



MADILEE BUSINESS PARK

SEC Jordan Rd & Lookout Rd
17170 Jordan Road, Selma, TX 78154



CONFIDENTIAL OFFERING MEMORANDUM

CONFIDENTIALITY & 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.

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PRICE
\$6,000,000



CAP RATE
7.10%



OCCUPANCY
100%

PROPERTY KEY INFORMATION

PROPERTY ADDRESS	17170 Jordan Rd, Selma, TX 78154
LOCATION	SEC Jordan Rd & Lookout Rd
COUNTY	Comal
GROSS LEASEABLE AREA	34,000 square feet
LOT SIZE	2.73 acres
YEAR BUILT	2006
OCCUPANCY	100%
LEASE TYPE	Modified Gross
# OF TENANTS	20

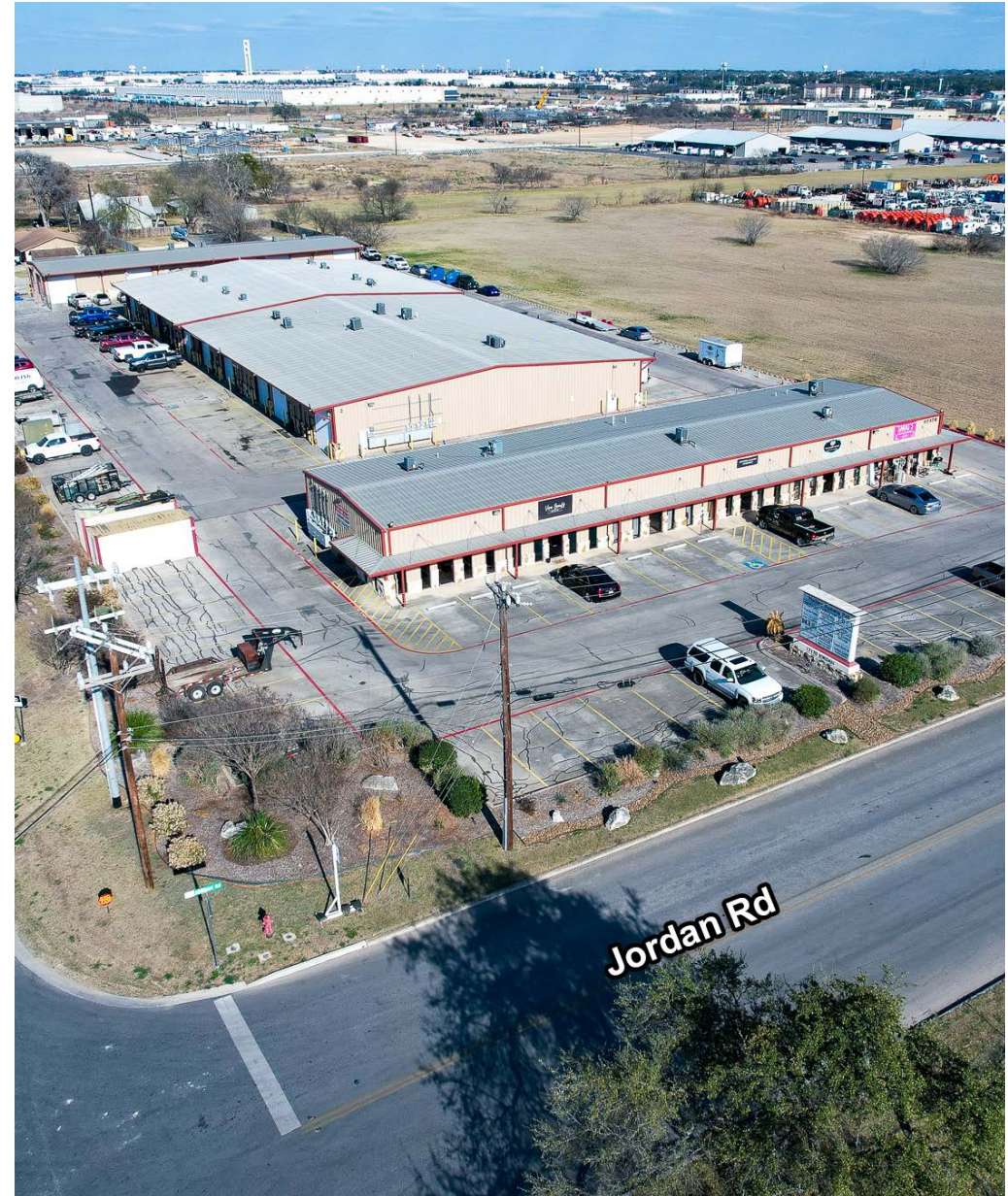


INVESTMENT HIGHLIGHTS

- 100% Occupied
- Flex space for retail/office/warehouse
- New surrounding development
- Long standing tenant base
- Situated near I-35 corridor and Loop 1604 in Selma (San Antonio, MSA)
- Open to seller financing
- High Barrier to Entry

