



BEAUTIFUL 100% NNN 3-TENANT - ADJACENT TO STARBUCKS

SEC RUBEN M TORRES BLVD & N MINNESOTA AVE
5740 Ruben M Torres Blvd, Brownsville, TX 78526



OFFERING MEMORANDUM

CONFIDENTIALITY & DISCLAIMER

Please note that the use of this Offering Memorandum and the Information ("Information") provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you ("Buyer") and requested an executed copy.

Brokerage Relationships: By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of RESOLUT RE ("Brokers") are acting as Seller's Agent in the disposition assignment for the property.

Non-disclosure of Information: By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner ("Owner") to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase "within the firm" shall be deemed to include outside attorneys, accountants and investors.

Disclaimer and Waiver: By taking possession of and reviewing the Information contained herein, Buyer understands and acknowledges that neither Brokers nor Owner make any representations or warranty, expressed or implied, as to the accuracy or completeness of any Information provided.

Neither the Broker or the Owner shall have any liability whatsoever for the accuracy or completeness of the Information contained herein or any other written or oral communication or Information transmitted or made available or any action taken or decision made by the Buyer with respect to the Property. Buyer understands and acknowledges that they should make their own investigations, projections and conclusions without reliance upon the Information contained herein. Buyer assumes full and complete responsibility for confirmation and verification of all information received and expressly waives all rights of recourse against Owner, Brokers and RESOLUT RE.



Alan Rust, CCIM
Principal - Investment Sales
alan@resolutre.com
512. 373.2814

resolutre.com

EXECUTIVE SUMMARY | BEAUTIFUL 100% NNN 3-TENANT - ADJACENT TO STARBUCKS

BUILDING OVERVIEW

PROPERTY ADDRESS	5740 Ruben Torres Sr. Blvd., Brownsville, TX 78526
LOCATION	SE Corner of Ruben M. Torres Blvd. & N. Minnesota Ave
COUNTY	Cameron (PID 441814)
GROSS LEASABLE AREA	3,800 SF
CONSTRUCTION TYPE	Concrete, Stucco & Brick
LOT SIZE	1.0419 AC
YEAR BUILT	2022
NUMBER OF TENANTS	Three
OCCUPANCY	100%
LEGAL DESCRIPTION	Lot 2 Dunnco II Brownsville Subdivision (2023 Plat C1-4465 Ccmr Filed 08/31/2022)



DEMOGRAPHIC SNAPSHOT (3 MILES)



56,434
2024 POPULATION
3 MILE RADIUS



\$71,026
2024 AVERAGE INCOME
3 MILE RADIUS



30,578
2024 DAYTIME POPULATION
3 MILE RADIUS



18,068 VPD
RUBEN M TORRES BLVD
19,538 VPD
E 14TH ST

PROPERTY OVERVIEW | BEAUTIFUL 100% NNN 3-TENANT – ADJACENT TO STARBUCKS

- Beautiful 3 tenant retail investment, newly built in 2022, on a signalized intersection with drive-thru
- Large Papa John's Corporate franchisee with rent increase ahead
- Brownsville's largest employer is now SpaceX (5,000 estimated employees in 2024). SpaceX has turned Brownsville into a hub for aerospace activities and has attracted numerous businesses and suppliers.
- The Port of Brownsville, one of Brownsville's largest employers and a source of tremendous activity is located less than 2 miles from this site
- Tenants:
 - Strong Corporate Fred Loya lease with rent increase ahead
 - Large Papa John's corporate franchisee
 - Boba Tea Express with annual base rent increases, drive-thru and a strong personal guaranty
- This asset is surrounded by a wide variety of national brands including McDonald's, CVS, Family Dollar, Dollar Tree, Advance Auto, Whataburger, Rent-A-Center, Subway, Boost Mobile, Burger King and more
- Strong demographics with more than 56k population with Avg. household income over \$71k within 3 miles & 137k+ population with Avg. HH income over \$69k within 5 miles.





