

# CASA OLÉ

VIDOR, TEXAS



1015 NORTH MAIN STREET, VIDOR, TEXAS 77662

Marcus & Millichap  
LAGOS RETAIL GROUP

*Casa Ole*®

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AUSTIN, TEXAS 78711-2188  
(512) 936-3000

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. All potential buyers are admonished and advised to engage Professional Advisors on legal issues, tax, regulatory, financial and accounting matters, and for questions involving the property's physical condition or financial outlook.

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The Lagos Retail Group specializes in the sale of multi-tenant retail centers and Single-Tenant Net-Leased Investments in Greater Houston and across South Central United States. The Lagos Retail Group has over forty years of experience selling retail properties.

Along with selling shopping centers, The Lagos Retail Group has extensive experience selling freestanding retail buildings, pad-sites, and retail-oriented land for nationally and locally recognized investors, users, franchisees, and developers.

The Lagos Retail Group prioritizes the needs of their clients by taking an active, collaborative approach in the creation of plans and solutions for their clients. This is one of the many reasons why the Group boasts a phenomenal account of 97% repeat business.

Our extensive experience, having sold over 400 retail properties, ensures that you are working with Best in Class agents, who can navigate your deal to a successful close, no matter what obstacle is encountered.

Learn more about the Lagos Retail Group by visiting [LagosRetail.com](http://LagosRetail.com).



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# ACQUISITION FINANCING

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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.



## JAMIE SAFIER

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### Please see a snapshot of our MMCC Texas team's recent success:



65 RETAIL  
TRANSACTIONS CLOSED



92 CAPITAL PROVIDERS  
FOR CLOSED DEALS



\$2B FINANCING  
VOLUME NATIONWIDE



NATIONAL PLATFORM  
WITHIN THE FIRM'S  
82 BROKERAGE OFFICES



OPTIMUM FINANCING  
SOLUTIONS TO  
ENHANCE VALUE

# CASA OLÉ

1015 NORTH MAIN STREET, VIDOR, TEXAS 77662



## PRICE

\$1,907,775



## CAP RATE

8.00%



## GLA | LAND AREA

3,874 SF  
1.21 AC



## ACCESS

N MAIN ST



## TRAFFIC COUNTS

27,400 VPD



## YEAR BUILT

1994



## PARCEL ID

008094-002764



## OCCUPANCY

100%

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