PROPERTY OVERVIEW

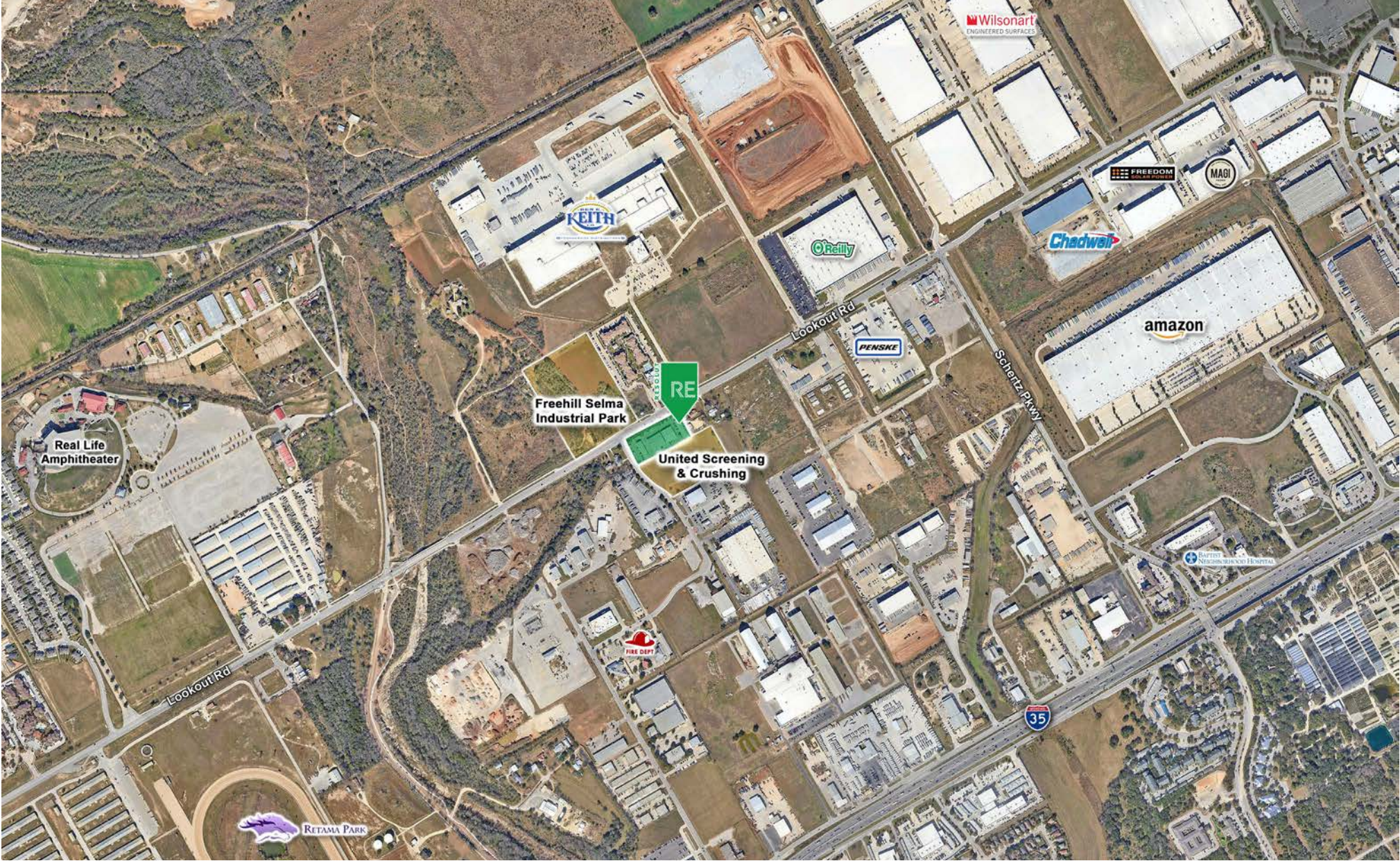
RESOLUT RE is pleased to present Madilee Business Park – a four building, 34,000 square feet, multi-tenant retail/office/warehouse flex space located at 17170 Jordan Rd in Selma, Comal County (San Antonio, MSA.) Comal County continues to rank among the fastest growing in the nation. The property was built by the current owner in 2006 and is positioned on 2.73 -acres with two points of ingress and egress, with a total of twenty-six suites, each with a 15' roll up door. The property is on the corner of Jordan Rd and Lookout Rd, and less than a mile from one of the busiest corridors in the nation, Interstate 35. The buildings are currently 100% occupied and encompasses twenty tenants, of which many among them have a long history at the property averaging over 7 years. Madilee Business Park is a rare find in the area and a key driver of local business. It has a historically low vacancy factor, with the upside on rental increases and adjusting lease structure given the current short-term lease agreements in place with no options. The size and position of the stabilized asset offers an investor or an owner/user the capability to balance risk, increase revenue, and own in a very desirable location.



