

Marcus & Millichap
TAG INDUSTRIAL GROUP

DON-WES FLEA MARKET/DONNA REDEVELOPMENT
208 NORTH VICTORIA ROAD

DONNA, TX 78537

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Texas Real Estate Commission
P.O. Box 12188
Austin, Texas 78711-2188
(512) 936-3000

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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TABLE OF CONTENTS

01

INVESTMENT OVERVIEW

SECTION 1

Offering Summary • Property Details • Offering Highlights • Rent Roll • Operating Statement
Regional Map • Aerial Map • Property Photos
Acquisition Financing

02

MARKET OVERVIEW

SECTION 2

Market Analysis • Demographic Analysis

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The background of the slide is a dark, blue-toned photograph of an industrial interior. It shows a large, multi-level structure with metal beams, pipes, and several hanging industrial lights. The lighting is dim, creating a moody atmosphere. The structure appears to be part of a factory or a large warehouse.

SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- 46.02 Acres of Land Situated on East Business 83 in Donna, TX
- 865 Feet of Frontage on East Business Highway 83 and 1,400 Feet on North Victoria Road
 - Residential or Commercial Redevelopment Opportunity in a High-Traffic Location
 - Value-Add Opportunity on Current Income Producing Flea-Market
- Development Ready Location with All Utilities Available and Access to Rail Service
 - Two Minutes Away and with Easy Access to I-2 Highway

Marcus & Millichap is pleased to present the opportunity to acquire 46.02 acres of land at 208 North Victoria Road in Donna, Texas, just minutes East of McAllen, Texas. Positioned just a two-minute drive from Interstate 2, the property is located within the McAllen Market. The Property has 865 feet of frontage along East Business 83 and 1,400 feet of frontage on North Victoria Road.

The highly renowned Don-Wes Market is situated on 8.8 acres of the Property on a lease that provides \$21,667 per month in monthly rent. While the lease is currently month-to-month, it has been in place for the last 25 years. The Property offers investors the opportunity to secure a long-term lease with the Don-Wes Flea Market and develop additional retail on the remainder of the tract or redevelop the entire Property for industrial or residential use.

The McAllen market contains 13.7 million square feet of retail space with a vacancy rate of 2.4 percent, and 33.9 million square feet of industrial space with a vacancy rate of 3.5 percent. Per Costar, at present: annual rent growth for retail is 4.0 percent (five-year average is 3.2 percent), and annual rent growth for industrial is 6.7 percent (historical growth rate is 3.9%). From Q2 2022 through Q1 2023, retail absorption was a positive 150,000 square feet with 86,000 square feet of retail space under construction (representing less than 1.0 percent of inventory). For industrial, absorption was a positive 49,000 square feet over the last 12 months with 272,000 square feet of industrial space currently under construction.

The McAllen-Edinburg-Mission metro is located 250 miles south of San Antonio near the Texas-Mexico border and encompasses Hidalgo County. The metro's proximity to Mexico makes trade and logistics important drivers of the local economy. The University of Texas, Rio Grande Valley has facilities in Edinburg, McAllen, and Weslaco. The Rio Grande River also runs through the area, providing recreational opportunities for locals and visitors. The metro is growing at a rapid pace and is expected to add 90,200 residents over the next five years. The metro's location on the Texas-Mexico border has turned the area into a trade hub. As a result, several logistics companies are located there. The metro has a strong healthcare sector, encompassing roughly one-third of the local employment base. The region maintains the largest land port for fresh produce imports from Mexico, with 160,000 loads of produce transported in a typical year with volumes expected to increase in the future.



DON-WES FLEA MARKET/DONNA REDEVELOPMENT

208 NORTH VICTORIA ROAD, DONNA, TX 78537

OFFERING PRICE
\$5,200,000

Offering Price	\$5,200,000
Total Acres	46.02
Total Square Feet (Land)	2,004,631

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2023 Marcus & Millichap. All rights reserved. (Activity ID: ZAE0060694)

