

600 N. Main Street

Donna, Texas 78537 | Hard corner off Expressway 83 (I-2), shared access with CVS



8,573 SF

LEASABLE AREA

6

SUITES

2022

YEAR BUILT

0.64 AC

LAND AREA

83%

LEASED (5 OF 6)

INVESTMENT HIGHLIGHTS

- **2022 construction** — modern, low-maintenance asset with minimal deferred capex
- **Income locked through 2029** — 5 of 6 suites run into 2027–2029, incl. daycare anchor, World Finance (renewal exercised) & boutique
- **Built-in upside** — one vacant suite (1,310 SF) to lease, lifting NOI to a stabilized ~7.7% yield at list
- **Hard-corner location** with CVS shared access on the Valley's main corridor
- **High-growth metro** — McAllen MSA, 921K+ residents, 5th-largest in Texas
- **NNN conversion upside** — leases roll to NNN at expiration, shifting expenses & future tax increases to tenants

LOCATION SNAPSHOT

921,549

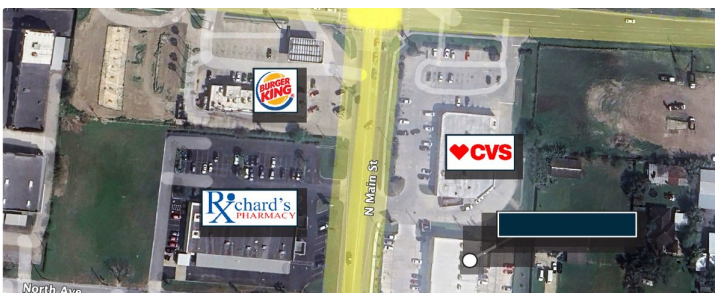
MSA POPULATION

5th

LARGEST METRO IN TX

~16,700

CITY OF DONNA



AERIAL — MAIN ST & EXPRESSWAY 83 (I-2), SHARED CORNER WITH CVS

FINANCIAL SUMMARY

Gross Potential Rent (in-place)	\$166,800
Operating Expenses	(\$31,980)
In-Place NOI	\$134,820
Stabilized GPR (Suite 5 leased)	\$197,184
Stabilized NOI	\$165,204
Stabilized Cap Rate @ List	7.7%

RENT ROLL

Ste	Tenant	SF	Expires
1	Snacks (Drive-Thru)	1,333	11/2028
2	CareBan Insurance	1,310	12/2027
3	Isabella's Boutique	1,310	06/2029
4	World Finance	1,310	09/2029
5	Available	1,310	—
6	Daycare (Anchor)	2,000	12/2029
Total		8,573	

MANAGING PARTNER

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