- Founded in 1984
- Employees: 3,500+
- Annual Revenue: \$975 Million
- 18th Largest Hispanic Owned Company in the USA.
- [Website: www.fredloya.com](http://www.fredloya.com)

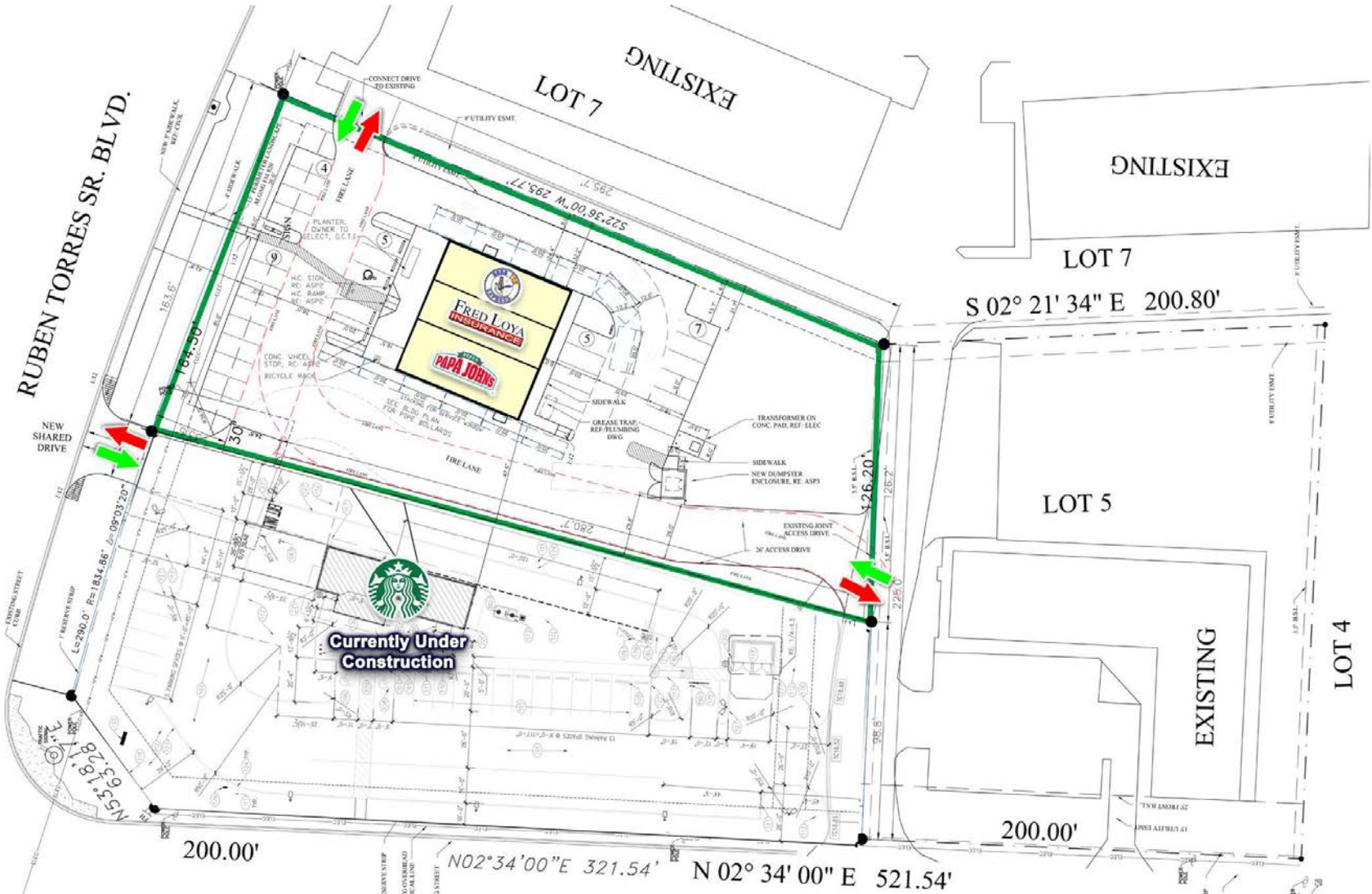


- Founded in 1983 now has 5,906 locations in 50 countries.
- With 2,519 restaurants in North America with avg sales of \$1.2M per restaurant in 2023 (source: 2023 K-1)
- [Website: www.papajohns.com](http://www.papajohns.com)



- BTE is a premium bubble tea brand company with years of experience in the tea and beverage industry
- They continue to grow sharing high quality and tasty bubble tea with the world.
- They strive to create high quality tea drinks with fresh ingredients and bring the best to you
- [Website: Bobateaexpress.com](http://Bobateaexpress.com)

