

EXECUTIVE SUMMARY

Villa Maria Shopping Center

800 East Villa Maria Road | Bryan, Texas 77802



OFFERED EXCLUSIVELY BY



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Real Estate Investment Sales • Financing • Research • Advisory Services

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TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188,
AUSTIN, TEXAS 78711-2188
(512) 936-3000

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www.marcusmillichap.com

PROPERTY OVERVIEW

 **PRICE**
\$4,259,000

Cap Rate:	7.48%
NOI:	\$318,768
Price/SF:	\$249.71
Total GLA:	17,056 SF
Total Land Area:	1.39 AC
Year Built:	1963
Economical Occupancy:	100%
Parcel ID:	634000-0000-0240

Marcus & Millichap is pleased to exclusively list for sale Villa Maria Shopping Center, located at 800 East Villa Maria Road in Bryan, Texas. This 17,056-square-foot retail center is situated on a 1.39 acre tract of land on the signalized, hard corner of East Villa Maria Road and Wayside Drive. McDonald's and H-E-B are located across the street from the property. This H-E-B location ranks in the top 77 percent of all locations in Texas, per Placer.AI.

Villa Maria Shopping Center is 100 percent economically occupied. All tenant leases are triple-net, protecting an investor from possible increases in future expenses. The property is offered for sale for a price of \$4,259,000, which represents a 7.48 percent cap rate.

