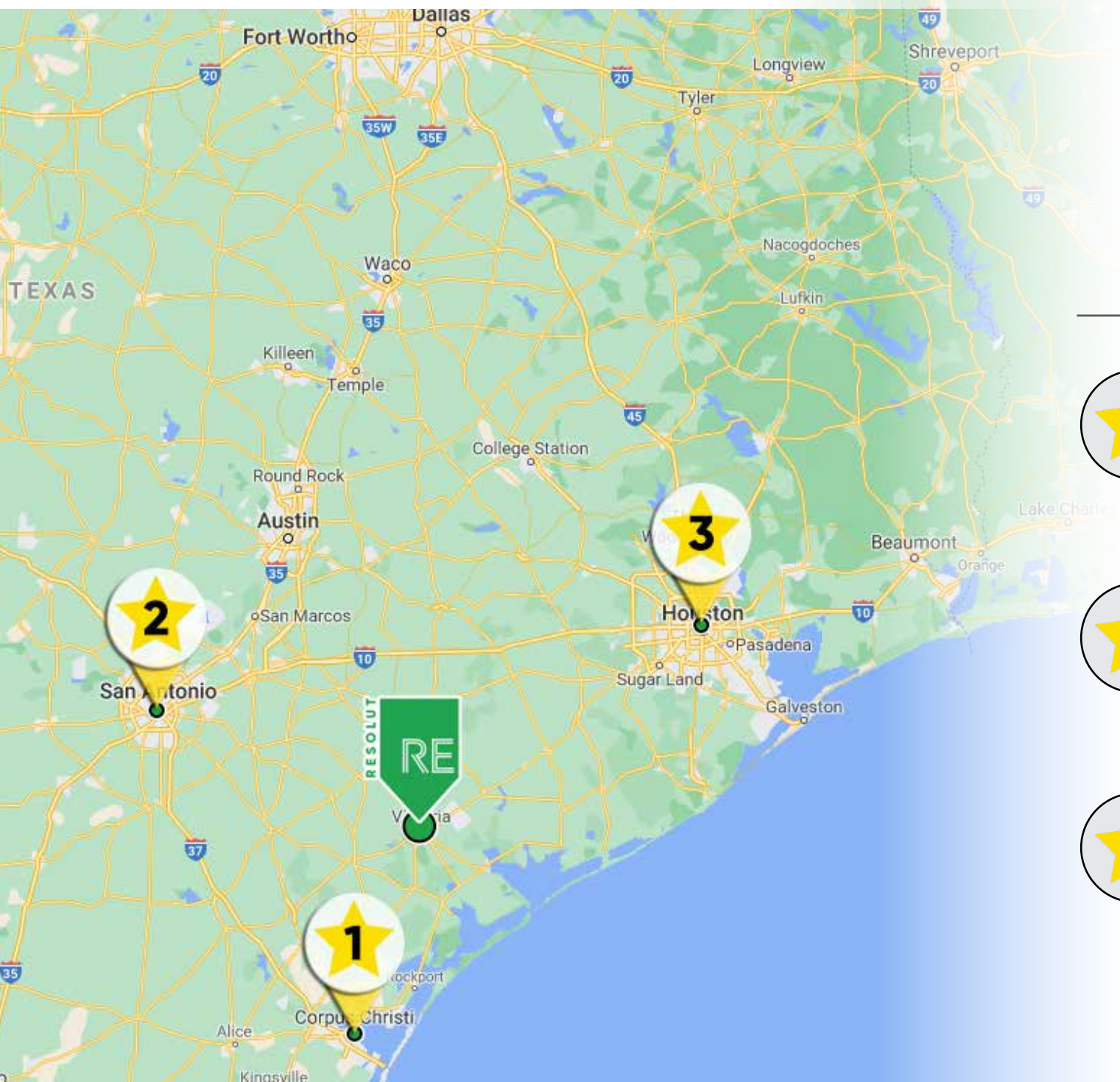
LOCATION OVERVIEW

RETAIL AERIAL MAP



100% NNN Leased Fee Simple 3-Tenant Investment by HEB

REGIONAL MAP



DRIVE TIMES



1.5 HOURS
From site to
Corpus Christi, TX



2 HOURS
From site to
San Antonio, TX



2 HOURS
From site to
Houston, TX

ABOUT VICTORIA, TX



Victoria is the largest city and county seat of Victoria County, TX.

