

RETAIL PROPERTY FOR LEASE

SHOPS AT SAN JUAN HEB PLUS! SHADOW ANCHORED

SEQ OF W. IH-2 & VETERANS BLVD
SAN JUAN, TEXAS 78589



Developed by:



CAP
Corporate Asset Partners

MIKE GARANSUAY, DIRECTOR OF LEASING

512.773.9449 | mg@corporateassetpartners.com

CRAIG GARANSUAY, CEO

210.667.6466 | craig@corporateassetpartners.com

No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.

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PROPERTY HIGHLIGHTS

Shops at San Juan is anchored by HEB Plus (110,000 SF) complete with HEB's private Gas and Carwash. Strategically positioned between high growth cities of Pharr and Alamo, TX in Reynosa-McAllen metroplex with a population of over 1.5 million.

San Juan is home to the largest concentration of luxury automotive dealerships in the Rio Grande Valley anchored by Land Rover, Jaguar, Mercedes-Benz, Audi, Acura and others.

The hub for retail, international commerce, trade, and banking. San Juan offers great market opportunities to capture purchasing power that comes from the McAllen metroplex, South Texas region, and northern Mexican affluent markets.

RETAIL BUILDING

1,200 SF Available (former AT&T)
2,870 SF Available (2nd Gen Medical)

RENTAL RATE/NNN

Call for Pricing

TRAFFIC COUNTS

US 183: 136,335 VPD | N Veterans Blvd: 23,959 VPD (TXDOT,2025)

KEY TENANT

HEB PLUS!

AREA RETAILERS

Walgreens, Blue Wave, Whataburger, Burger King, Domino's, Taco Palenque, IBC Bank, NAFT Federal Credit Union, Lexus, Mercedes-Benz, Land Rover, Jaguar, Audi and Acura Dealerships, Carmax & Texas National Bank.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2026 Total Population	13,650	101,357	218,811
2026 Households	4,464	32,920	74,362
2026 Daytime Population	16,189	109,602	261,418
2026 Average Household Income	\$58,653	\$71,116	\$83,150

