



**\$2,090,909**

**5.50% CAP RATE**

**900 S JACKSON RD  
MCALLEN, TX 78503**

*\*Representative Photo*



NNN Ground Lease | Zero Landlord Responsibilities | Prime McAllen Retail Corridor | Located  
Within the McAllen MSA - One of Texas' Fastest-Growing Metros Brand New Construction |  
Corporate Guaranteed by Valvoline Inc. (NYSE: VVV)

**Marcus & Millichap**  
NFB GROUP

# WHY INVEST?



## Premier Net Lease Opportunity in the Heart of McAllen's Retail Core

- Excellent Visibility and Access to Over **60,000 Vehicles Per Day**
- **Brand New Construction Valvoline** on a  $\pm 0.57$  AC Parcel Featuring a Modern 3-Bay Layout and Drive-Thru Design for Operational Efficiency
- **Located in the Heart of McAllen MSA**—One of the Fastest-Growing Metros in Texas with a Regional Population Exceeding **870,000**
- **Surrounded by Major Retailers** Including Costco, Walmart Supercenter, Target, Best Buy, and The Home Depot in a High-Traffic Retail Corridor
- **Strong Local Demographics** with Over **230,000 Residents** and More Than **150,000 Daytime Employees** Within a 5-Mile Radius.



\*Representative Photo



## Corporate-Backed Lease from National Credit Tenant with Over 150 Years of Brand Strength

- **Nationally Recognized Automotive Brand** – Valvoline Inc. (NYSE: VVV) is a Leading Provider of Automotive Preventive Maintenance Services with Over 1,800 Locations Across the U.S.
- **Essential, Recession-Resistant Business** – Specializing in Quick, Drive-Thru Oil Changes and Automotive Services, Valvoline Operates in a Stable, Needs-Based Industry with Consistent Consumer Demand
- **Publicly Traded and Financially Strong** – Valvoline is a Fortune 1000 Company with a Market Cap Exceeding \$5 Billion and a Track Record of Consistent Growth

\*Representative Photo



## 15-Year NNN Lease with Strong Rent Growth and Renewal Flexibility

- **NNN Ground Lease with Zero Landlord Responsibilities**, Offering Reliable, Passive Income Stream
- **New 15-Year Lease Term** Reflecting Strong Long-Term Tenant Commitment
- **Four (4) Five-Year Renewal Options** Allow for Up to **35 Years** of Total Lease Term
- **10% Rent Increases** Every Five Years Provide Built-In Rent Growth and Inflation Protection
- **Corporate Guarantee from Valvoline Inc. (NYSE: VVV)**, a Leading Automotive Service Brand with Nationwide Presence



INVESTMENT  
SUMMARY

Address:	900 S Jackson Rd, McAllen, TX 78503
Tenant:	Valvoline
Guarantor:	Corporate
Price:	\$2,090,909
Cap Rate:	5.50%
NOI:	\$115,000
Building Size (est.):	±2,000 SF
Lot Size (AC):	±0.82 Acres
Year Built:	2025

LEASE  
TERMS

Rent Commencement (est.):	7/1/2025
Lease Term Expiration (est.):	6/31/2040
Term Remaining:	±15 Years
Lease Type:	NNN Ground
Landlord Responsibilities:	None
Monthly Rent:	\$9,583
Annual Base Rent:	\$115,000
Rental Increases:	10%/5-Years
Renewal Options:	4 x 5-Years