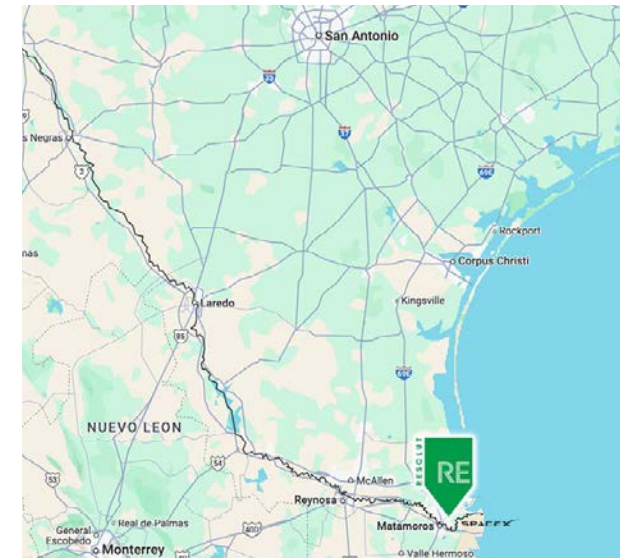
SITE PLAN | BEAUTIFUL 100% NNN 3-TENANT - ADJACENT TO STARBUCKS



01 Brownsville, Tx
ARCHITECTURAL SITE PLAN
SCALE: N.T.S.



LOCATION OVERVIEW | BEAUTIFUL 100% NNN 3-TENANT - ADJACENT TO STARBUCKS



AREA TRAFFIC GENERATORS



LOCATION OVERVIEW | BEAUTIFUL 100% NNN 3-TENANT - ADJACENT TO STARBUCKS



LOCATION OVERVIEW | BEAUTIFUL 100% NNN 3-TENANT - ADJACENT TO STARBUCKS





Estimated Job Numbers of The Largest Employers in Brownsville, TX (2024)

SpaceX: 5,000 jobs

Brownsville ISD: 7,500 jobs

UTRGV: 3,200 jobs

**Valley Baptist Medical Center:
2,800 jobs**

Port of Brownsville: 1,800 jobs

**Manufacturing Sector (including
Keppel AmFELS): 2,500 jobs**

Source: ChatGPT

Brownsville, TX, is experiencing significant economic growth, driven by several key factors:

SPACEX

1. SpaceX and the Aerospace Industry:

SpaceX's continued expansion at the Boca Chica launch site has turned Brownsville into a hub for aerospace activities. The presence of SpaceX has attracted numerous businesses and suppliers, contributing to job creation and boosting the local economy. The development of the Starship project has also put Brownsville on the global map, attracting both talent and investment.

2. Manufacturing and Industry:

Brownsville's strategic location near the U.S.-Mexico border makes it a prime spot for manufacturing. The city's proximity to major trade routes has attracted manufacturing companies, particularly in the automotive and electronics sectors. The growth in maquiladoras (factories) across the border in Matamoros, Mexico, also positively impacts Brownsville's economy.



3. Port of Brownsville:

The Port of Brownsville continues to be a critical economic driver, serving as a major logistics hub for the region. The port's expansion and modernization projects have increased its capacity, attracting more shipping activity and boosting trade. It is also a key player in the energy sector, particularly in the export of LNG (liquefied natural gas).

4. Renewable Energy:

The region is seeing growth in renewable energy, particularly in wind and solar power projects. These projects not only provide clean energy but also create jobs and stimulate local businesses. The favorable climate and geography make Brownsville an ideal location for such initiatives.

5. Tourism and Cultural Development:

Brownsville is leveraging its rich cultural heritage and natural beauty to boost tourism. The city's historic sites, combined with eco-tourism opportunities in the nearby Laguna Atascosa National Wildlife Refuge, are attracting more visitors. Events and festivals celebrating the city's unique culture are also drawing in tourists and supporting the local economy.

6. Education and Workforce Development:

Investments in education and workforce development are helping to meet the growing demand for skilled labor, particularly in STEM fields. The University of Texas Rio Grande Valley (UTRGV) and local community colleges are playing a crucial role in providing the necessary training and education to support the city's economic growth.

