



## 100% LEASED TO STRONG CREDIT TENANTS

Long remaining primary lease terms

On hard corner with traffic signal - **EXCELLENT VISIBILITY & ACCESS**

**PRICE:** \$1,413,000

**CAP RATE:** 8.25%

**BUILT:** 2009

**GLA:** 5,135 SF

SHADOW ANCHORED by

**Walmart**   
Save money. Live better.

for more information:

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## TENANTS

**GNC**

**Check n Go**



**Fred Loya Insurance**



# Kingsville Retail Center

*Shadow Anchored by Walmart Supercenter with Strong Credit Tenants  
1007 E General Cavazos Blvd - Kingsville, Texas 78363*

## Confidential Memorandum and 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 Retail Solutions ("Brokers") are acting as Seller's Agent in the disposition assignment for the property. Buyer acknowledges receipt of the form entitled Information About Brokerage Services.

**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 Retail Solutions.



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## Investment Overview

### PROPERTY DESCRIPTION

A 100% leased 4-tenant retail investment. All leases are with strong corporate tenants (Fred Loya Insurance, Little Caesar's pizza, Check 'n Go and GNC). This property is shadow anchored by a Walmart Supercenter and it sits directly on a hard corner with excellent visibility to street traffic and to all Walmart shoppers.

#### Property Address

<b>County</b>	Kleberg
<b>Rentable Building Area</b>	5,135 SF
<b>Occupancy</b>	100%
<b>Year of Construction</b>	2009
<b>Number of Buildings</b>	1
<b>Number of Tenants</b>	4
<b>Lease Type</b>	NNN
<b>NNN</b>	\$7.00 PSF

### FINANCIALS

<b>Price</b>	\$1,413,000
<b>Capitalization Rate</b>	8.25%
<b>Terms</b>	Cash to Seller

### INCOME & EXPENSE\*

<b>Base Rent</b>	\$116,535
<b>Reimbursements</b>	\$35,945
<b>Total Gross Income</b>	\$152,480
<b>Operating Expenses</b>	(\$35,945)
<b>Net Operating Income</b>	\$116,535

*\*Income: Current  
Expenses: 2011 Budget*



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## Investment Overview (continued)

### EXPENSES

CAM	\$17,746	(\$3.46 PSF)
Real Estate Taxes	\$16,145	(\$3.14 PSF)
Insurance	\$2,054	(\$0.40 PSF)
<b>Total</b>	<b>\$35,945*</b>	<b>(\$7.00 PSF)</b>

(\*2011 Budgeted)

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## Tenant Profiles



### Sizzling Caesar's, LLC

- 2nd largest franchisee for Little Caesar's nationwide
- Over \$92m in 2010 food sales
- This franchisee has stores in Utah, California and Texas
- Little Caesars (founded 1959) is one of the top 4 international pizza chains.
- Little Caesars corporate is owned by Ilitch Holdings whose holdings include the Detroit Red Wings and Detroit Tigers.
- Little Caesar's Website: [www.littlecaesars.com](http://www.littlecaesars.com)

## GNC

- GNC Holdings (GNC, NYSE)
- 2010 Revenue \$1.82B
- As of June 2011 GNC had over 7,400 locations, over 5,700 stores in the US.
- Is the largest global specialty retailer of nutritional products; including vitamin, mineral, herbal and other specialty supplements, and sports nutrition, diet and energy products.
- Year Founded: 1935
- Company website: [www.gnc.com](http://www.gnc.com)

## Fred Loya Insurance

- The 18th largest Hispanic owned and operated company in the US.
- Over 360 agencies in Texas, California, New Mexico and Colorado
- In 2009, The Loya Insurance Group wrote over \$400M in premiums and insured over 500k drivers.
- Year Founded: 1974
- Company Website: [www.fredloya.com](http://www.fredloya.com)