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

\*Representative Photo



\$2,090,909

LISTING PRICE

5.50%

CAP RATE

±15 YRS

LEASE TERM

\$115,000

NOI

NNN

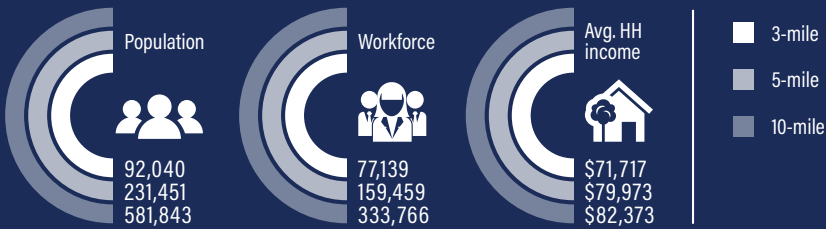
LEASE TYPE

±2,000 SF

BUILDING SIZE



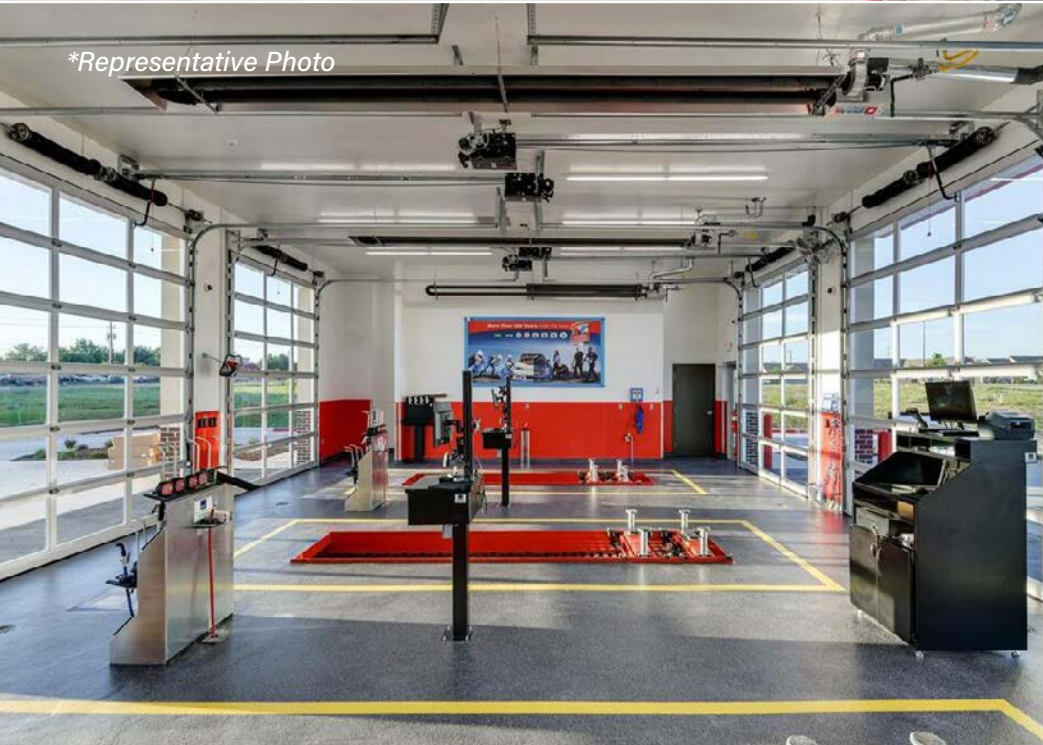
2025 DEMOGRAPHICS



\*Representative Photo



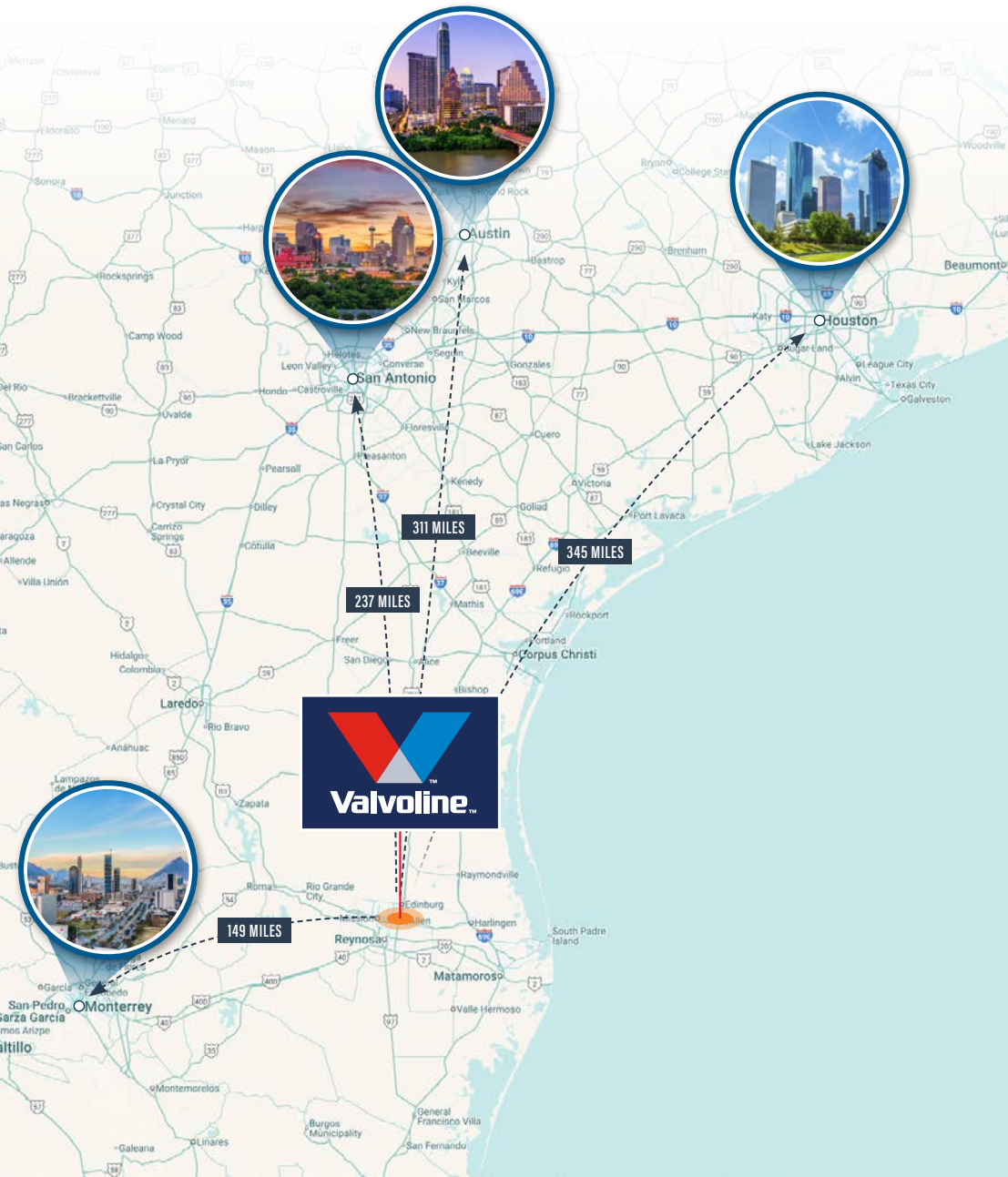
\*Representative Photo



\*Representative Photo



# MCALLEN TEXAS



The **McAllen Metropolitan Statistical Area (MSA)** is a major economic engine in South Texas and a vital gateway to international trade. Located in Hidalgo County along the U.S.–Mexico border, the MSA boasts a population of over 870,000 and is among the **fastest-growing metro areas in Texas**. Historically centered on agriculture and cross-border commerce, McAllen has evolved into a diverse economy supported by logistics, retail, healthcare, manufacturing, and education. Major employers include **H-E-B, McAllen Medical Center, South Texas College, Walmart, and the U.S. Customs and Border Protection**, contributing to a resilient employment base across public and private sectors.

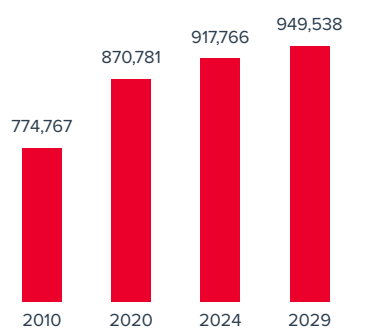
Strategically located near **Interstate 2 and U.S. Highway 281**, McAllen provides seamless connectivity to major cities such as **San Antonio, Laredo, and Monterrey, Mexico**, making it a prime hub for binational commerce and supply chain operations. Continued public and private investment—such as in the McAllen Convention Center District, medical facilities, and mixed-use developments—underscores the city’s upward economic trajectory and appeal to both businesses and families.