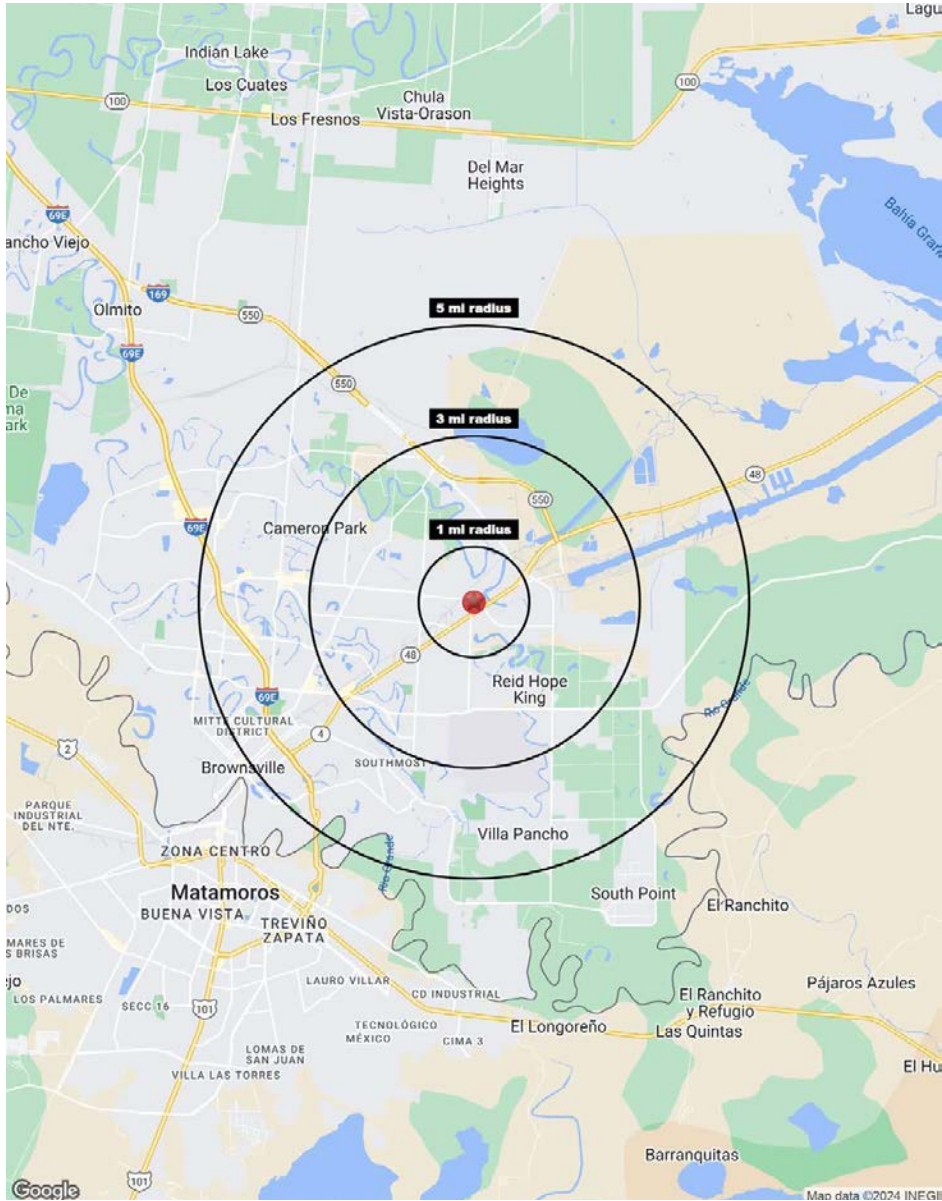
7. Real Estate and Infrastructure:

The economic boom has led to increased demand for housing and commercial real estate in Brownsville. Infrastructure projects, including road improvements and the expansion of public services, are supporting this growth, making the city more attractive to businesses and residents alike.

These economic factors highlights Brownsville's transformation into a dynamic and diversified economy, positioning it for continued growth in the years to come.