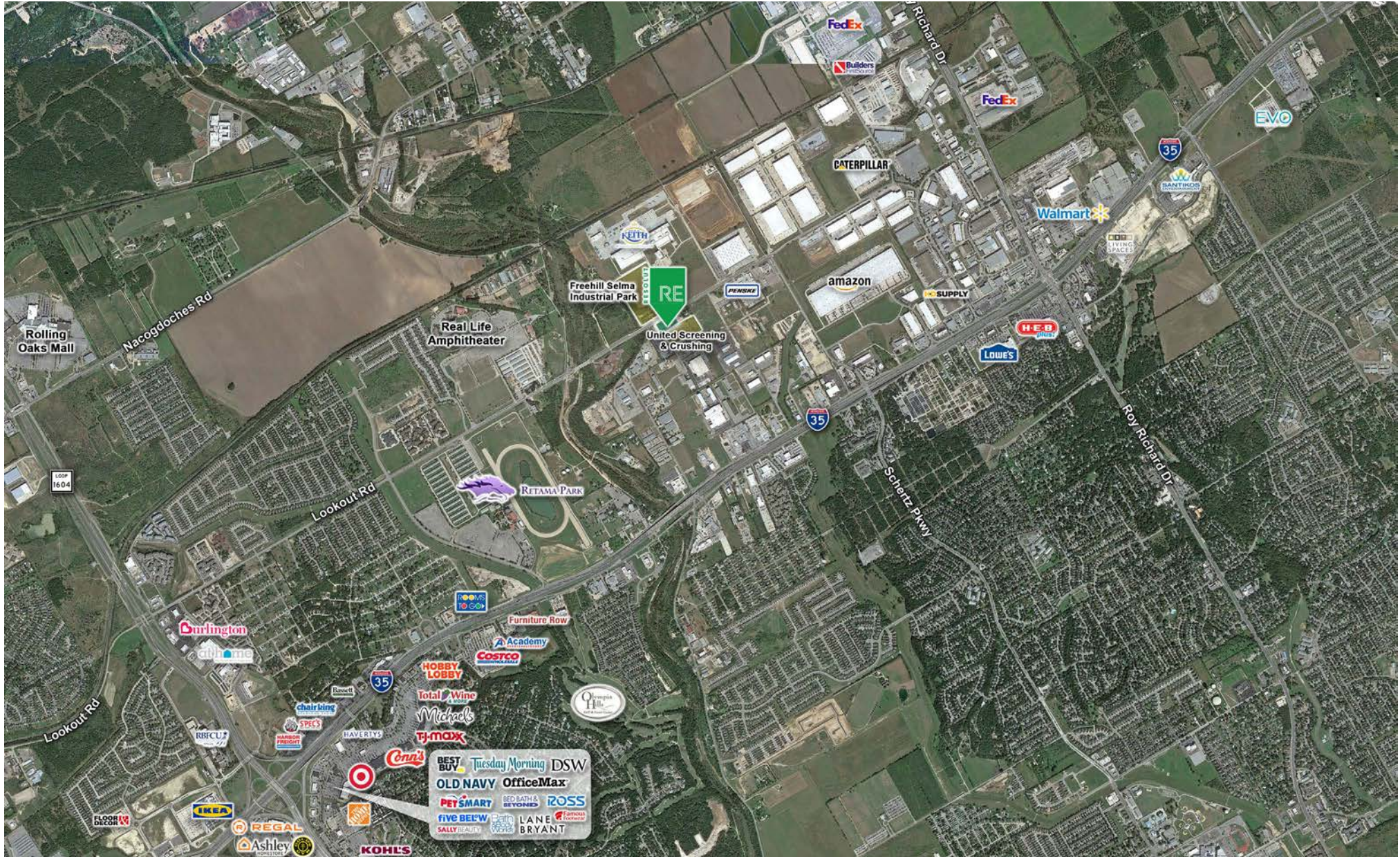


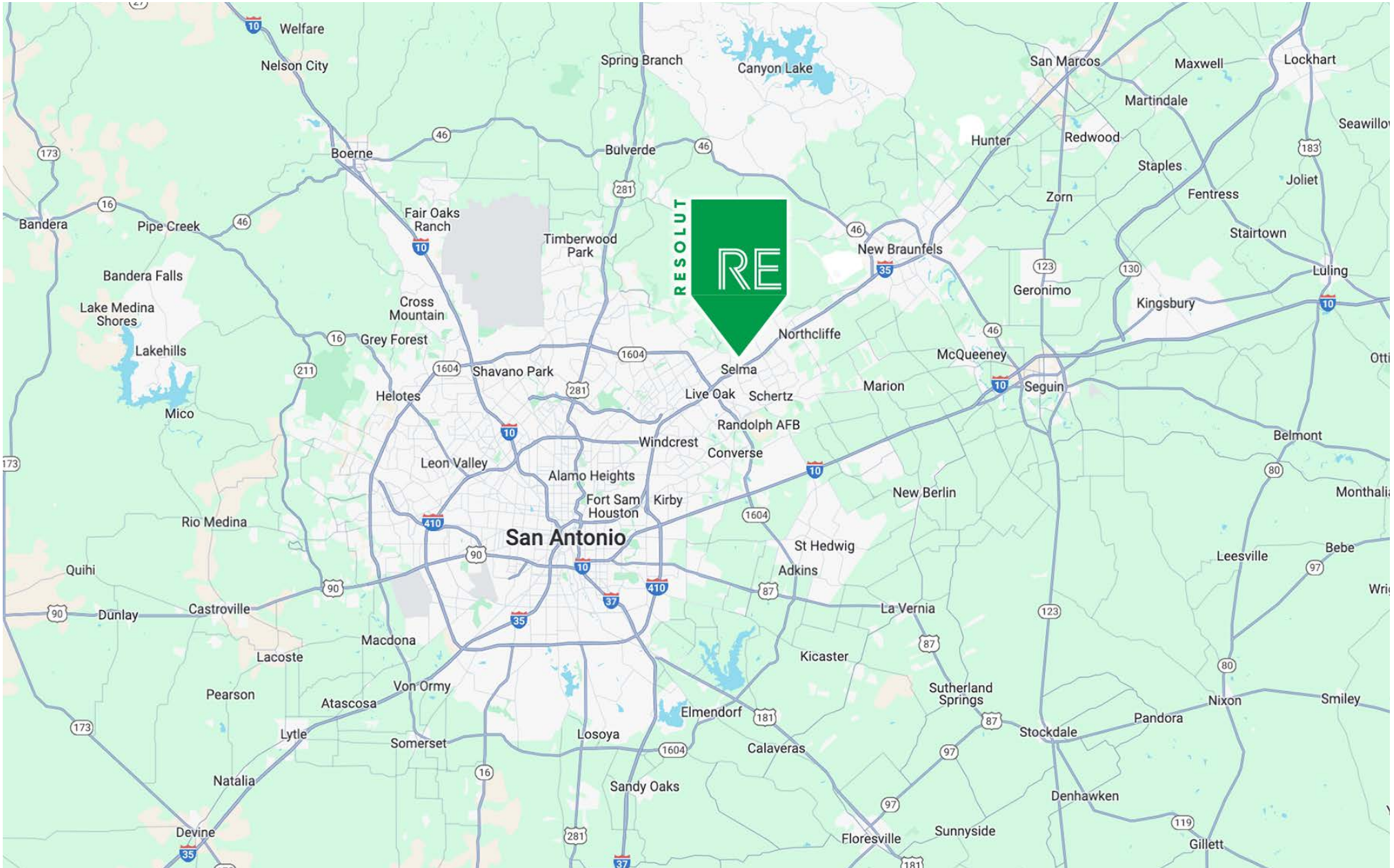


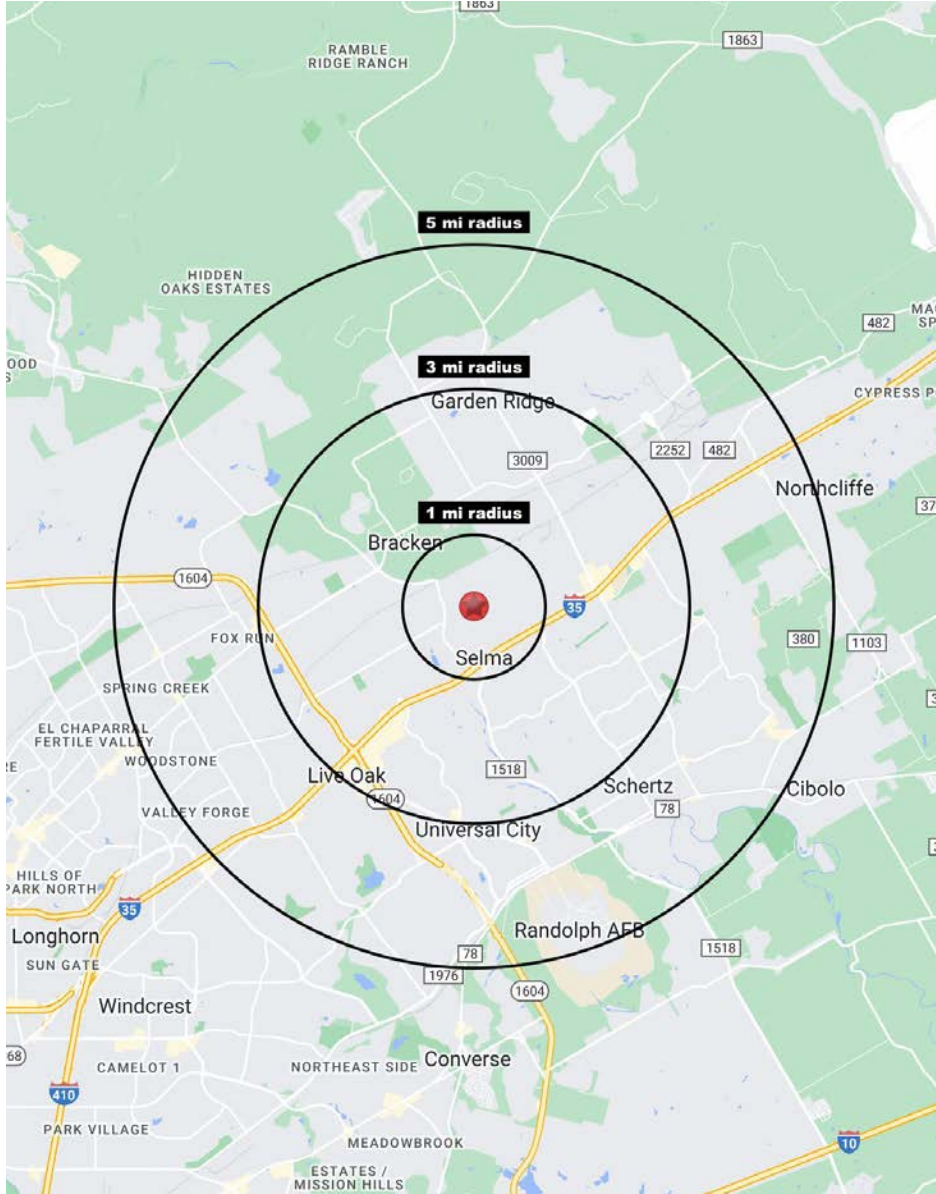




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17170 Jordan Rd Selma, TX 78154	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2023)	1,355	49,347	149,036
Projected Population (2028)	1,567	55,073	164,692
Census Population (2020)	1,410	48,281	146,923
Census Population (2010)	670	37,586	120,140
Projected Annual Growth (2023-2028)	212 3.1%	5,726 2.3%	15,656 2.1%
Historical Annual Growth (2020-2023)	-55 -	1,066 0.7%	2,113 0.5%
Historical Annual Growth (2010-2020)	740 11.0%	10,695 2.8%	26,783 2.2%
Estimated Population Density (2023)	432 <i>psm</i>	1,746 <i>psm</i>	1,899 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>
Households			
Estimated Households (2023)	500	18,472	54,171
Projected Households (2028)	587	20,824	60,407
Census Households (2020)	522	17,757	52,885
Census Households (2010)	276	14,053	43,557
Projected Annual Growth (2023-2028)	87 3.5%	2,351 2.5%	6,235 2.3%