*7 Reasons to Move to McAllen, TX*  
[Click here for full article](#)

## MCALLEN MSA POPULATION SNAPSHOT

SOURCE: SITES USA, 2025, MCALLEN

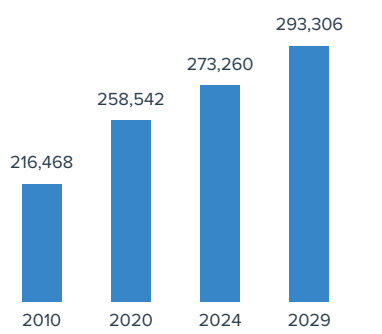


POPULATION  
**917,766**  
*within MSA*

AVG. HH INCOME  
**\$77,484**  
*within MSA*

## MCALLEN MSA HOUSEHOLD SNAPSHOT

SOURCE: SITES USA, 2025, MCALLEN



DAYTIME POPULATION  
**480,549**  
*within MSA*

Culturally, McAllen blends Texan charm with Hispanic heritage, offering a rich tapestry of experiences. The city is known for its lively arts and music scene, seasonal festivals, and regional cuisine, with destinations like the **McAllen Performing Arts Center, IMAS (International Museum of Art & Science)**, and the **Historic Cine El Rey Theater** reinforcing its cultural identity. The city also hosts **popular events like MXLAN and the Fiesta de Palmas**, which draw large regional crowds and celebrate South Texas’ vibrant, bicultural lifestyle.

As one of Texas’ fastest-growing metros, McAllen continues to attract residents, professionals, and investors seeking **affordable living, business opportunity, and a high quality of life**. The region benefits from international infrastructure, including the McAllen International Airport and multiple international bridges, facilitating both trade and tourism. McAllen’s strong population growth, low unemployment rate, and ongoing infrastructure improvements position it as a dynamic market with long-term investment potential.