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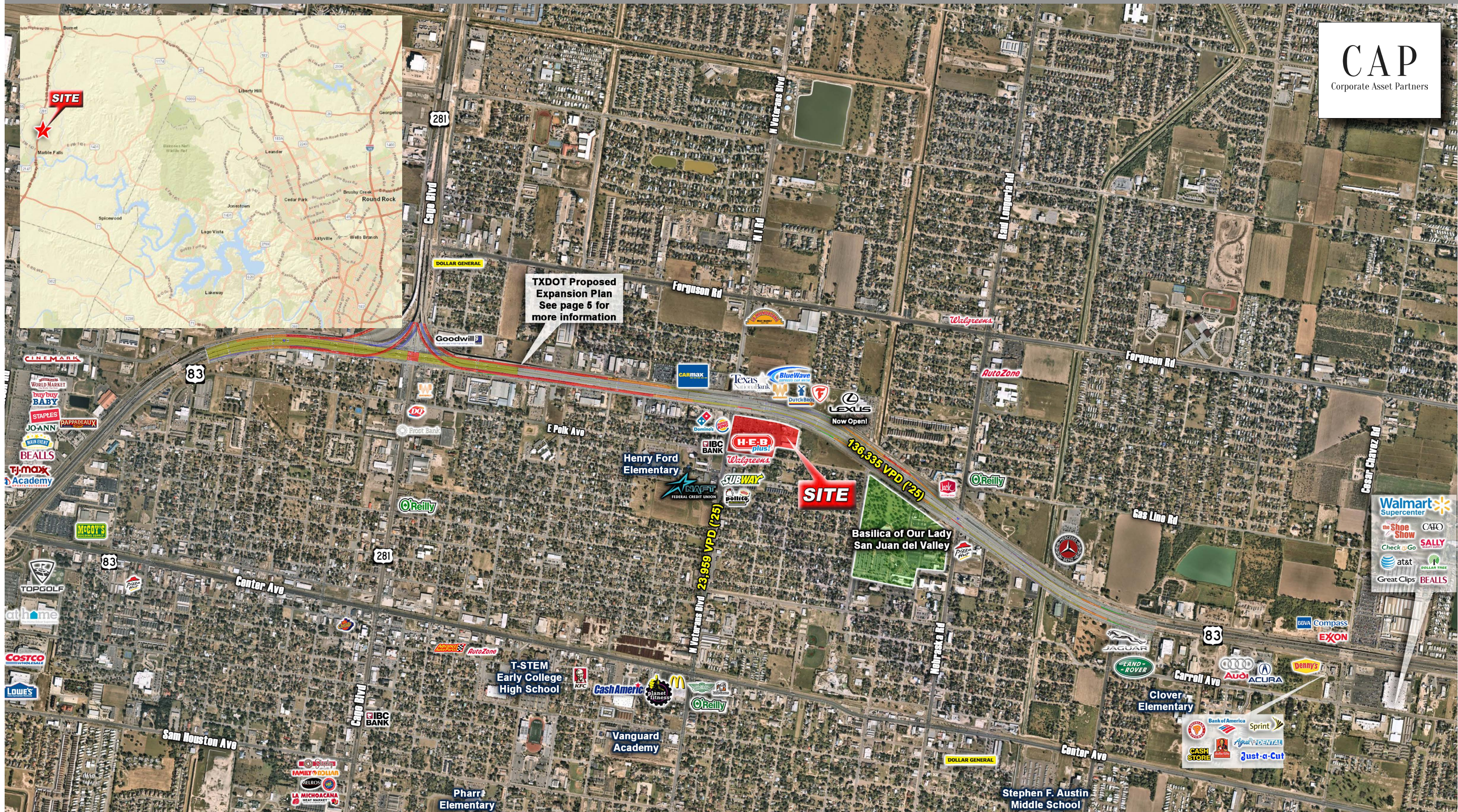
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