



NET LEASE INVESTMENT OFFERING

Biomat USA

GRIFOLS

Plasma Center

Biomat USA (Plasma)

114 W 9th St

Mission, TX 78572 (McAllen MSA)





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Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Biomat USA property positioned within the McAllen MSA in Mission, Texas. Biomat USA has been operating at this location since 2017 when they signed a 10-year lease. The current lease runs through May 2027 and features significant 3% annual rental escalations throughout the remaining term, along with three 5-year renewal options. The lease is triple net and features no landlord responsibilities. Additionally, Texas is an income tax free state.

The 13,858-square-foot building benefits from its location just off the intersection of West 9th Street and North Conway Avenue, which together experience over 27,900 vehicles per day. Several nationally recognized tenants occupy the same intersection, including H-E-B, Planet Fitness, PNC Bank, Bank of America, T-Mobile, and many others. Additionally, the property is several blocks south of Mission High School, which serves 2,000 students. There are over 160,900 people that live within a five-mile radius and earn an average household income of \$80,235. The subject is less than a 15-minute drive from the Mexico Border.

BioMat USA, Inc. is a subsidiary of Grifols, a multinational pharmaceutical and chemical manufacturer headquartered in Barcelona, Spain. Founded in 1909, the company is the largest global producer of plasma-based products and has over 23,000 employees. Grifols operates over 400 plasma donation centers throughout Europe, the United States, Canada, and Egypt. Grifols has been a pioneer in advancing plasma science, as the company has numerous achievements including developing the plasmapheresis procedure that revolutionized the safe and efficient collection of plasma.

Investment Highlights

- » Positioned within the McAllen MSA
- » E-commerce resistant & essential business
- » Biomat USA is a subsidiary of Grifols, a publicly traded global healthcare company (NASDAQ: GRFS)
- » Texas is an income tax free state
- » Significant 3% annual rental escalations
- » Located near the intersection of West 9th Street & North Conway Avenue (Combined 27,900 VPD)
- » Proximity to Interstate 2 (70,800 VPD)
- » Over 160,900 people live within a five-mile radius
- » Average household income within five miles is \$80,235
- » Nearby tenants include H-E-B, Planet Fitness, PNC Bank, Bank of America, T-Mobile, & several others
- » Several block south of Mission High School (2,000 students)



Property Overview



PRICE
\$2,553,300



CAP RATE
8.15%



NOI
\$208,094
(as of 6/1/2024)

LEASE COMMENCEMENT DATE:	6/1/2017
LEASE EXPIRATION DATE:	5/31/2027
RENEWAL OPTIONS:	Three 5-year
RENTAL ESCALATION:	3% annual
LEASE TYPE:	NNN
TENANT:	Biomat USA, Inc.
YEAR BUILT:	1976
BUILDING SIZE:	13,804 SF
LAND SIZE:	0.83 AC



Plasma

Overview

WHY DONATING BLOOD PLASMA IS IMPORTANT:

Plasma, the largest component of human blood, is a yellowish liquid that constitutes about 55% of blood's total volume. It is primarily composed of water, proteins, and essential substances such as electrolytes, hormones, and waste products. Plasma plays a critical role in maintaining blood pressure, volume, and pH balance, as well as in transporting nutrients, hormones, and proteins throughout the body.

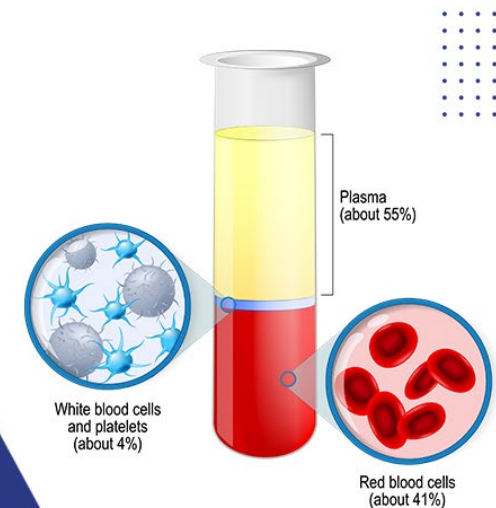
WHY DONATING BLOOD PLASMA IS IMPORTANT:

Donating plasma is crucial because it is used to create life-saving therapies for patients with severe burns, trauma, shock, and chronic illnesses like hemophilia and immune deficiencies. Plasma donations are also essential for manufacturing clotting factors for those with bleeding disorders and for creating immunoglobulins to help fight infections. Regular plasma donations ensure a steady supply of these vital therapies, benefiting patients worldwide.