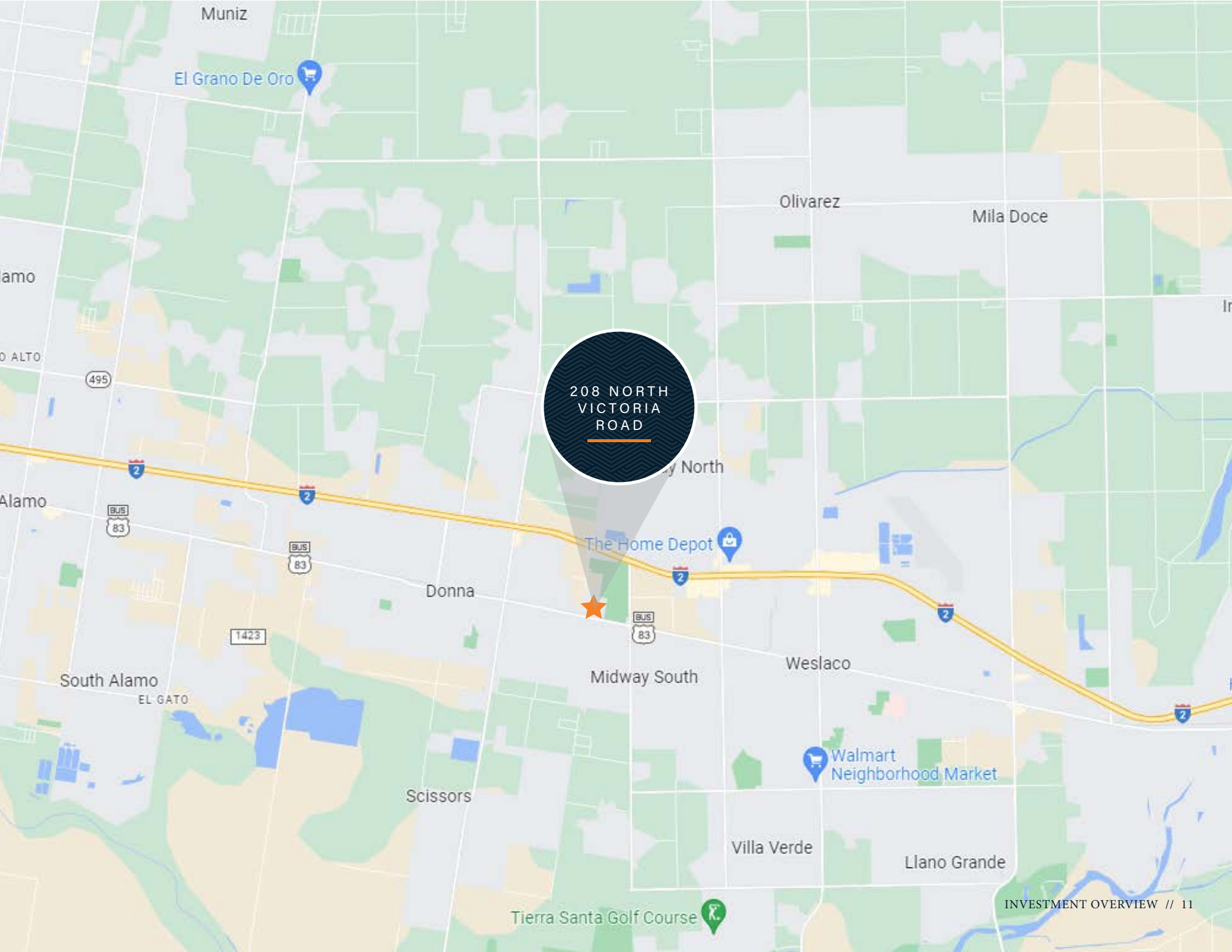
RENT ROLL

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Lease Type
Don Wes Flea Market	1	21,910	100.0%	MTM	MTM	\$11.87	\$21,667	\$260,007	\$260,007	Modified Gross
Total		21,910				\$11.87	\$21,667	\$260,007	\$260,007	
Occupied Tenants: 1			Unoccupied Tenants: 0			Occupied GLA: 100.00%		Unoccupied GLA: 0.00%		
Total Current Rents: \$21,667						Occupied Current Rents: \$21,667		Unoccupied Current Rents: \$0		

OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	260,007		11.87	260,007		11.87
Expense Reimbursement Income						
Net Lease Reimbursement						
CAM	26,400		1.20	26,400		1.20
Total Reimbursement Income	\$26,400	34.9%	\$1.20	\$26,400	34.9%	\$1.20
Effective Gross Revenue	\$286,407		\$13.07	\$286,407		\$13.07