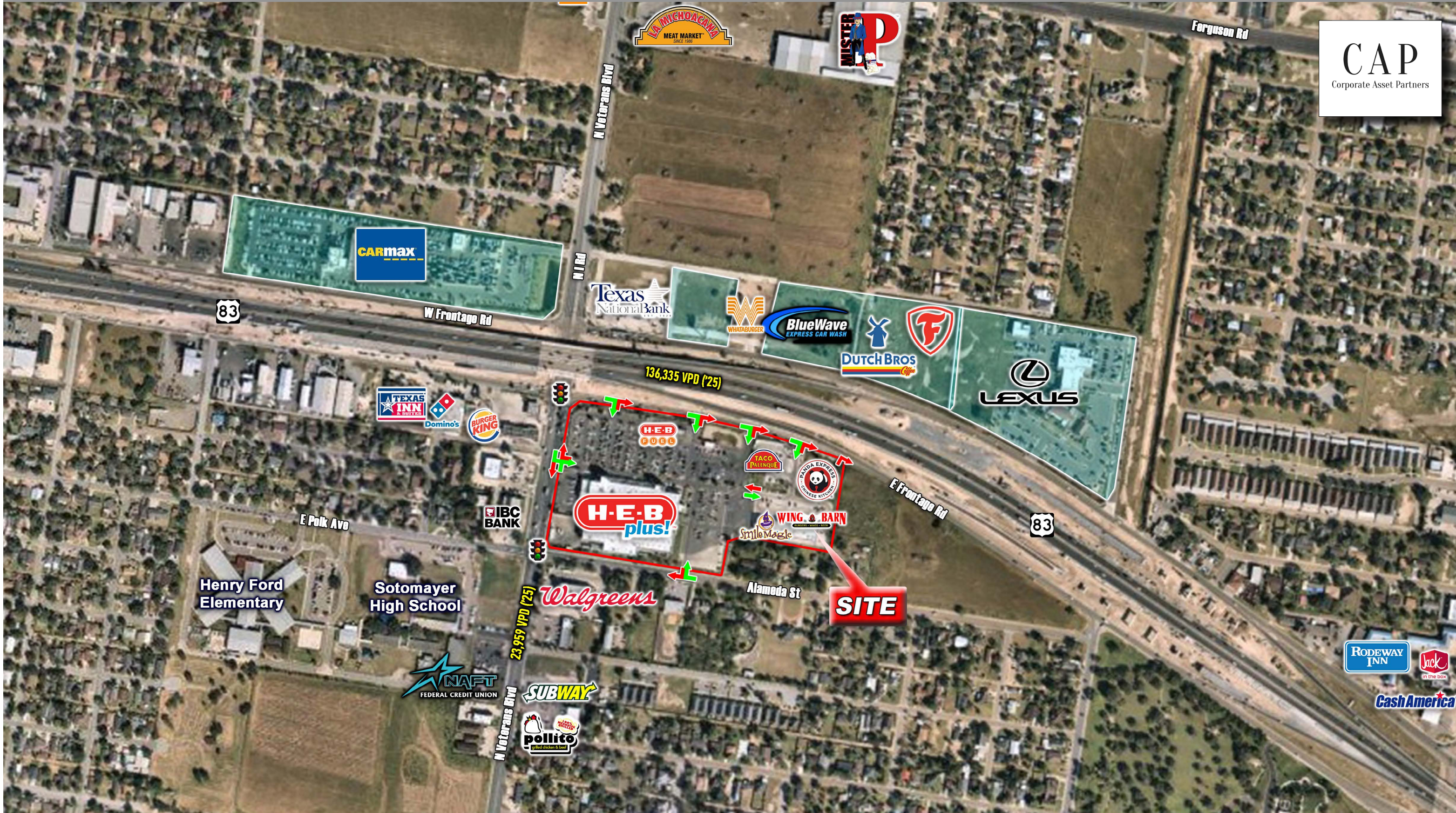
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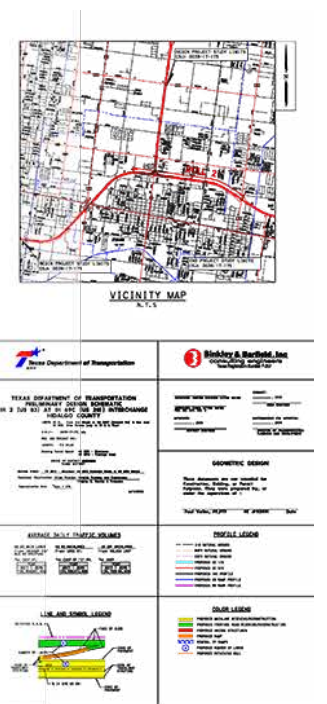