Historical Annual Change (2010-2023)	224 6.2%	4,419 2.4%	10,614 1.9%
Average Household Income			
Estimated Average Household Income (2023)	\$137,234	\$136,915	\$122,300
Projected Average Household Income (2028)	\$125,626	\$130,277	\$117,479
Census Average Household Income (2010)	\$76,512	\$88,443	\$73,738
Census Average Household Income (2000)	\$88,814	\$70,849	\$60,606
Projected Annual Change (2023-2028)	-\$11,608 -1.7%	-\$6,638 -1.0%	-\$4,822 -0.8%
Historical Annual Change (2000-2023)	\$48,420 2.4%	\$66,066 4.1%	\$61,694 4.4%
Median Household Income			
Estimated Median Household Income (2023)	\$97,465	\$100,281	\$91,040
Projected Median Household Income (2028)	\$98,236	\$102,177	\$92,416
Census Median Household Income (2010)	\$62,913	\$81,407	\$67,805
Census Median Household Income (2000)	\$77,153	\$63,961	\$53,836
Projected Annual Change (2023-2028)	\$772 0.2%	\$1,896 0.4%	\$1,376 0.3%
Historical Annual Change (2000-2023)	\$20,311 1.1%	\$36,320 2.5%	\$37,204 3.0%
Per Capita Income			
Estimated Per Capita Income (2023)	\$50,655	\$51,286	\$44,525