Victoria is located 30 miles inland from the Gulf of Mexico . It is a regional hub for a seven-county area known as the "Golden Crescent", and serves a retail trade area of over 250,000 people. Victoria is known as "The Crossroads" because of its location within a two-hour drive of Corpus Christi, Houston, San Antonio and Austin.

The seven counties in the Golden Crescent: Calhoun, DeWitt, Goliad, Gonzales, Jackson, Lavaca, and Victoria.

Victoria is a regional transportation hub for the surrounding counties with local access to major large and small freight carriers, Victoria Regional Airport, railway terminals, the shallow draft Port of Victoria, and the deep water Port of Port Lavaca-Point Comfort.

Victoria Barge Canal is a 35 mile-long waterway that connects the Port of Victoria to the Gulf Intracoastal Waterway (GIWW). Located less than 10 miles south of city center in Victoria County, the Port of Victoria is a shallow draft port situated on over 400 acres offering businesses outstanding service by barge, rail, and four-lane divided highways.

Victoria has become the location preferred by primary employers. With that designation has come a highly-trained, well skilled workforce. Victoria's premium location in the state places our community in proximity to a labor force of more than 320,000 workers within a 75-minute drive, more than 3,000,000 workers within a 2-hour drive.

100% NNN Leased Fee Simple 3-Tenant Investment by HEB

VICTORIA, A MEDICAL HUB



VICTORIA: MEDICAL

Victoria is home to the largest medical community in the 7 county Golden Crescent region. Our progressive medical network provides ready access to state-of-the-art care on five hospital campuses. With more than 720 beds, a system of local clinics, and skilled personnel providing individualized care with the most modern advances in technology for inpatient and outpatient services, residents in Victoria and surrounding counties have access to the finest in medical care. Ancillary services in Victoria include PET scanner, nuclear medicine, and an open MRI with specialized medical services and programs including radiation oncology, sleep disorder centers, occupational medicine, health and wellness centers and a free standing surgery center.

There are more than 270 practicing physicians in Victoria representing nearly every medical specialty.

CITIZENS MEDICAL CENTER



Citizens Medical Center is a 344-bed, not-for-profit, community-owned acute care hospital serving Victoria and the 12-county region, with a referral population of 140,000.

Since 1956, this fully-accredited, major medical center has helped Victoria earn the reputation as one of the best places to live in America for quality health care. With more than 1,000 employees, Citizens plays a major role in the rapidly growing South Texas economy as the largest healthcare provider in the region. The medical staff consists of 240 physicians representing 34 medical specialties.

DETAR HEALTH CARE SYSTEM



Founded in 1925, DeTar Healthcare System is a 304-bed acute care system that includes two local hospitals; DeTar Hospital Navarro and DeTar Hospital North.

DeTar Hospital Navarro features a comprehensive cardiac program, an accredited Chest Pain Center, the area's only Medicare-certified inpatient rehabilitation, Level III Trauma Center, and a Joint Commission-accredited Primary Stroke Center.

100% NNN Leased Fee Simple 3-Tenant Investment by HEB

DEMOGRAPHICS

| | 5 minutes | 10 minutes | 15 minutes |
|------------------------|-----------|------------|------------|
| Population | | | |
| 2000 Population | 21,782 | 56,188 | 70,214 |
| 2010 Population | 21,606 | 57,534 | 72,386 |
| 2020 Population | 22,198 | 60,199 | 77,304 |
| 2025 Population | 22,359 | 61,402 | 79,410 |
| 2000-2010 Annual Rate | -0.08% | 0.24% | 0.31% |
| 2010-2020 Annual Rate | 0.26% | 0.44% | 0.64% |
| 2020-2025 Annual Rate | 0.14% | 0.40% | 0.54% |
| 2020 Male Population | 49.9% | 48.6% | 48.8% |
| 2020 Female Population | 50.1% | 51.4% | 51.2% |
| 2020 Median Age | 34.0 | 35.4 | 36.8 |

