



BEAUTIFUL 100% NNN 3-TENANT - ADJACENT TO STARBUCKS

SEC RUBEN M TORRES BLVD & N MINNESOTA AVE
5740 Ruben M Torres Blvd, Brownsville, TX 78526



OFFERING MEMORANDUM



PRICE
\$1,576,000



CAP RATE
6.4%



NOI
\$100,825



GLA
3,800 SF

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EXECUTIVE SUMMARY | BEAUTIFUL 100% NNN 3-TENANT - ADJACENT TO STARBUCKS

BUILDING OVERVIEW

| | |
|---------------------|---|
| PROPERTY ADDRESS | 5740 Ruben Torres Sr. Blvd., Brownsville, TX 78526 |
| LOCATION | SE Corner of Ruben M. Torres Blvd. & N. Minnesota Ave |
| COUNTY | Cameron (PID 441814) |
| GROSS LEASABLE AREA | 3,800 SF |
| CONSTRUCTION TYPE | Concrete, Stucco & Brick |
| LOT SIZE | 1.0419 AC |
| YEAR BUILT | 2022 |
| NUMBER OF TENANTS | Three |
| OCCUPANCY | 100% |
| LEGAL DESCRIPTION | Lot 2 Dunnco II Brownsville Subdivision (2023 Plat C1-4465 Ccmr Filed 08/31/2022) |



DEMOGRAPHIC SNAPSHOT (3 MILES)



56,434
2024 POPULATION
3 MILE RADIUS



\$71,026
2024 AVERAGE INCOME
3 MILE RADIUS



30,578
2024 DAYTIME POPULATION
3 MILE RADIUS



18,068 VPD
RUBEN M TORRES BLVD
19,538 VPD
E 14TH ST



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PROPERTY OVERVIEW | BEAUTIFUL 100% NNN 3-TENANT – ADJACENT TO STARBUCKS

- Beautiful 3 tenant retail investment, newly built in 2022, on a signalized intersection with drive-thru
- Large Papa John's Corporate franchisee with rent increase ahead
- Brownsville's largest employer is now SpaceX (5,000 estimated employees in 2024). SpaceX has turned Brownsville into a hub for aerospace activities and has attracted numerous businesses and suppliers.
- The Port of Brownsville, one of Brownsville's largest employers and a source of tremendous activity is located less than 2 miles from this site
- Tenants:
 - Strong Corporate Fred Loya lease with rent increase ahead
 - Large Papa John's corporate franchisee
 - Boba Tea Express with annual base rent increases, drive-thru and a strong personal guaranty
- This asset is surrounded by a wide variety of national brands including McDonald's, CVS, Family Dollar, Dollar Tree, Advance Auto, Whataburger, Rent-A-Center, Subway, Boost Mobile, Burger King and more
- Strong demographics with more than 56k population with Avg. household income over \$71k within 3 miles & 137k+ population with Avg. HH income over \$69k within 5 miles.





- Founded in 1984
- Employees: 3,500+
- Annual Revenue: \$975 Million
- 18th Largest Hispanic Owned Company in the USA.
- [Website: www.fredloya.com](http://www.fredloya.com)