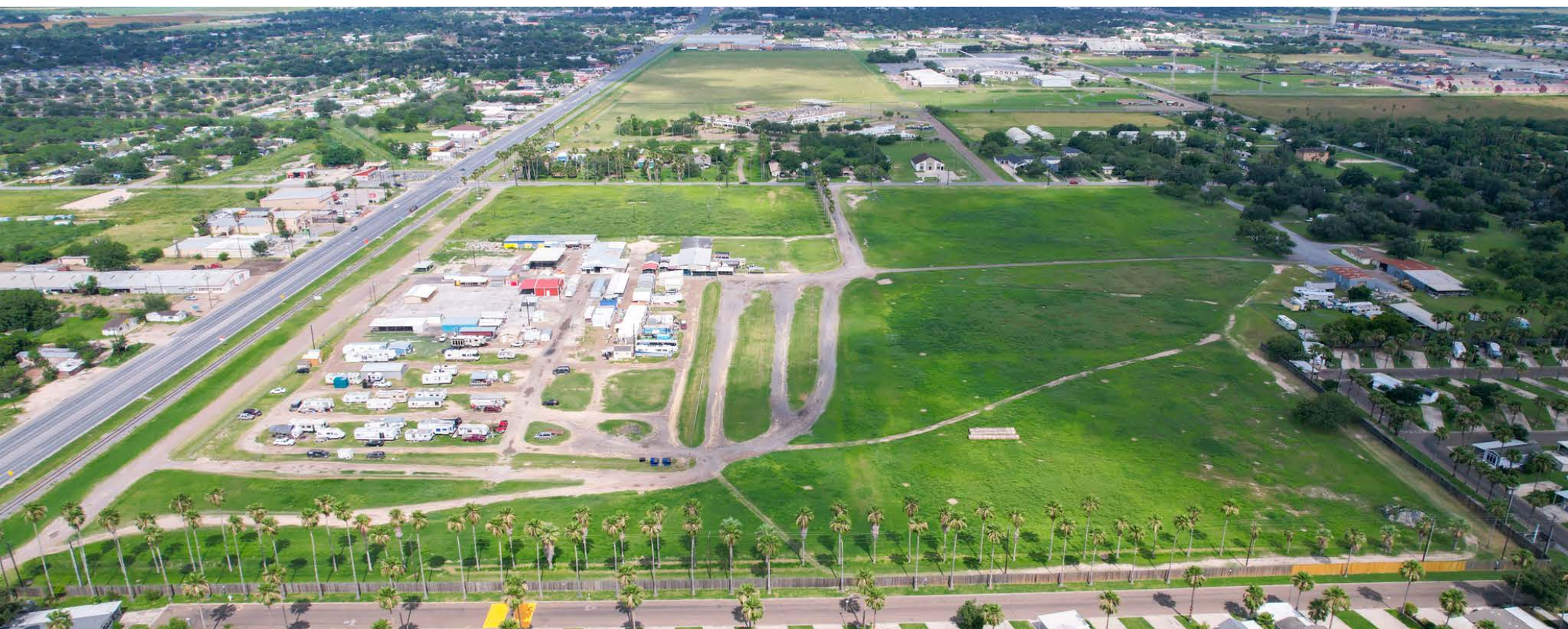
Operating Expenses	Current		Per SF	Pro Forma		Per SF
Electric	21,600		0.99	21,600		0.99
Water	4,800		0.22	4,800		0.22
Cleaning	3,600		0.16	3,600		0.16
Repairs & Maintenance	6,000		0.27	6,000		0.27
Insurance	3,407		0.16	3,407		0.16
Real Estate Taxes	20,745		0.95	20,745		0.95
Management Fee	15,600	5.4%	0.71	15,600	5.4%	0.71
Total Expenses	\$75,752		\$3.46	\$75,752		\$3.46
Expenses as % of EGR	26.4%			26.4%		
Net Operating Income	\$210,655		\$9.61	\$210,655		\$9.61



208 NORTH
VICTORIA
ROAD



208 NORTH
VICTORIA
ROAD





CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 2,143 debt
and equity
financings in 2022



National platform operating
within the firm's
brokerage offices



\$12.8 billion total
national volume
in 2022



Access to more capital sources
than any other firm in the
industry

WHY MMCC?