Source: ChatGPT

DEMOGRAPHICS | BEAUTIFUL 100% NNN 3-TENANT - ADJACENT TO STARBUCKS



5740 Ruben M Torres Blvd Brownsville, TX 78526		1 mi radius	3 mi radius	5 mi radius
Population				
Estimated Population (2024)	8,315	56,434	137,052	
Projected Population (2029)	8,732	57,248	136,439	
Census Population (2020)	8,276	56,791	142,191	
Census Population (2010)	8,851	54,109	141,148	
Projected Annual Growth (2024-2029)	417 1.0%	814 0.3%	-613 -	
Historical Annual Growth (2020-2024)	38 -	-358 -0.2%	-5,140 -0.9%	
Historical Annual Growth (2010-2020)	-574 -0.6%	2,682 0.5%	1,044 -	
Estimated Population Density (2024)	2,648 psm	1,997 psm	1,746 psm	
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi	
Households				
Estimated Households (2024)	2,327	16,962	41,631	
Projected Households (2029)	2,458	17,322	41,681	
Census Households (2020)	2,228	16,957	43,143	
Census Households (2010)	2,198	14,947	39,321	
Projected Annual Growth (2024-2029)	131 1.1%	361 0.4%	50 -	
Historical Annual Change (2010-2024)	129 0.4%	2,015 1.0%	2,310 4.4%	
Average Household Income				
Estimated Average Household Income (2024)	\$60,932	\$71,026	\$69,349	
Projected Average Household Income (2029)	\$61,712	\$72,342	\$70,857	
Census Average Household Income (2010)	\$33,553	\$40,872	\$38,761	
Census Average Household Income (2000)	\$28,291	\$37,549	\$34,610	
Projected Annual Change (2024-2029)	\$780 0.3%	\$1,316 0.4%	\$1,507 0.4%	
Historical Annual Change (2000-2024)	\$32,641 4.8%	\$33,476 3.7%	\$34,739 4.2%	
Median Household Income				
Estimated Median Household Income (2024)	\$47,976	\$57,474	\$54,457	
Projected Median Household Income (2029)	\$47,805	\$57,614	\$54,513	
Census Median Household Income (2010)	\$30,957	\$32,916	\$30,668	
Census Median Household Income (2000)	\$22,268	\$29,346	\$26,356	
Projected Annual Change (2024-2029)	-\$172 -	\$140 -	\$56 -	
Historical Annual Change (2000-2024)	\$25,708 4.8%	\$28,128 4.0%	\$28,101 4.4%	
Per Capita Income				
Estimated Per Capita Income (2024)	\$17,053	\$21,351	\$21,095	
Projected Per Capita Income (2029)	\$17,372	\$21,893	\$21,676	
Census Per Capita Income (2010)	\$8,330	\$11,289	\$10,797	
Census Per Capita Income (2000)	\$6,745	\$10,029	\$9,109	
Projected Annual Change (2024-2029)	\$319 0.4%	\$542 0.5%	\$580 0.6%	
Historical Annual Change (2000-2024)	\$10,307 6.4%	\$11,322 4.7%	\$11,987 5.5%	
Estimated Average Household Net Worth (2024)	\$574,942	\$656,769	\$605,123	

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

LISTING AGENT | BEAUTIFUL 100% NNN 3-TENANT – ADJACENT TO STARBUCKS



ALAN RUST, CCIM
PRINCIPAL
INVESTMENT SALES

alan@resolutre.com

Office 512.373.2814

Alan Rust, CCIM, Principal of Investment Sales, specializes in the sale of investment real estate. He has led the charge for RESOLUT RE with its investment sales program, having assembled a long track record of success, selling a wide variety of assets across the state of Texas.

Alan has been a commercial broker since 2003 and earned the coveted Certified Commercial Investment Member (CCIM) designation in 2007. On multiple occasions, he has earned recognition as a “Heavy Hitter” in property sales and leasing from the Austin Business Journal, and he has been named a “Power Broker” as a top broker by the Costar Group.

Prior to moving to Austin in 2007, Alan was a commercial broker in Colorado, where he earned recognition as a “Heavy Hitter” in commercial investment sales from the Denver Business Journal. In addition, he founded and served as president of Snowshoe Ridge Properties, LLC, a successful real estate holding and development firm.

Alan is active in the industry as a long-standing member of the International Council of Shopping Centers (ICSC), the Central Texas Commercial Association of Realtors (CTCAR) and the international CCIM community.

Alan attended Binghamton University in Binghamton, New York, where he earned a BA in Mathematics/Computer Science and a minor in Business Administration.

FOR MORE INFORMATION PLEASE VISIT:

resolutre.com

AUSTIN

901 S Mopac Expwy
 Bldg 2, Suite 350
 Austin, Texas 78746

DALLAS

5151 Belt Line Rd
 Suite 620
 Dallas, Texas 75254

HOUSTON

3700 W Sam Houston Pkwy
 Suite 450
 Houston, Texas 77042

SOUTH TEXAS

4900 W. Expwy 83
 Suite 260-J
 McAllen, Texas 78501

LOUISIANA

600 Jefferson Street
 Suite 407
 Lafayette, Louisiana 70501

ALBUQUERQUE

2155 Louisiana Blvd N.E.
 Suite 7200
 Albuquerque, NM 87110

EI PASO

Affiliate Office
 6006 N. Mesa St.
 Ste. 110
 El Paso, TX 79912