BLOOD PLASMA MARKET OVERVIEW:

The global blood plasma market, which encompasses both blood plasma and plasma-derived products, is estimated to be worth \$34.02 billion in 2023 and is projected to reach \$59.97 billion by 2032, reflecting a compound annual growth rate (CAGR) of nearly 6.5% from 2024 to 2032. The United States is the largest market for plasma-derived products, driven by the increasing prevalence of chronic diseases such as hemophilia, immune disorders, and certain cancers. Advancements in plasma collection and processing technologies, including automated systems and improved screening methods, are enhancing efficiency and safety. Despite these advancements, there is no synthetic substitute for plasma, so drug manufacturers continue to rely on human donors. Additionally, emerging markets in Europe and Asia-Pacific are experiencing growth, with more plasma collection centers opening and rising demand for therapies.

PLASMA
The largest part
of the blood



Photographs



Aerial



Mission High School
(2,000 Students)

Bank of America

Mission Jr High School

Shary Municipal
GOLF CLUB

Tom Landry Stadium

Biomat USA
GRIFOLS
Plasma Center

N Conway Ave

RAC
Rent-A-Center
FURNITURE • APPLIANCES • ELECTRONICS
COMPUTERS

planet fitness

PNC

W 9th St

8,100 VPD

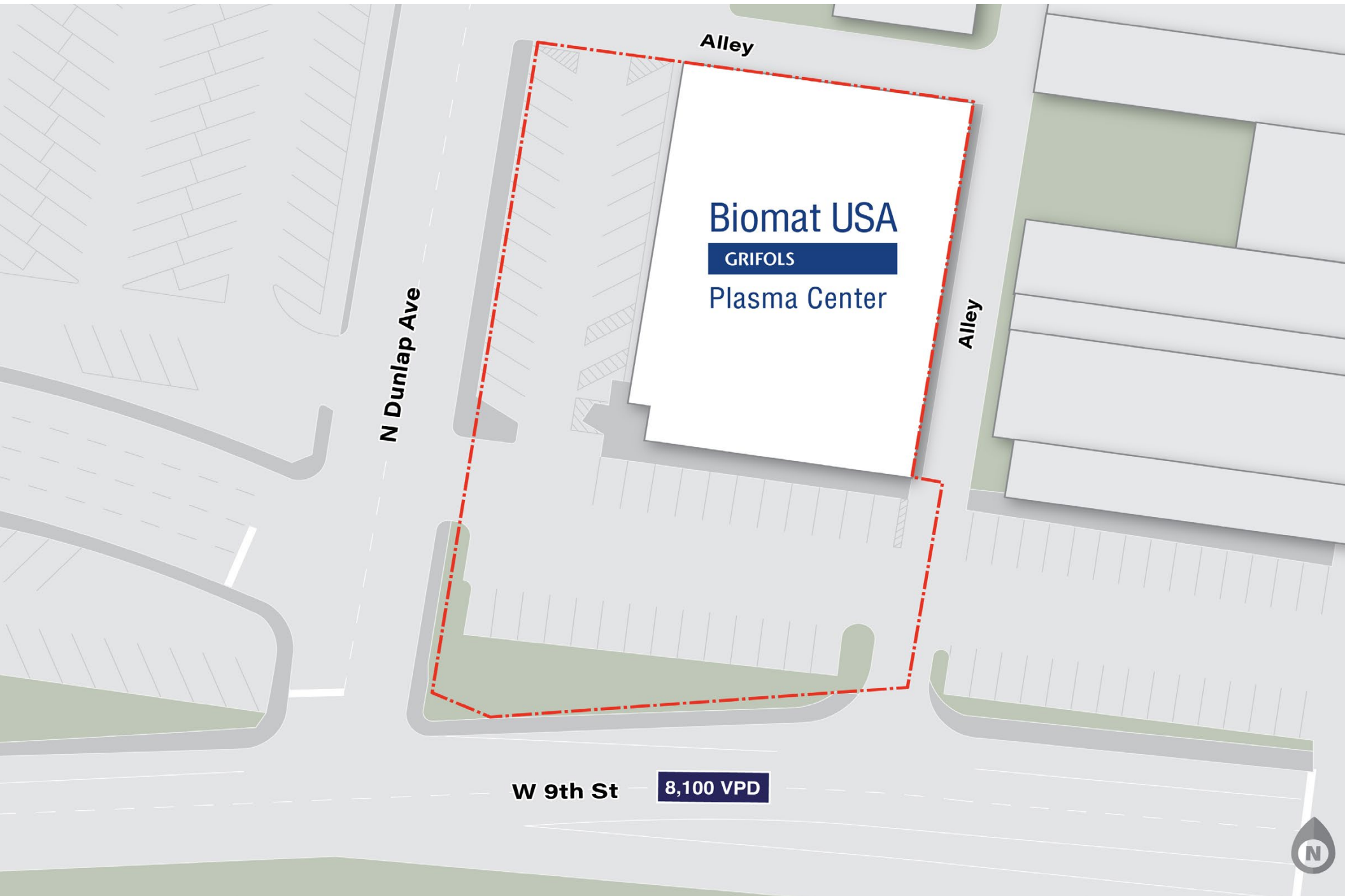
19,800 VPD

UNITED STATES
POSTAL SERVICE

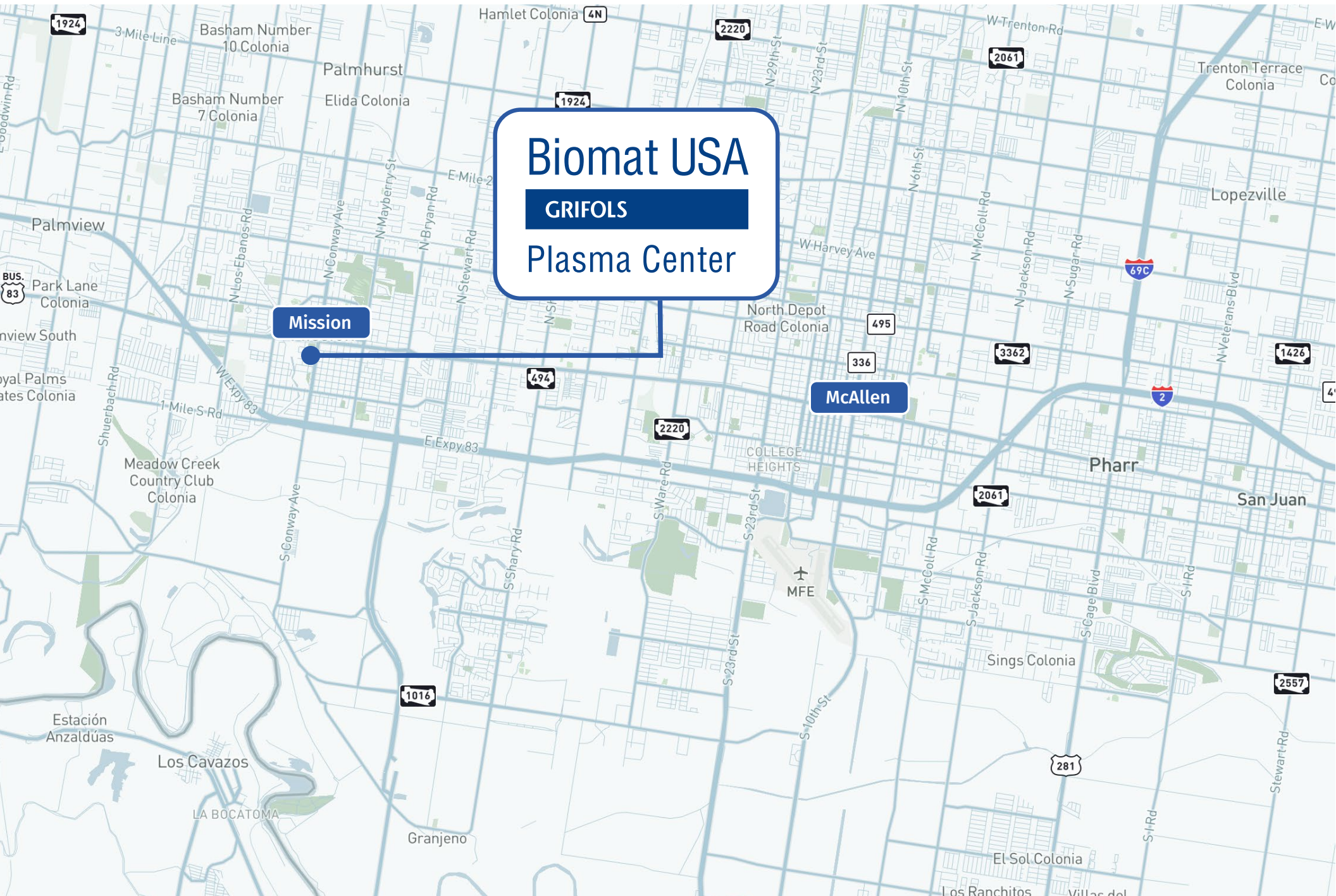
H-E-B

T-Mobile

Site Plan



Map






Location Overview

MISSION, TEXAS

Mission, Texas, located in Hidalgo County within the Rio Grande Valley, is a thriving city near the U.S.