## Check 'n Go

- Check 'n Go opened its first location in 1994
- The company is the second largest provider of short-term loans in the United States
- The company has more than 1,300 corporately owned locations in 31 states.
- Company Website: [www.checkngo.com](http://www.checkngo.com)
- The parent company's web site: [www.axcess-financial.com](http://www.axcess-financial.com)

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## Property Highlights

### Shadow anchored by Walmart Supercenter, Store #442



- 1133 E. General Cavazos Blvd, Kingsville, TX 78363
- Annual Store sales reportedly between \$30M-\$35M
- Closest Walmarts are 25 & 26 miles away in Corpus Christi

### 100% leased to very strong credit tenants



### EXCELLENT LOCATION

- On a signalized hard corner with excellent visibility to E. General Cavazos Blvd (Hwy 1356) and S. Brahma Blvd.
- ¼ mile from H M King High School
- ½ mile from Christus Spohn Hospital ( [www.christusspohn.org](http://www.christusspohn.org) ) licensed for 100 beds.

#### DEMOGRAPHIC SNAPSHOT

	3 miles	5 miles	7 miles
Population	22,514	26,839	28,287
Average HH Income	\$47,612	\$48,140	\$48,810

### Traffic Counts (2008):

6,400 VPD (General Cavazos Blvd)  
8,800 VPD (Brahma Blvd)  
23,000 VPD (US-77)



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## Aerial



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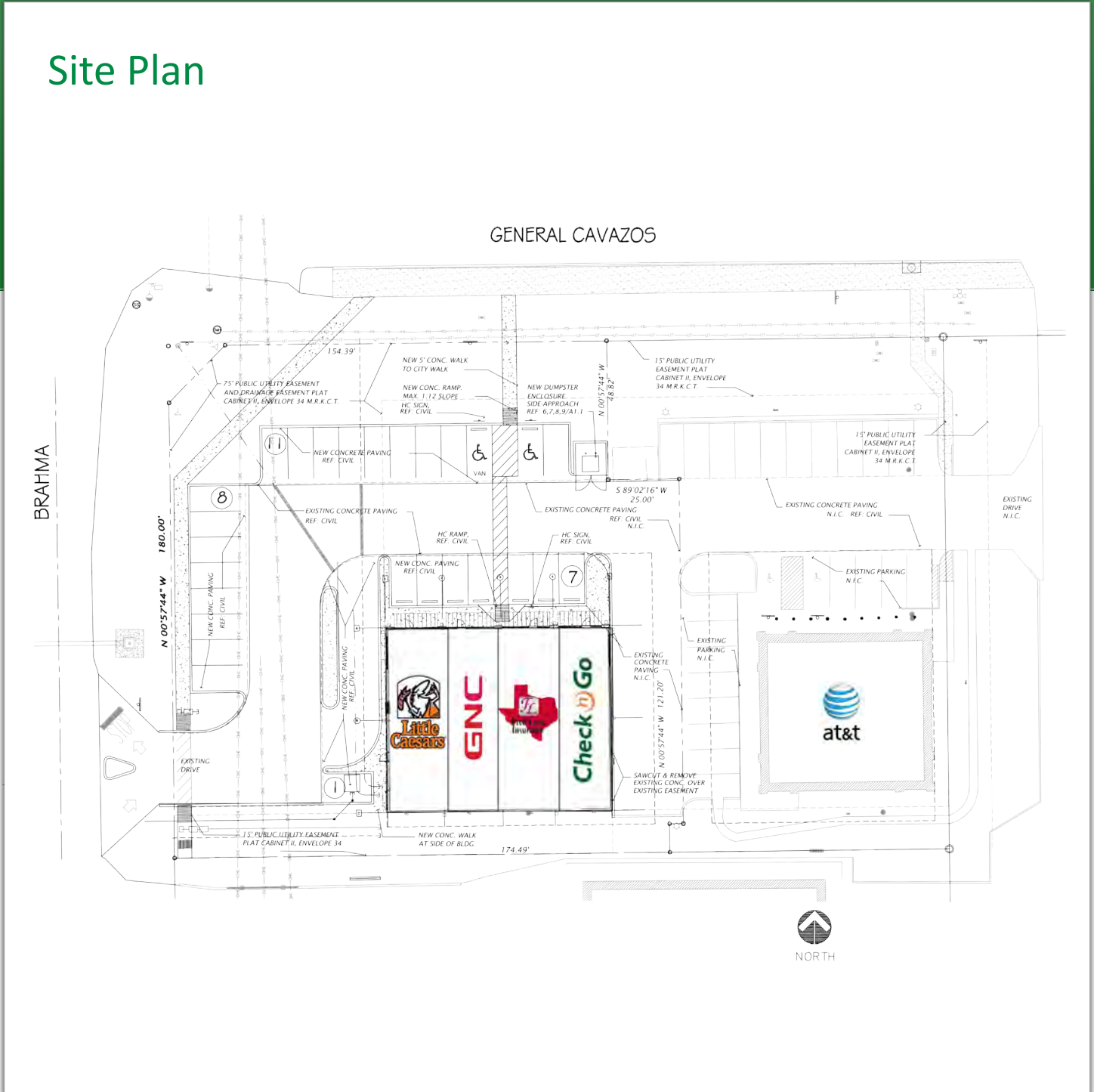
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## Site Plan



