

















## 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

6.65%

PRICE

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		
11/1/3031 - 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		



### **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



### **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

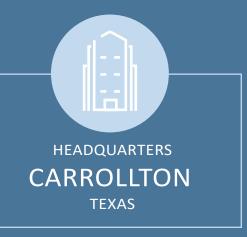
#### **MB2 DENTAL OVERVIEW**

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









## DEMOGRAPHICS EDINBURG

POPULATION	1 MI	3 MI	5 MI
2025 Total	8,017	100,824	250,569
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
2025 Total Households	2,635	37,515	88,193
INCOME	1 MI	3 MI	5 MI
2025 Median Household Income	\$118,757	\$72,806	\$61,953
2025 Average Household Income	\$176,823	\$102,731	\$85,220

HIGHLIGHTS

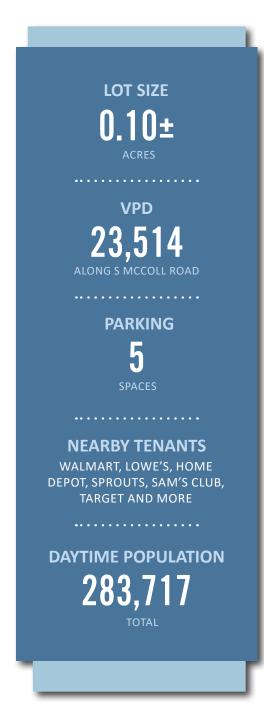
250,569 Total Population within 5 Miles

\$176,823 Average Income within 1 Mile

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



# SITE OVERVIEW





## 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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