I-2 and I-69C Interchange - Proposed Expansion

The proposed direct connectors will include:

- Two 12 foot wide travel lanes with 4 foot wide inside shoulders
- 10 foot wide outside shoulders

In addition, the locations of the on and off ramps and the auxiliary lanes between ramps will be optimized.



DRAFT
95% Submittal
Subject to Change

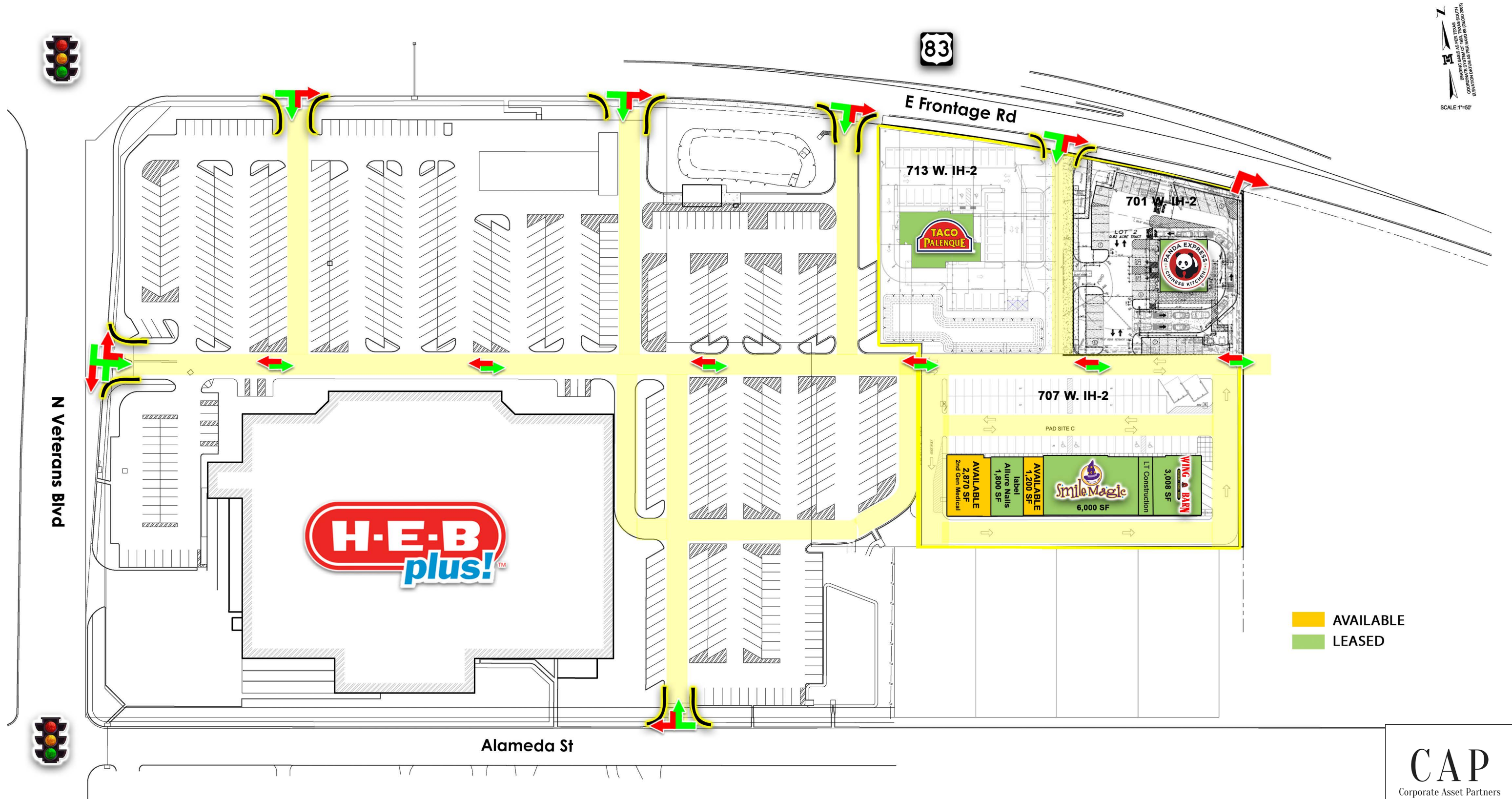
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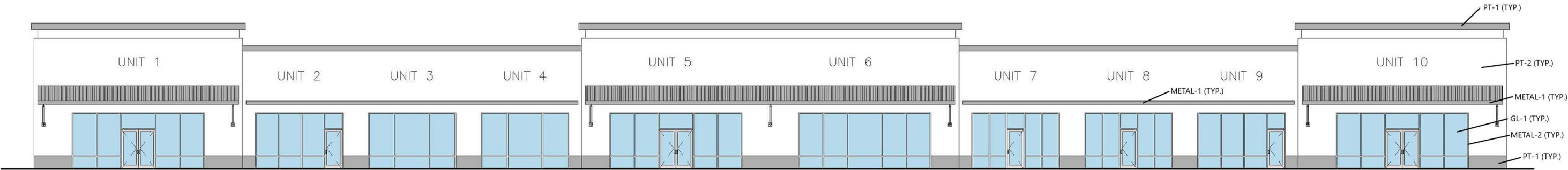