McAllen also emphasizes education and recreation, with **South Texas College** serving over 30,000 students and a growing number of STEM and trade programs supporting the region’s future workforce. The city’s parks, sports complexes, and **proximity to the Rio Grande Valley’s nature preserves and beaches** offer year-round recreation, further enhancing its regional appeal as a well-rounded hub for commerce, culture, and community.



**Entrepreneur**  
2025 #1 LEADING AUTOMOTIVE SERVICES RETAILER

**Forbes**  
2025 #18 BEST CUSTOMER SERVICE LIST

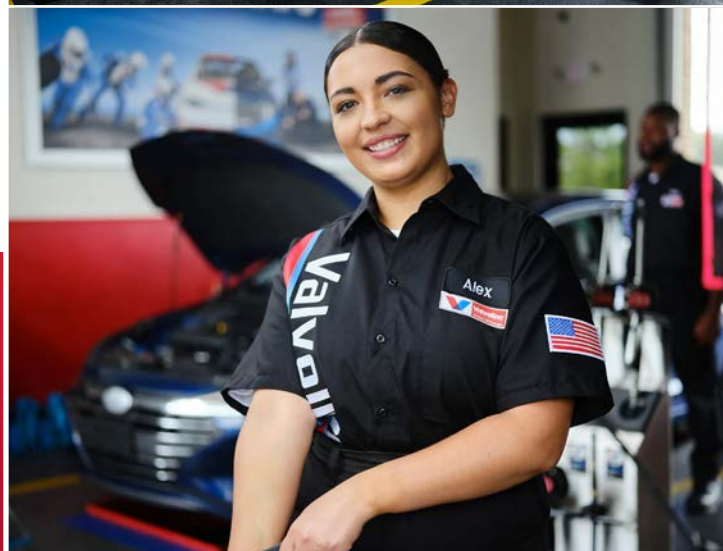
Founded in 1866, Valvoline Inc. (NYSE: VVV) is one of the most trusted names in automotive service, with a legacy spanning over 150 years. Originally known for developing the world’s first petroleum-based lubricant, Valvoline has evolved into a leading provider of automotive preventive maintenance, specializing in quick, drive-thru oil changes and related services. The brand is widely recognized for its emphasis on speed, convenience, and customer service, consistently delivering a hassle-free experience that drivers can count on.

Today, Valvoline operates and franchises over 1,800 service centers across the United States under the Valvoline Instant Oil Change and Valvoline Great Canadian Oil Change brands. Its service model allows customers to stay in their cars while trained technicians perform essential maintenance tasks—typically in under 15 minutes—making it one of the most efficient and consumer-friendly operators in the sector.

Valvoline’s success is rooted in its commitment to innovation, operational excellence, and brand integrity. The company continues to invest in technology, technician training, and sustainability. As a publicly traded company listed on the New York Stock Exchange, Valvoline is backed by strong financials and long-term strategic vision. Its unique position in the recession-resistant automotive service industry, coupled with decades of consumer trust, makes Valvoline a stable, high-performing tenant and a preferred partner for real estate investors nationwide.

2024 REVENUE	LOCATIONS	EMPLOYEES	NYSE
<b>\$1.6B</b>	<b>1.8K+</b>	<b>11K+</b>	<b>VVV</b>

SOURCE: 2024, STATISTA



## IN THE NEWS



[FULL ARTICLE](#)

### VALVOLINE: FLEET REVENUES ARE GROWING FASTER THAN THE CORE BUSINESS

May 20, 2025 | *Yahoo Finance*

With almost \$2.25 billion in net proceeds, the deal Valvoline used to fund retail operations expansion, lower debt, and improve shareholder returns. The sale gave Valvoline a large cash infusion, so improving her liquidity and financial flexibility. Reducing debt improved the balance sheet of the business, so lowering financial risk. A part of the earnings were reinvested into the Retail Services division, so enabling future expansion in a market with great promise. Driven by trends like hybrid and...

### VALVOLINE™ GLOBAL CONFIRMED AS OFFICIAL FIFA WORLD CUP 26™ SUPPORTER

May 29, 2025 | *PR Newswire*

Valvoline™ Global, a worldwide leader in automotive and industrial solutions, has been announced as an Official FIFA World Cup 26™ Supporter ahead of the global extravaganza set to take place across Canada, Mexico and the United States next year. Valvoline Global’s sponsorship of the FIFA World Cup 26 builds on its rapid international growth. As the company approaches its 160th anniversary with sales in more than 140 countries and territories, Valvoline has become one of the fastest...



[FULL ARTICLE](#)

# EXCLUSIVELY LISTED BY

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