In the identified area, the current year population is 77,304. In 2010, the Census count in the area was 72,386. The rate of change since 2010 was 0.64% annually. The five-year projection for the population in the area is 79,410 representing a change of 0.54% annually from 2020 to 2025. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 34.0, compared to U.S. median age of 38.5.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2020 White Alone | 71.3% | 73.2% | 76.0% |
| 2020 Black Alone | 7.8% | 7.8% | 6.8% |
| 2020 American Indian/Alaska Native Alone | 0.9% | 0.8% | 0.7% |
| 2020 Asian Alone | 0.8% | 1.7% | 1.6% |
| 2020 Pacific Islander Alone | 0.0% | 0.0% | 0.0% |
| 2020 Other Race | 16.3% | 13.3% | 11.9% |
| 2020 Two or More Races | 2.8% | 3.2% | 3.0% |
| 2020 Hispanic Origin (Any Race) | 67.8% | 55.3% | 50.6% |

Persons of Hispanic origin represent 50.6% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 70.9 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|--------|--------|--------|
| 2020 Wealth Index | 39 | 66 | 70 |
| 2000 Households | 7,699 | 20,213 | 25,434 |
| 2010 Households | 7,678 | 21,149 | 27,007 |
| 2020 Total Households | 7,770 | 21,861 | 28,653 |
| 2025 Total Households | 7,809 | 22,257 | 29,422 |
| 2000-2010 Annual Rate | -0.03% | 0.45% | 0.60% |
| 2010-2020 Annual Rate | 0.12% | 0.32% | 0.58% |
| 2020-2025 Annual Rate | 0.10% | 0.36% | 0.53% |
| 2020 Average Household Size | 2.73 | 2.68 | 2.64 |

The household count in this area has changed from 27,007 in 2010 to 28,653 in the current year, a change of 0.58% annually. The five-year projection of households is 29,422, a change of 0.53% annually from the current year total. Average household size is currently 2.64, compared to 2.63 in the year 2010. The number of families in the current year is 19,631 in the specified area.

DEMOGRAPHICS

| | 5 minutes | 10 minutes | 15 minutes |
|-------------------------------------|-----------|------------|------------|
| Mortgage Income | | | |
| 2020 Percent of Income for Mortgage | 12.7% | 13.2% | 13.5% |
| Median Household Income | | | |
| 2020 Median Household Income | \$30,504 | \$44,644 | \$48,799 |
| 2025 Median Household Income | \$31,825 | \$47,864 | \$52,013 |
| 2020-2025 Annual Rate | 0.85% | 1.40% | 1.28% |
| Average Household Income | | | |
| 2020 Average Household Income | \$48,644 | \$67,639 | \$70,407 |
| 2025 Average Household Income | \$51,302 | \$73,324 | \$76,837 |
| 2020-2025 Annual Rate | 1.07% | 1.63% | 1.76% |
| Per Capita Income | | | |
| 2020 Per Capita Income | \$17,577 | \$24,952 | \$26,249 |
| 2025 Per Capita Income | \$18,477 | \$27,008 | \$28,624 |
| 2020-2025 Annual Rate | 1.00% | 1.60% | 1.75% |

Households by Income

Current median household income is \$48,799 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$52,013 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$70,407 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$76,837 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$26,249 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$28,624 in five years, compared to \$37,691 for all U.S. households