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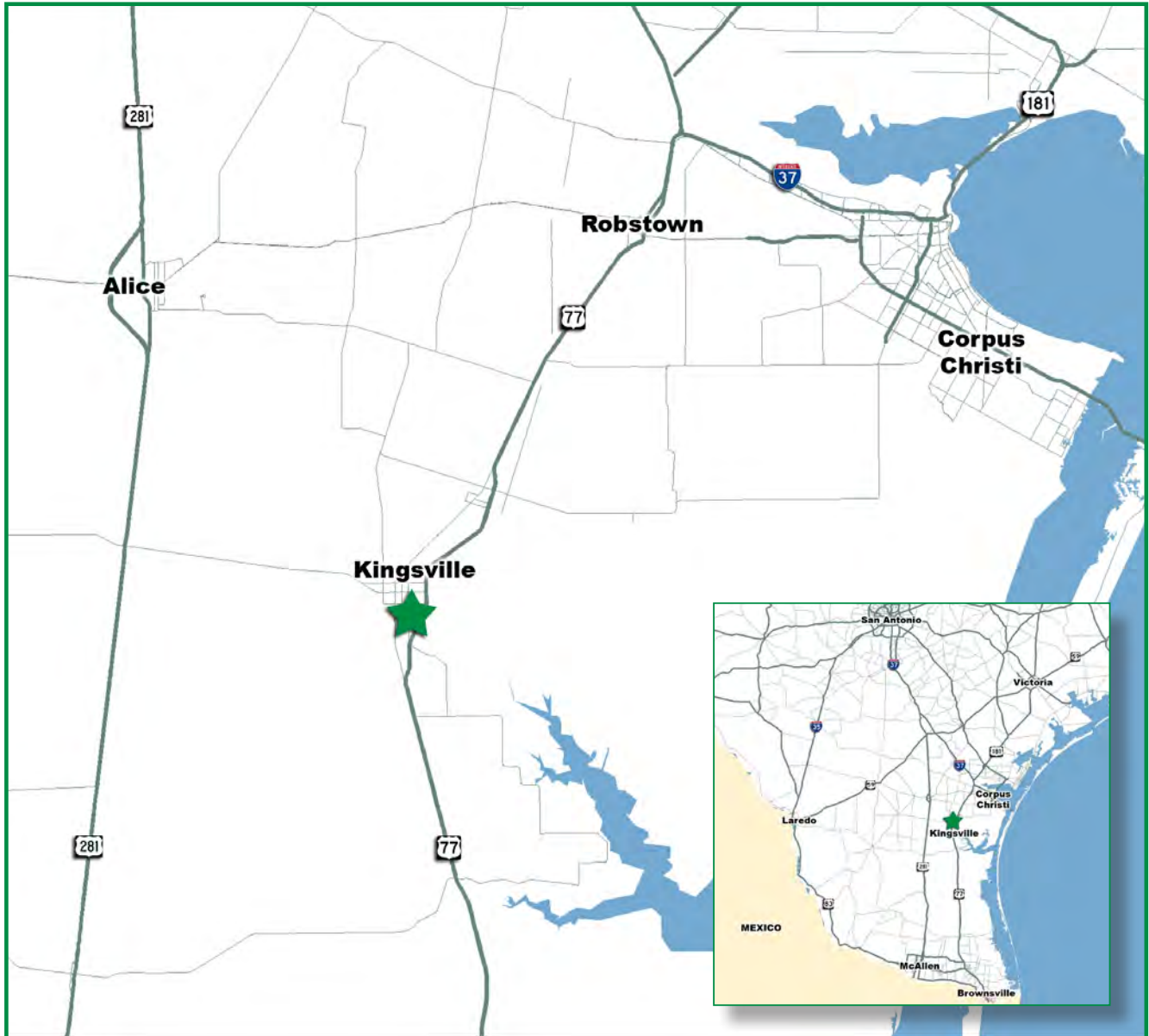