Projected Per Capita Income (2028)	\$47,060	\$49,290	\$43,155
Census Per Capita Income (2010)	\$31,488	\$33,061	\$26,735
Census Per Capita Income (2000)	\$31,620	\$25,809	\$21,755
Projected Annual Change (2023-2028)	-\$3,595 -1.4%	-\$1,996 -0.8%	-\$1,371 -0.6%
Historical Annual Change (2000-2023)	\$19,035 2.6%	\$25,478 4.3%	\$22,770 4.6%
Estimated Average Household Net Worth (2023)	\$502,364	\$565,816	\$501,309



BRAD WEIGEL
COMMERCIAL ADVISOR
bweigel@resolutre.com
Office 512.617.0371
Mobile 646.244.6596

Brad Weigel is a leasing and investment sales specialist covering retail and flex properties throughout Central and South Texas ('The Valley'), with a primary focus on shopping and strip centers.

Previous to joining up with RESOLUT RE, he completed his commercial real estate certification at Cornell University and honed his skills over at Marcus & Millichap in the Austin and San Antonio offices, where he advised and represented clients in the sale of retail and flex properties throughout the region. Brad is an advocate of building and sustaining good relationships, while providing a high level of advisory and intel that drives his clients' success.

Born and raised in Wisconsin, Brad went off to study and work in New York City and Los Angeles, and is proud to have made Austin home since 2013. He's a passionate sports fan and is active in sand volleyball, mountain biking, and traveling to Japan with his family.

Brad is also a member of the International Council of Shopping Centers (ICSC).

FOR MORE INFORMATION PLEASE VISIT:

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AUSTIN

901 S Mopac Expwy, Bldg 2,
Suite 350
Austin, Texas 78746

DALLAS

5151 Belt Line Rd
Suite 620
Dallas, Texas 75254

HOUSTON

3700 W Sam Houston Pkwy
Suite 450
Houston, Texas 77042

SOUTH TEXAS

PO Box 1616
McAllen, Texas 78505

SAN ANTONIO

1100 NW Loop 410
Suite 700
San Antonio, TX 78213

LAFAYETTE

600 Jefferson Street
Suite 913
Lafayette, Louisiana 70501

ALBUQUERQUE

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