| Housing | | | |
|------------------------------------|-------|--------|--------|
| 2020 Housing Affordability Index | 159 | 149 | 146 |
| 2000 Total Housing Units | 8,693 | 22,155 | 27,779 |
| 2000 Owner Occupied Housing Units | 4,227 | 12,102 | 16,296 |
| 2000 Renter Occupied Housing Units | 3,472 | 8,111 | 9,138 |
| 2000 Vacant Housing Units | 994 | 1,942 | 2,345 |
| 2010 Total Housing Units | 8,780 | 23,301 | 29,552 |
| 2010 Owner Occupied Housing Units | 3,899 | 12,207 | 16,843 |
| 2010 Renter Occupied Housing Units | 3,779 | 8,942 | 10,164 |
| 2010 Vacant Housing Units | 1,102 | 2,152 | 2,545 |
| 2020 Total Housing Units | 9,182 | 24,727 | 32,033 |
| 2020 Owner Occupied Housing Units | 3,597 | 11,460 | 16,409 |
| 2020 Renter Occupied Housing Units | 4,173 | 10,401 | 12,244 |
| 2020 Vacant Housing Units | 1,412 | 2,866 | 3,380 |
| 2025 Total Housing Units | 9,285 | 25,229 | 32,885 |
| 2025 Owner Occupied Housing Units | 3,618 | 11,693 | 16,893 |
| 2025 Renter Occupied Housing Units | 4,191 | 10,565 | 12,529 |
| 2025 Vacant Housing Units | 1,476 | 2,972 | 3,463 |

Currently, 51.2% of the 32,033 housing units in the area are owner occupied; 38.2%, renter occupied; and 10.6% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 29,552 housing units in the area - 57.0% owner occupied, 34.4% renter occupied, and 8.6% vacant. The annual rate of change in housing units since 2010 is 3.65%. Median home value in the area is \$158,125, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.69% annually to \$171,982.

LISTING AGENT



ALAN RUST, CCIM

Principal - Investment Sales

Office 512.474.5557

Direct 512.373.2814

alan@resolutre.com

Alan Rust, CCIM, Principal of Investment Sales, specializes in the sale of retail real estate. He has led the charge for RESOLUT RE with its investment sales program, having assembled a long and diverse track record of success, selling retail assets across the state of Texas.

Alan has been a commercial broker since 2003 and earned the coveted Certified Commercial Investment Member (CCIM) designation in 2007. On multiple occasions, he has earned recognition as a "Heavy Hitter" in retail property sales and leasing from the Austin Business Journal, and he has been named a "Power Broker" as a top broker by the Costar Group.

Prior to moving to Austin in 2007, Alan was a commercial broker in Colorado, where he earned recognition as a "Heavy Hitter" in commercial investment sales from the Denver Business Journal. In addition, he founded and served as president of Snowshoe Ridge Properties, LLC, a successful real estate holding and development firm.

Alan is active in the industry as a long-standing member of the International Council of Shopping Centers (ICSC), the Central Texas Commercial Association of Realtors (CTCAR) and the Real Estate Council of Austin (RECA).

Alan attended Binghamton University in Binghamton, New York, where he earned a BA in Mathematics/Computer Science while minoring in Business Administration.

FOR MORE INFORMATION PLEASE VISIT:

resolutre.com

AUSTIN

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Suite 250
Austin, Texas 78731

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Dallas, Texas 75254

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Suite 450
Houston, Texas 77042

SOUTH TEXAS

PO Box 1616
McAllen, Texas 78501

SAN ANTONIO

8000 IH 10 W
Suite 1517
San Antonio, TX 78230

LOUISIANA

600 Jefferson Street
Suite 407
Lafayette, Louisiana 70501

ALBUQUERQUE

2155 Louisiana Blvd N.E.
Suite 7200
Albuquerque, NM 87110



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:
 - 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.

| | | | |
|---|----------------------------------|------------------------------|-----------------------|
| Reliance Retail LLC OR Texas RS LLC dba "RESOLUTRE" Licensed Broker /Broker Firm Name or Primary Assumed Business Name | 603091 OR 9003193 License No. | leads@resolutre.com Email | 512-474-5557 Phone |
| David J. Simmonds OR Gavin Fite Designated Broker of Firm | 459263 OR 438039 License No. | leads@resolutre.com Email | 512-474-5557 Phone |
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| David J. Simmonds Sales Agent/Associate's Name | 459263 License No. | david@resolutre.com Email | 512-474-5557 Phone |

Buyer/Tenant/Seller/Landlord Initials

Date