INVESTMENT HIGHLIGHTS



Located on Signalized, Hard Corner



McDonald's and H-E-B Located Across the Street



Expenses are 100 Percent Reimbursed by NNN Tenants



Located Fewer Than 3 Miles From Texas A&M University

AERIAL

Texas A&M
University



Cash America

Aaron's



Long John
Silvers



H-E-B

Marshall's



Dairy Queen



Walgreens

ROSS
DRESS FOR LESS

five
BEL'W

DOLLAR TREE

Great Clips

GNC
LIVE WELL

McDonald's

EAST VILLA MARIA ROAD

Subject Property

metro
by T-Mobile

boost
mobile

Little Caesars

ups
The UPS Store

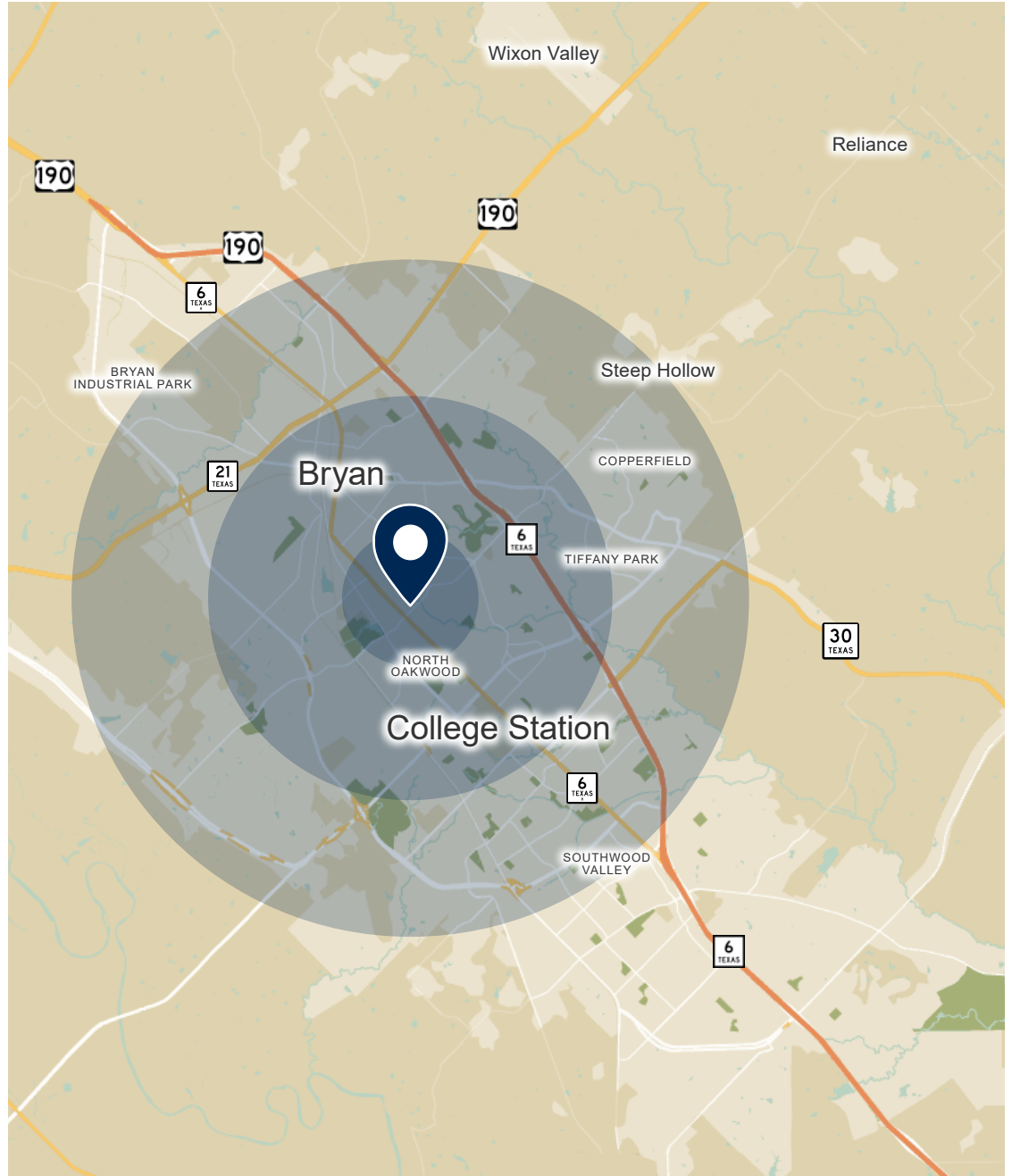
33,916
VPD

AERIAL



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2029 PROJECT. POPULATION	11,520	96,133	173,070
2024 EST. POPULATION	11,238	93,450	166,994
CHANGE 2024-2029	2.51%	2.87%	3.64%
2024 MEDIAN AGE	37.0	29.0	29.0
POPULATION BY RACE	1 MILE	3 MILE	5 MILE
WHITE	59.03%	53.34%	54.70%
BLACK	12.55%	13.05%	12.94%
ASIAN	1.62%	5.96%	6.19%
AMERICAN INDIAN, ESKIMO, ALEUT	1.08%	0.78%	0.79%
HAWAIIAN, PACIFIC ISLANDER	0.11%	0.16%	0.13%
MULTI-RACE	13.63%	13.05%	13.47%
OTHER	11.99%	13.65%	11.78%
HISPANIC ORIGIN	30.06%	33.15%	30.53%
HOUSEHOLDS BY INCOME	1 MILE	3 MILE	5 MILE
\$200,000 OR MORE	6.77%	4.20%	4.92%
\$150,000 - \$199,999	7.20%	5.36%	5.44%
\$100,000 - \$149,999	13.07%	13.17%	12.90%
\$75,000 - \$99,999	16.89%	13.25%	12.28%
\$50,000 - \$74,999	14.53%	14.46%	15.04%
\$35,000 - \$49,999	11.62%	11.92%	11.09%
\$25,000 - \$34,999	8.76%	10.13%	10.13%
\$15,000 - \$24,999	10.87%	10.36%	9.99%
\$10,000 - \$14,999	3.04%	4.86%	5.58%
UNDER \$9,999	7.26%	12.28%	12.63%
AVERAGE HOUSEHOLD INCOME	\$82,658	\$65,404	\$68,596
MEDIAN HOUSEHOLD INCOME	\$64,694	\$52,407	\$53,234
PER CAPITA INCOME	\$36,971	\$27,356	\$28,898
MEDIAN PROPERTY VALUE	\$177,479	\$170,110	\$186,792



MARKET OVERVIEW

The Bryan-College Station metropolitan area is located near the Brazos River in the Brazos Valley. One of the largest universities in the country calls the area home, and other academic institutions, museums, and entertainment and dining options assist in luring residents and tourists. Strategically situated in the middle of the Texas Triangle and fewer than 100 miles northwest of Houston, the metro also has convenient access to Texas' other major metropolitan areas.



ACQUISITION FINANCING - MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

FINANCING CONTACT



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

Our significant size and transaction volume give us the scale to clear the market quickly. We leverage our prominent capital markets relationships with commercial banks, life insurance companies, credit unions, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

We offer unparalleled depth of experience in both debt and equity placement for ground up development, value-add, and stabilized projects across all property types. Customized structures are necessary to align the unique aspects of a transaction with the client's investment objectives. MMCC coordinates all pieces in the capital stack for a seamless transaction maximizing the certainty of execution.

We recognize that competitive financing, speed, and certainty of execution are critical to our clients' success. Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Providence Plaza



National platform
operating within the firm's
82 brokerage offices



Optimum
financing solutions
to enhance value



Closed 1,061
transactions by national
financing division in 2024



351 capital sources
MMCC closed
business with in 2024



\$7.1B
MMCC production
volume in 2024



Northlake Commons 4A



Northlake Commons 7



Information About Brokerage Services

2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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