

# MB2 DENTAL

4620 S MCCOLL ROAD EDINBURG, TX 78539



RECENTLY EXECUTED 10-YEAR  
EXTENSION, OVER 8 YEARS  
REMAINING ON BASE TERM



CORPORATE GUARANTEED  
LEASE WITH MB2, 700+  
LOCATIONS IN 43 STATES



250,569 RESIDENTS IN PRIMARY  
TRADE AREA WITH HIGH DAYTIME  
POPULATION OF 283,717



TRENTON CROSSING



MARVAL PLAZA



MARVAL PLAZA



29,474 VPD

23,514 VPD

SUBJECT PROPERTY



RESIDENTIAL COMMUNITIES  
250,569 RESIDENTS IN  
PRIMARY TRADE AREA

S MCCOLL ROAD





DOLLAR GENERAL

CHASE

SPROUTS  
FARMERS MARKET

LOWE'S



H-E-B



Walmart

MARVAL PLAZA

FIREHOUSE  
SUBS  
DUNKIN'



W TRENTON ROAD

MIRAMAR INTERVENTIONAL  
PAIN TREATMENT

Cornerstone  
HOME LENDING

BrightStarCare

DISCOVERY  
MEDICAL

DR. DIAGNE  
PREMIER OBGYN

29,474 VPD

WELLS  
FARGO

S MCCOLL ROAD

SUBJECT  
PROPERTY

TRU  
FIT  
ATHLETIC CLUBS

23,514 VPD

CHILDREN'S CLINIC

DHR HEALTH

NAVARRO  
ORTHODONTICS

RESIDENTIAL  
COMMUNITIES  
250,569 RESIDENTS IN  
PRIMARY TRADE AREA





SHOPPES AT RIO GRANDE VALLEY



CINEMARK BISTRO  
EDINBURG



EDINBURG REGIONAL  
MEDICAL CENTER



ENDODONTICS &  
MICROSURGERY CENTER



29,474 VPD



NAVARRO  
ORTHODONTICS

CHILDREN'S CLINIC



DR. DIAGNE  
PREMIER OBGYN

DISCOVERY  
MEDICAL

SUBJECT  
PROPERTY



MIRAMAR INTERVENTIONAL  
PAIN TREATMENT



23,514 VPD

S MCCOLL ROAD



RESIDENTIAL  
COMMUNITIES  
250,569 RESIDENTS IN  
PRIMARY TRADE AREA





MARVAL PLAZA  
CATO

Wendy's

MCALISTER'S  
DELI  
ANYTIME  
FITNESS

Walmart

SEVEN  
BREW

MURPHY  
USA

CHASE

DISCOUNT  
TIRE

BURGER  
KING

WELLS  
FARGO

ARGENAL PEDIATRICS &  
FAMILY CARE

ENDODONTICS &  
MICROSURGERY CENTER

TRUFIT  
ATHLETIC CLUBS

29,474 VPD

W TRENTON ROAD

DR. DIAGNE  
PREMIER OBGYN

DISCOVERY  
MEDICAL

MARVAL PLAZA  
FIREHOUSE  
SUBS  
DUNKIN'

23,514 VPD

SUBJECT  
PROPERTY

DHR HEALTH

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ORTHODONTICS

S MCCOLL ROAD

Cornerstone  
HOME LENDING

BrightStarCare

RESIDENTIAL  
COMMUNITIES  
250,569 RESIDENTS IN  
PRIMARY TRADE AREA





Walmart  
Neighborhood Market  
STARBUCKS™  
WHATABURGER

Denny's  
chili's  
POPEYES  
LOUISIANA KITCHEN

Walgreens

DHR HEALTH  
INSTITUTE

BARNES & NOBLE

McDonald's  
SUBWAY

O'Reilly  
AUTO PARTS  
PROFESSIONAL WATER PEOPLE

WELLS  
FARGO

HEART & VASCULAR  
HOSPITAL

LOWE'S  
SPROUTS  
FARMERS MARKET

Help America  
CORPORATION

23,514 VPD

CHILDREN'S CLINIC

MIRAMAR INTERVENTIONAL  
PAIN TREATMENT

NAVARRO  
ORTHODONTICS

BrightStarCare

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SUBJECT  
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TRU-FIT  
ATHLETIC CLUBS

DISCOVERY  
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DR. DIAGNE  
PREMIER OBGYN