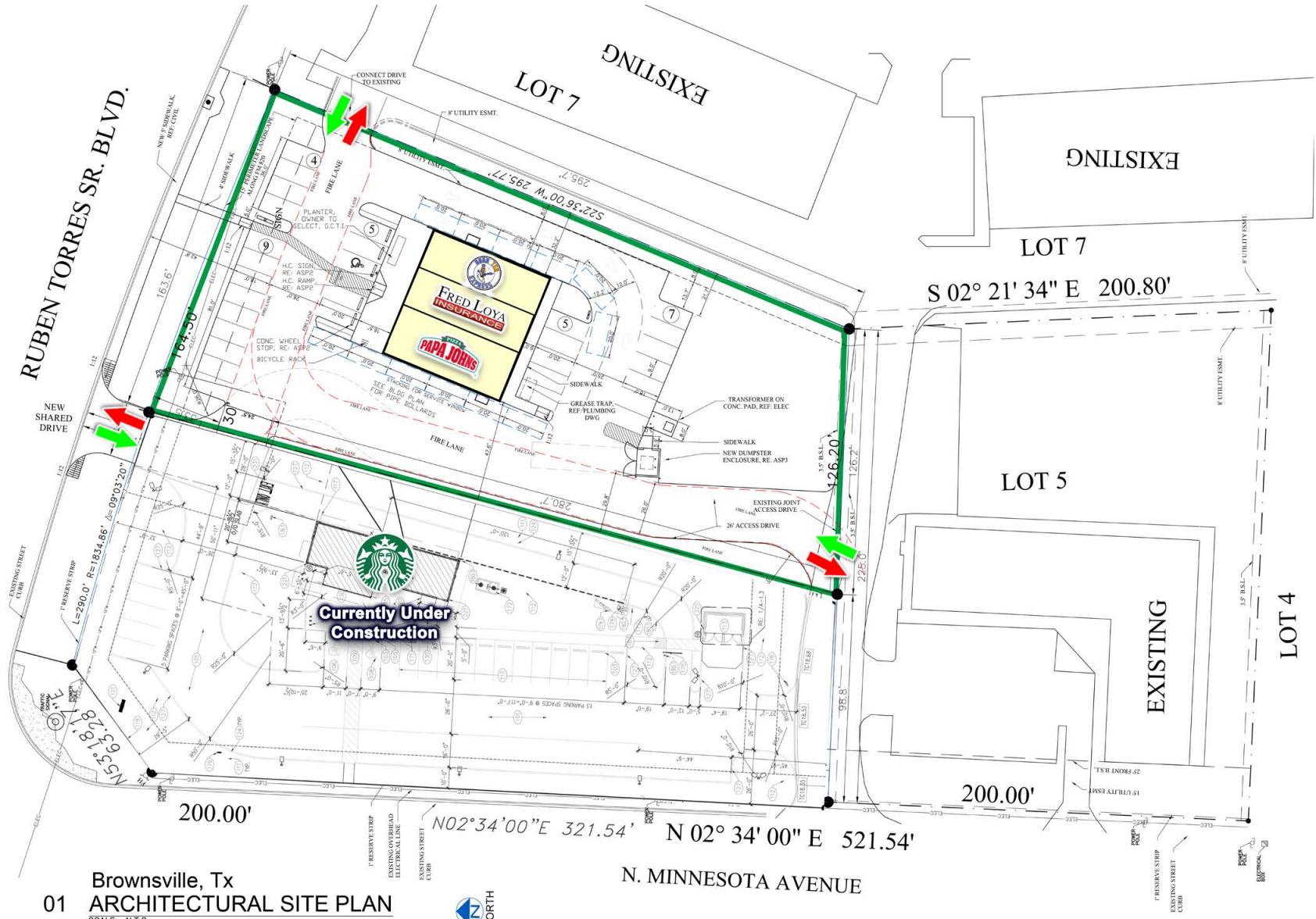


- Founded in 1983 now has 5,906 locations in 50 countries.
- With 2,519 restaurants in North America with avg sales of \$1.2M per restaurant in 2023 (source: 2023 K-1)
- [Website: www.papajohns.com](http://www.papajohns.com)