-Mexico border, part of the McAllen-Edinburg-Mission metropolitan area. It benefits from strategic access via Interstate 2 (US 83) and State Highway 107. The city has a diversified economy driven by agriculture, retail, healthcare, and manufacturing, highlighted by its significant citrus industry and annual Texas Citrus Fiesta. With a population of approximately 84,000, Mission boasts a young, dynamic, and bilingual workforce. It offers a high quality of life with numerous parks, recreational facilities, and cultural events, alongside a well-regarded education system and comprehensive healthcare services provided by facilities like Mission Regional Medical Center. The real estate market is dynamic, with opportunities for residential, commercial, and industrial development, reflecting consistent growth in property values and development projects. Mission’s strategic location, diverse economy, and community-centric environment make it an ideal location for investment and development opportunities.



Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	AVERAGE INCOME
1-MILE	13,010	4,441	\$37,367	\$53,537
3-MILE	77,092	25,200	\$54,327	\$81,688
5-MILE	160,931	50,661	\$53,242	\$80,235

MSA Overview

MCALLEN, TEXAS MSA

The McAllen Metropolitan Statistical Area (MSA), encompassing the cities of McAllen, Edinburg, and Mission in Hidalgo County, Texas, is a vibrant and economically diverse region in the Rio Grande Valley. With a population exceeding 870,000, the McAllen MSA is one of the fastest-growing areas in the United States, driven by a young, bilingual workforce and a favorable business climate. The region benefits from its strategic location near the U.S.-Mexico border, with major transportation routes including Interstate 2 (US 83) and US 281 facilitating trade and commerce. The economy is robust, with key sectors such as healthcare, retail, education, and international trade. The presence of major healthcare facilities like the South Texas Health System and educational institutions like the University of Texas Rio Grande Valley