Optimum financing solutions to
enhance value

Enhanced control through MMCC's
ability to qualify investor finance
contingencies

Enhanced control through quickly
identifying potential debt/equity sources,
processing, and closing buyer's
finance alternatives

Enhanced control through MMCC's
ability to monitor investor/due diligence
and underwriting to ensure timely,
predictable closings

The background of the slide is a dark, blue-tinted photograph of an industrial interior. It shows a large, multi-level structure with metal beams, pipes, and several hanging industrial lights. The lighting is dim, creating a moody atmosphere. The structure appears to be a factory or a large warehouse.

SECTION 2

MARKET OVERVIEW

Marcus & Millichap

MCALLEN-EDINBURG-MISSION TEXAS

The McAllen-Edinburg-Mission metro is located 250 miles south of San Antonio near the Texas-Mexico border and encompasses Hidalgo County. The metro's proximity to Mexico makes trade and logistics an important driver of the local economy. The University of Texas, Rio Grande Valley has facilities in Edinburg, McAllen and Weslaco. The Rio Grande River also runs through the area, providing recreational opportunities for locals and visitors. The metro is growing at a rapid pace and is expected to add 83,900 residents over the next five years.



LOGISTICS
INDUSTRY



HEALTH
CARE

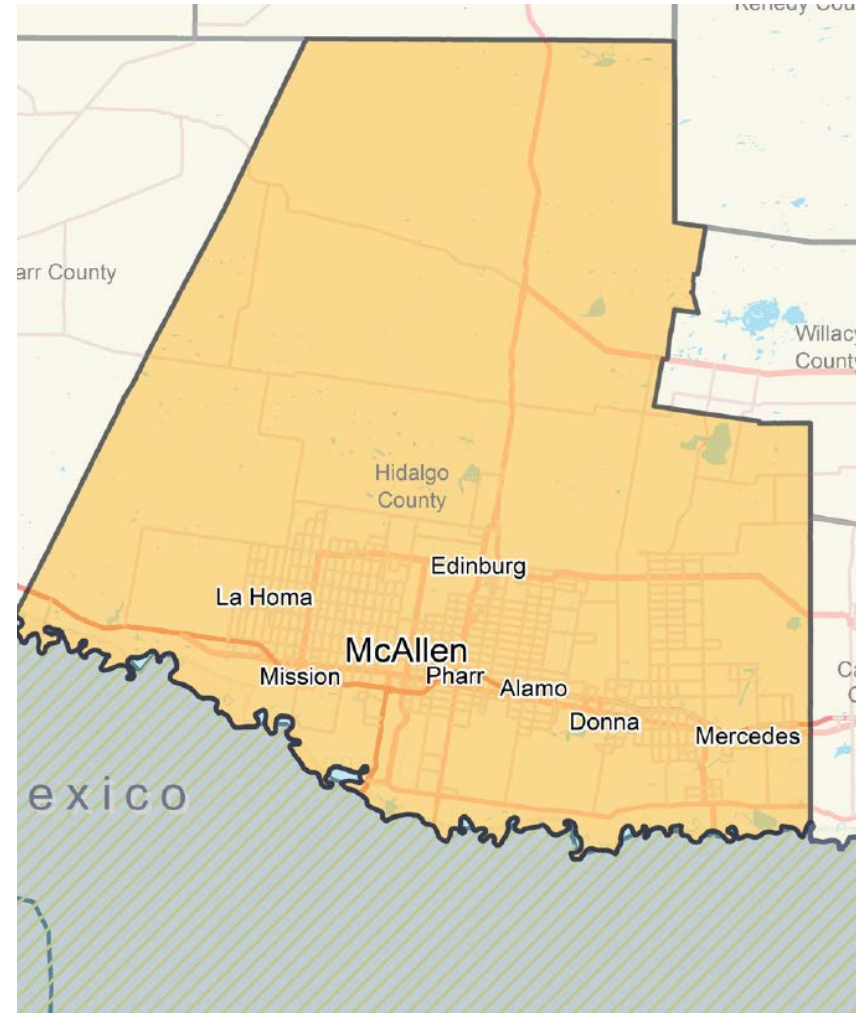
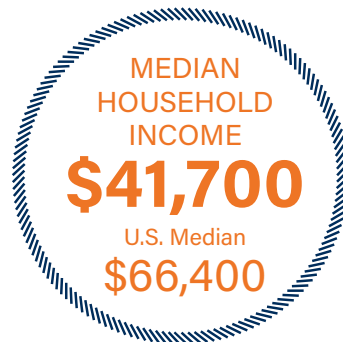
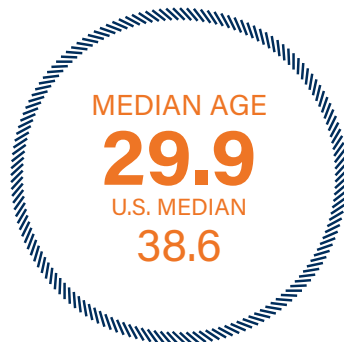