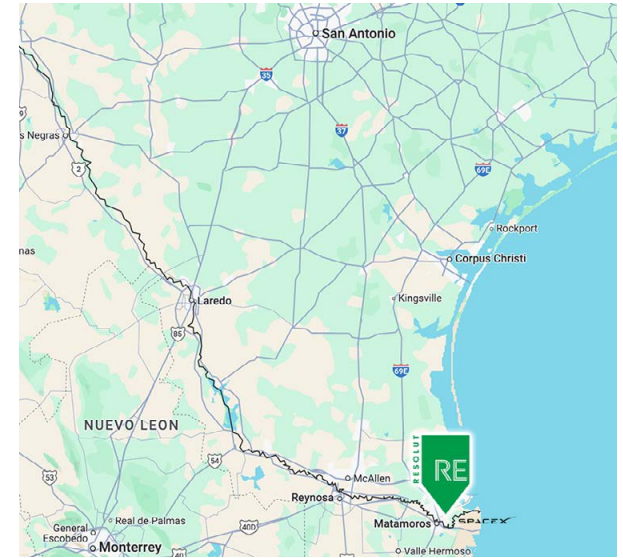


- BTE is a premium bubble tea brand company with years of experience in the tea and beverage industry
- They continue to grow sharing high quality and tasty bubble tea with the world.
- They strive to create high quality tea drinks with fresh ingredients and bring the best to you
- [Website: Bobateaexpress.com](http://Bobateaexpress.com)

SITE PLAN | BEAUTIFUL 100% NNN 3-TENANT - ADJACENT TO STARBUCKS



LOCATION OVERVIEW | BEAUTIFUL 100% NNN 3-TENANT - ADJACENT TO STARBUCKS



AREA TRAFFIC GENERATORS



LOCATION OVERVIEW | BEAUTIFUL 100% NNN 3-TENANT - ADJACENT TO STARBUCKS



LOCATION OVERVIEW | BEAUTIFUL 100% NNN 3-TENANT - ADJACENT TO STARBUCKS





Estimated Job Numbers of The Largest Employers in Brownsville, TX (2024)

SpaceX: 5,000 jobs

Brownsville ISD: 7,500 jobs

UTRGV: 3,200 jobs

**Valley Baptist Medical Center:
2,800 jobs**

Port of Brownsville: 1,800 jobs

**Manufacturing Sector (including
Keppel AmFELS): 2,500 jobs**

Source: ChatGPT

Brownsville, TX, is experiencing significant economic growth, driven by several key factors:



1. SpaceX and the Aerospace Industry:

SpaceX's continued expansion at the Boca Chica launch site has turned Brownsville into a hub for aerospace activities. The presence of SpaceX has attracted numerous businesses and suppliers, contributing to job creation and boosting the local economy. The development of the Starship project has also put Brownsville on the global map, attracting both talent and investment.

2. Manufacturing and Industry:

Brownsville's strategic location near the U.S.-Mexico border makes it a prime spot for manufacturing. The city's proximity to major trade routes has attracted manufacturing companies, particularly in the automotive and electronics sectors. The growth in maquiladoras (factories) across the border in Matamoros, Mexico, also positively impacts Brownsville's economy.



3. Port of Brownsville:

The Port of Brownsville continues to be a critical economic driver, serving as a major logistics hub for the region. The port's expansion and modernization projects have increased its capacity, attracting more shipping activity and boosting trade. It is also a key player in the energy sector, particularly in the export of LNG (liquefied natural gas).

4. Renewable Energy:

The region is seeing growth in renewable energy, particularly in wind and solar power projects. These projects not only provide clean energy but also create jobs and stimulate local businesses. The favorable climate and geography make Brownsville an ideal location for such initiatives.

5. Tourism and Cultural Development:

Brownsville is leveraging its rich cultural heritage and natural beauty to boost tourism. The city's historic sites, combined with eco-tourism opportunities in the nearby Laguna Atascosa National Wildlife Refuge, are attracting more visitors. Events and festivals celebrating the city's unique culture are also drawing in tourists and supporting the local economy.

6. Education and Workforce Development:

Investments in education and workforce development are helping to meet the growing demand for skilled labor, particularly in STEM fields. The University of Texas Rio Grande Valley (UTRGV) and local community colleges are playing a crucial role in providing the necessary training and education to support the city's economic growth.