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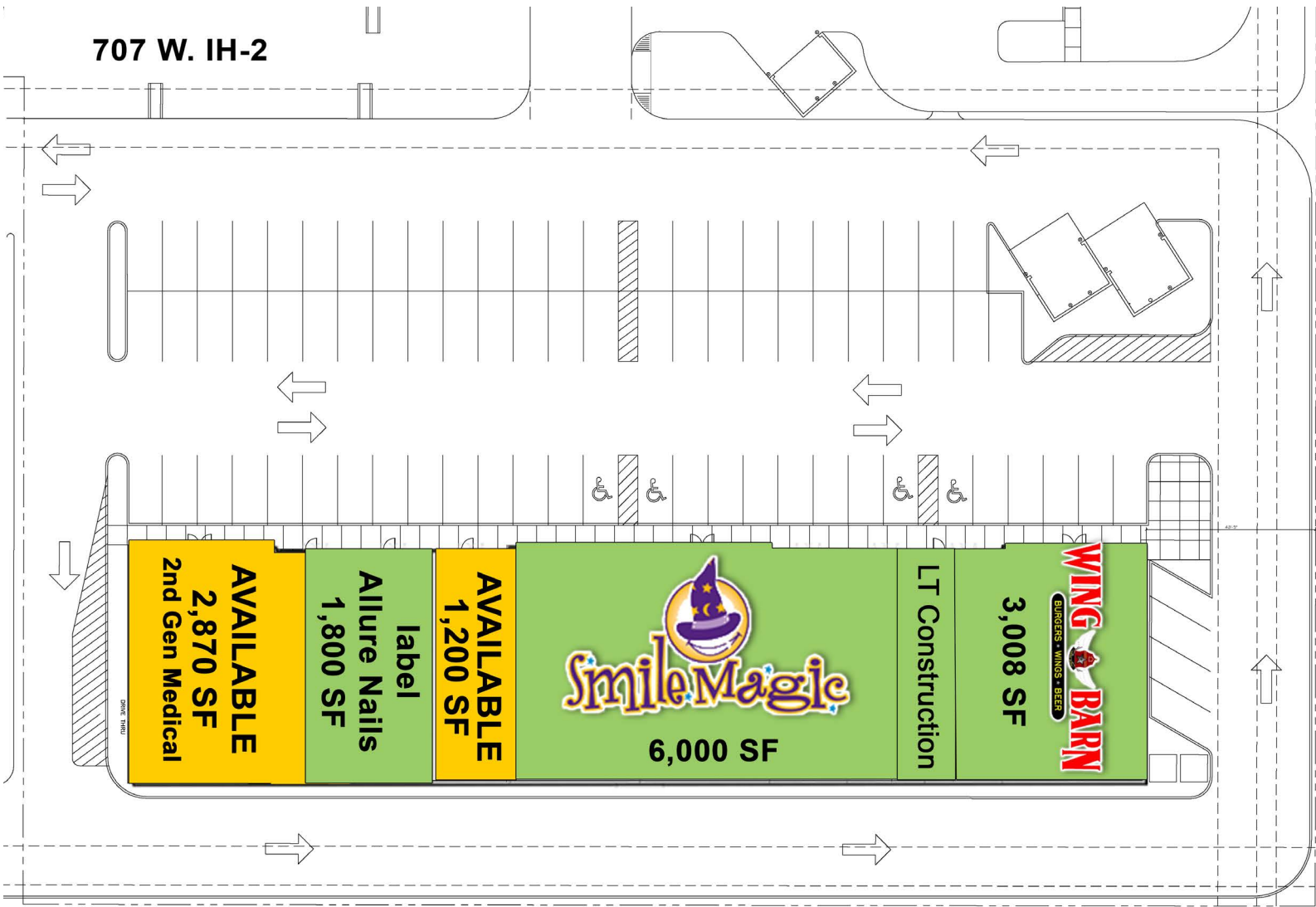


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PROPOSED FRONT ELEVATION



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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Corporate Asset Partners, LLC	9007627	craig@corporateassetpartners.com	210.667.6466
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Craig Joseph Garansuay	471665	craig@corporateassetpartners.com	210.667.6466
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date