S MCCOLL ROAD

RESIDENTIAL  
COMMUNITIES  
250,569 RESIDENTS IN  
PRIMARY TRADE AREA



# OFFERING SUMMARY



## PROPERTY DETAILS

|                   |                                       |
|-------------------|---------------------------------------|
| ADDRESS           | 4620 S McColl Road Edinburg, TX 78539 |
| TENANT            | MB2 Dental Solutions, LLC             |
| BUILDING SIZE     | 3,704± SF                             |
| ACREAGE           | 0.10±                                 |
| YEAR BUILT        | 2017                                  |
| RENT COMMENCEMENT | 10/8/2021                             |
| RENT EXPIRATION   | 8/31/2033                             |
| TERM REMAINING    | 8 Years                               |
| OPTIONS           | Two, 5-Year                           |
| LEASE TYPE        | NNN                                   |
| ROOF & STRUCTURE  | Landlord Responsible                  |
| NOI               | \$124,800                             |
| INCREASES         | 2% Annual Increases                   |

**\$1,877,000**

PRICE

**6.65%**

CAP RATE

## RENT SUMMARY

| TERM                   | MONTHLY  | ANNUAL    |
|------------------------|----------|-----------|
| CURRENT - 10/31/2026   | \$10,400 | \$124,800 |
| 11/1/2026 - 10/31/2027 | \$10,608 | \$127,296 |
| 11/1/2027 - 10/31/2028 | \$10,820 | \$129,842 |
| 11/1/2028 - 10/31/2029 | \$11,037 | \$132,439 |
| 11/1/2029 - 10/31/2030 | \$11,257 | \$135,088 |
| 11/1/2030 - 10/31/2031 | \$11,482 | \$137,789 |
| 11/1/2031 - 10/31/2032 | \$11,712 | \$140,545 |
| 11/1/2032 - 8/31/2033  | \$11,946 | \$143,356 |
| OPTION 1               | \$12,185 | \$146,223 |
| OPTION 2               | \$12,429 | \$149,148 |



# INVESTMENT HIGHLIGHTS



## SECURE STREAM OF INCOME

- **Recently Executed 10-Year Extension**  
*Over 8 years remaining on base term, MB2 acquired practice in 2021*
- **NNN Lease with Minimal Landlord Responsibilities**  
*Brand new 2017 construction*
- **Corporate Guaranteed Lease with MB2**  
*700+ locations in 43 states with 1,500+ doctors included in the dental partnership organization*
- **MB2 Featured on Inc. 5,000 List of Fastest Growing Private Companies for Fifth Time (2024)**  
*Added 450 locations and grown by more than 30% per year since 2021*
- **MB2 is the Largest Dental Partnership Organization (DPO) in the U.S.**  
*Valued in excess of \$3.5 billion at 2024*
- **Established Dental Practice with 8 Years of Operating History**  
*Over 120 Google reviews with 4.8 star rating*



# INVESTMENT HIGHLIGHTS



## ACCESSIBLE LOCATION & DURABLE CUSTOMER BASE

- **250,569 Residents in Primary Trade Area**

*High daytime population of 283,717*

- **Affluent Customer Base with \$176,823 Average Household Income**

*Over 88,000 households within 5-mile radius*

- **Less than 1 Mile to DHR Health Hospital Campus**

*The leading hospital in the Rio Grande Valley with over 4,000 employees and over 60 locations*

- **Excellent Access and Visibility within Medical Campus**

*52,988 VPD combined along McColl and Trenton roads*

- **Part of McAllen-Edinburg-Mission MSA in the Heart of Rio Grande Valley**

*8 miles from US-Mexico Border*

- **Rio Grande Valley is One of the Fastest Growing Area in the US with 1.3M People**

*Forecast to grow to 2.5M people 2040*



## ADDITIONAL PHOTOS





# TENANT OVERVIEW

## MB2 DENTAL OVERVIEW

MB2 Dental, headquartered in Carrollton, Texas, is a pioneering Dental Partnership Organization (DPO) founded in 2007 by Dr. Chris Steven Villanueva. The company has introduced a unique joint venture model that empowers dentists to retain clinical autonomy while benefiting from the resources and support of a larger organization. This model allows doctors to maintain their branding and control, earn through multiple revenue streams, and reinvest in the parent company. As of the end of 2024, MB2 Dental has partnered with over 700 general and specialty dental practices across 43 states, reflecting its rapid expansion and appeal among dental professionals.

In recognition of its significant growth, MB2 Dental was ranked #102 on the 2024 Inc. Regionals Southwest list, marking the third time the company has appeared on this prestigious list. Between 2022 and 2023, MB2 Dental achieved a two-year revenue growth rate of 109%, underscoring the effectiveness of its partnership model. In 2024, the company expanded its network by adding 108 new practices and entered five new states, increasing its national footprint to 44 states. Additionally, MB2 Dental secured \$2.3 billion in unitranche debt financing and received a \$525 million investment from Warburg Pincus, marking its third recapitalization in seven years. These milestones highlight MB2 Dental's commitment to empowering dentists and transforming the dental industry through its innovative partnership approach.