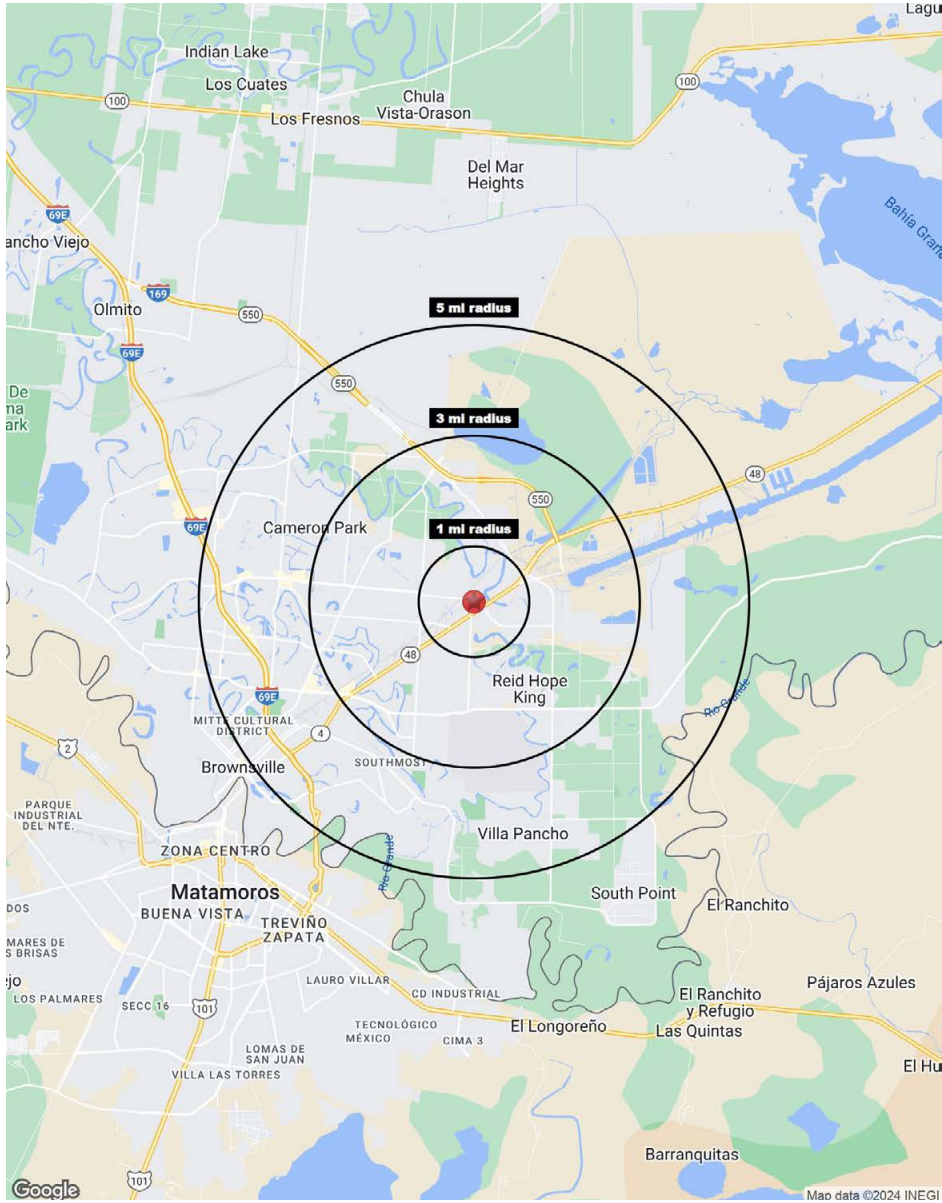
7. Real Estate and Infrastructure:

The economic boom has led to increased demand for housing and commercial real estate in Brownsville. Infrastructure projects, including road improvements and the expansion of public services, are supporting this growth, making the city more attractive to businesses and residents alike.

These economic factors highlight Brownsville's transformation into a dynamic and diversified economy, positioning it for continued growth in the years to come.