further bolster the area's appeal. The McAllen MSA offers a high quality of life with extensive cultural, recreational, and entertainment options, making it an attractive destination for residents and investors alike. Its dynamic real estate market presents numerous opportunities for residential, commercial, and industrial development, reflecting the region's ongoing growth and economic vitality.

Tenant Overview

Biomat USA

GRIFOLS

Plasma Center

BIOMAT USA, INC. (GRIFOLS)

BioMat USA, Inc. is a subsidiary of Grifols, a multinational pharmaceutical and chemical manufacturer headquartered in Barcelona, Spain. Founded in 1909, the company is the largest global producer of plasma-based products and has over 23,000 employees. Grifols operates over 400 plasma donation centers throughout Europe, the United States, Canada, and Egypt. Grifols has been a pioneer in advancing plasma science, as the company has numerous achievements including developing the plasmapheresis procedure that revolutionized the safe and efficient collection of plasma. Grifols USA was established in 2003 and is based in Los Angeles, California. Manufacturing sites are located in Clayton, North Carolina, and Los Angeles and Emeryville. Major operational sites are located in Boca Raton, Florida, San Diego and Vista, California, Austin and San Marcos, Texas, Memphis Tennessee, and Denver, Colorado. Grifols USA has a presence in 40 states and has over 13,000 employees domestically.

Website:	www.grifols.com
Headquarters:	Barcelona, Spain (Global) Los Angeles, CA (Grifols USA)
Number of Locations:	400+
Company Type:	Public (NASDAQ: GRFS) (BMAD: GRF)
Number of Employees:	23,000+



CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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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.