[WWW.MB2DENTAL.COM](http://WWW.MB2DENTAL.COM)



Representative Photo



HEADQUARTERS  
**CARROLLTON**  
TEXAS



**700+**  
TOTAL LOCATIONS  
WITH 11,000+ EMPLOYEES



YEAR FOUNDED  
**2007**



# DEMOGRAPHICS EDINBURG

| POPULATION                           | 1 MI             | 3 MI             | 5 MI            |
|--------------------------------------|------------------|------------------|-----------------|
| <b>2025 Total</b>                    | <b>8,017</b>     | <b>100,824</b>   | <b>250,569</b>  |
| 2020 Total                           | 7,860            | 95,662           | 240,749         |
| 2010 Total                           | 6,012            | 80,926           | 213,353         |
| Total Daytime Population             | 18,049           | 116,681          | 283,717         |
| HOUSEHOLDS                           | 1 MI             | 3 MI             | 5 MI            |
| <b>2025 Total Households</b>         | <b>2,635</b>     | <b>37,515</b>    | <b>88,193</b>   |
| INCOME                               | 1 MI             | 3 MI             | 5 MI            |
| 2025 Median Household Income         | \$118,757        | \$72,806         | \$61,953        |
| <b>2025 Average Household Income</b> | <b>\$176,823</b> | <b>\$102,731</b> | <b>\$85,220</b> |

## HIGHLIGHTS

**250,569** Total Population within 5 Miles

**\$176,823** Average Income within 1 Mile

**88,193** Total Households within 5 Miles





# SITE OVERVIEW

LOT SIZE

0.10±

ACRES

VPD

23,514

ALONG S MCCOLL ROAD

PARKING

5

SPACES

NEARBY TENANTS

WALMART, LOWE'S, HOME  
DEPOT, SPROUTS, SAM'S CLUB,  
TARGET AND MORE

DAYTIME POPULATION

283,717

TOTAL





# EDINBURG, TX



## ABOUT

Edinburg, Texas, is a dynamic and rapidly growing city located in the heart of the Rio Grande Valley, just minutes from the U.S.-Mexico border. As the county seat of Hidalgo County, Edinburg serves as a regional hub for government, healthcare, and education, home to the University of Texas Rio Grande Valley and its medical school. The city combines a strong sense of community with pro-business leadership, offering a favorable climate for economic development and investment. With ongoing infrastructure improvements, a youthful and bilingual workforce, and access to international trade routes, Edinburg is well-positioned for continued growth and opportunity.

### ATTRACTIONS



Edinburg, Texas offers a vibrant mix of attractions that appeal to nature lovers, history buffs, and culture seekers alike. Visitors can explore the Edinburg Scenic Wetlands & World Birding Center, dive into regional history at the Museum of South Texas History, and admire vintage bikes at the South Texas Motorcycle Museum. Live entertainment and sporting events take center stage at Bert Ogden Arena and H-E-B Park, while annual festivals like FridaFest and the South Texas International Film Festival celebrate the city's creative spirit.

### EDUCATION



This city is a regional leader in education, offering strong public schools and higher education opportunities. The Edinburg Consolidated Independent School District serves over 33,000 students with robust academic and extracurricular programs, including a new collegiate high school in partnership with UTRGV. The University of Texas Rio Grande Valley, one of the largest Hispanic-serving institutions in the country, enrolls over 34,000 students and offers degrees in medicine, business, engineering, and more—making Edinburg a hub for academic and workforce development.

### ECONOMY



Edinburg boasts a robust and rapidly expanding economy anchored by healthcare, education, logistics, government, and advanced manufacturing. Major employers such as DHR Health, South Texas Health System, and Driscoll Children's Hospital, alongside the University of Texas Rio Grande Valley, make healthcare and education the region's largest economic drivers while cultivating a steady pipeline of bilingual and skilled talent. It is among the fastest-growing large cities in the U.S., with over \$1 billion in recent construction, more than \$100 million in sales tax revenue, and nearly 4,900 jobs created since 2022.

### TRANSPORTATION



Edinburg features growing transportation infrastructure that supports regional connectivity and economic growth. Key projects include upgrades to U.S. 281 to Interstate-grade I-69C standards, improving traffic flow and logistics. The modern Valley Metro transit terminal offers convenient local bus service connecting downtown and UTRGV. Additionally, the expanding South Texas International Airport is enhancing its runway and facilities, positioning Edinburg as an emerging hub for business and emergency operations.



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Actual Site

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