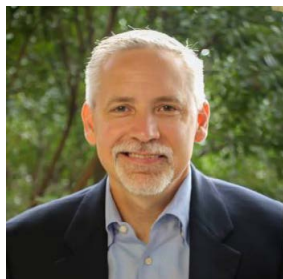
Source: ChatGPT

DEMOGRAPHICS | BEAUTIFUL 100% NNN 3-TENANT - ADJACENT TO STARBUCKS



| 5740 Ruben M Torres Blvd Brownsville, TX 78526 | | 1 mi radius | 3 mi radius | 5 mi radius |
|---|---------------|---------------|---------------|-------------|
| Population | | | | |
| Estimated Population (2024) | 8,315 | 56,434 | 137,052 | |
| Projected Population (2029) | 8,732 | 57,248 | 136,439 | |
| Census Population (2020) | 8,276 | 56,791 | 142,191 | |
| Census Population (2010) | 8,851 | 54,109 | 141,148 | |
| Projected Annual Growth (2024-2029) | 417 1.0% | 814 0.3% | -613 - | |
| Historical Annual Growth (2020-2024) | 38 - | -358 -0.2% | -5,140 -0.9% | |
| Historical Annual Growth (2010-2020) | -574 -0.6% | 2,682 0.5% | 1,044 - | |
| Estimated Population Density (2024) | 2,648 psm | 1,997 psm | 1,746 psm | |
| Trade Area Size | 3.1 sq mi | 28.3 sq mi | 78.5 sq mi | |
| Households | | | | |
| Estimated Households (2024) | 2,327 | 16,962 | 41,631 | |
| Projected Households (2029) | 2,458 | 17,322 | 41,681 | |
| Census Households (2020) | 2,228 | 16,957 | 43,143 | |
| Census Households (2010) | 2,198 | 14,947 | 39,321 | |
| Projected Annual Growth (2024-2029) | 131 1.1% | 361 0.4% | 50 - | |
| Historical Annual Change (2010-2024) | 129 0.4% | 2,015 1.0% | 2,310 0.4% | |
| Average Household Income | | | | |
| Estimated Average Household Income (2024) | \$60,932 | \$71,026 | \$69,349 | |
| Projected Average Household Income (2029) | \$61,712 | \$72,342 | \$70,857 | |
| Census Average Household Income (2010) | \$33,553 | \$40,872 | \$38,761 | |
| Census Average Household Income (2000) | \$28,291 | \$37,549 | \$34,610 | |
| Projected Annual Change (2024-2029) | \$780 0.3% | \$1,316 0.4% | \$1,507 0.4% | |
| Historical Annual Change (2000-2024) | \$32,641 4.8% | \$33,476 3.7% | \$34,739 4.2% | |
| Median Household Income | | | | |
| Estimated Median Household Income (2024) | \$47,976 | \$57,474 | \$54,457 | |
| Projected Median Household Income (2029) | \$47,805 | \$57,614 | \$54,513 | |
| Census Median Household Income (2010) | \$30,957 | \$32,916 | \$30,668 | |
| Census Median Household Income (2000) | \$22,268 | \$29,346 | \$26,356 | |
| Projected Annual Change (2024-2029) | -\$172 - | \$140 - | \$56 - | |
| Historical Annual Change (2000-2024) | \$25,708 4.8% | \$28,128 4.0% | \$28,101 4.4% | |
| Per Capita Income | | | | |
| Estimated Per Capita Income (2024) | \$17,053 | \$21,351 | \$21,095 | |
| Projected Per Capita Income (2029) | \$17,372 | \$21,893 | \$21,676 | |
| Census Per Capita Income (2010) | \$8,330 | \$11,289 | \$10,797 | |
| Census Per Capita Income (2000) | \$6,745 | \$10,029 | \$9,109 | |
| Projected Annual Change (2024-2029) | \$319 0.4% | \$542 0.5% | \$580 0.6% | |
| Historical Annual Change (2000-2024) | \$10,307 6.4% | \$11,322 4.7% | \$11,987 5.5% | |
| Estimated Average Household Net Worth (2024) | \$574,942 | \$656,769 | \$605,123 | |

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LISTING AGENT | BEAUTIFUL 100% NNN 3-TENANT – ADJACENT TO STARBUCKS

ALAN RUST, CCIM
PRINCIPAL
INVESTMENT SALES

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Office 512.373.2814

Alan Rust, CCIM, Principal of Investment Sales, specializes in the sale of investment real estate. He has led the charge for RESOLUT RE with its investment sales program, having assembled a long track record of success, selling a wide variety of 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 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 international CCIM community.

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

FOR MORE INFORMATION PLEASE VISIT:

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