FOOD STORAGE
AND PROCESSING

METROPLEX GROWTH

ECONOMY

The metro has a diverse employment base, including sectors like health care, retail and trade. Health care is a significant part of the economy, and several large hospitals are located here, including Rio Grande Regional Hospital, McAllen Medical Center and McAllen Heart Hospital. GE Aviation and Royal Technologies Corp. have major manufacturing facilities in the metro, supplying hundreds of jobs. South Texas College is located within McAllen. It regularly receives grants to provide equipment upgrades and manufacturing training. Texas A&M University opened a satellite campus in the recently-developed community of Tres Lagos.



DEMOGRAPHICS



110,341

Total Population
Within 5 miles



48.7%



51.3%



\$53,396

Average Household Income
Within 5 miles



42,922

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	7,238	61,477	118,927
2022 Estimate			
Total Population	7,028	57,683	110,341
2010 Census			
Total Population	6,893	52,288	97,552
2000 Census			
Total Population	6,920	44,297	76,497
Daytime Population			
2022 Estimate	9,119	64,568	114,574
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	2,069	18,119	33,756
2022 Estimate			
Total Households	2,019	16,937	31,294
Average (Mean) Household Size	3.4	3.4	3.5
2010 Census			
Total Households	1,968	15,028	27,170
2000 Census			
Total Households	1,982	12,520	21,245

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	0.6%	1.3%	1.3%
\$150,000-\$199,999	1.6%	2.4%	2.1%
\$100,000-\$149,999	7.8%	10.0%	9.9%
\$75,000-\$99,999	8.9%	9.8%	8.9%
\$50,000-\$74,999	14.0%	17.4%	17.9%
\$35,000-\$49,999	14.8%	13.5%	14.0%
\$25,000-\$34,999	13.1%	12.0%	12.2%
\$15,000-\$24,999	14.6%	13.3%	14.2%
Under \$15,000	24.7%	20.2%	19.6%
Average Household Income	\$46,799	\$53,799	\$53,396
Median Household Income	\$33,087	\$39,826	\$39,124
Per Capita Income	\$13,448	\$15,861	\$15,225
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	7,028	57,683	110,341
Under 20	33.8%	34.7%	35.6%
20 to 34 Years	20.1%	20.4%	20.1%
35 to 39 Years	5.6%	5.8%	5.7%
40 to 49 Years	10.4%	11.3%	11.2%
50 to 64 Years	14.4%	13.9%	13.4%
Age 65+	15.7%	14.0%	14.1%
Median Age	31.7	30.9	30.3
Population 25+ by Education Level			
2022 Estimate Population Age 25+	4,149	33,510	63,132
Elementary (0-8)	25.8%	22.1%	22.6%
Some High School (9-11)	15.6%	12.3%	13.4%
High School Graduate (12)	26.9%	24.6%	25.3%
Some College (13-15)	17.3%	21.1%	20.2%
Associate Degree Only	3.0%	3.9%	3.9%
Bachelor's Degree Only	7.8%	11.7%	10.8%
Graduate Degree	3.5%	4.3%	3.9%
Travel Time to Work			
Average Travel Time to Work in Minutes	27.0	24.0	25.0



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.

11-2-2015

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.

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Buyer/Tenant/Seller/Landlord Initials

Date

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