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## Area Map



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## About Kingsville

Kingsville is located midway between San Antonio and the Rio Grande Valley which places it strategically in the hub of the South Texas Maquiladora operations (A Maquiladora is a business operation that involves manufacturing in a country different than the company's home, attractive to the company because of advantageous duty or tariff treatment).

Kingsville is equidistant to the major ports of entry along the border with Mexico, from Laredo to Brownsville, and within 45 minutes drive time of the sixth largest port in the United States – the Port of Corpus Christi.

Located along the mainline of Union Pacific and US 77 (designated as future I-69), Kingsville is adjacent to a power corridor that features rail, highway, fiber optic, power transmission and water transportation infrastructure of world class quality. Corpus Christi International Airport is 30 minutes drive time from Kingsville.

Kingsville has a diverse economic base supported by a strong workforce with extensive training opportunities, and a pro-business environment supported by local public entities. The Kingsville Enterprise Zone, created in 1999, is an economic development tool that allows the community to partner with the state on local and state tax regulatory benefits. An agreement with the Port of Corpus allows Kingsville to fast-track designation of Foreign Trade Zone designation to benefit companies that export and import products.

Kingsville Area Top Employers include: Naval Air Station Kingsville, Texas A&M Kingsville, Kingsville ISD and King Ranch.

### **Port of Corpus Christi**

The 5th largest port in the United States, the Port of Corpus Christi is mid-way along the Texas coast on the Gulf of Mexico (approximately 150 miles north of the United States/Mexico border). Shipping through the Port of Corpus Christi gives you the advantage of a strategic central location.

### **Corpus Christi Regional Airport**

Serviced by American Airlines, Continental Airlines, Delta Airlines, and Southwest Airlines, the Corpus Christi International Airport has 28 daily flights going to major hubs such as Dallas (DFW), Houston (Hobby), Houston (Bush Intercontinental), and Atlanta.

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## Demographics

	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI	7 MILE RING 153.91 SQ/MI
<b>POPULATION</b>				
1990 Population	2,610	21,488	25,822	27,134
2000 Population	3,006	22,285	26,515	28,044
2010 Population (Census)	3,305	22,514	26,839	28,287
% Growth 2000 - 2010	9.0%	1.0%	1.2%	0.9%
% Growth 2011 - 2016	5.5%	5.1%	5.3%	5.2%
<b>HOUSEHOLDS</b>				
1990 Households	994	7,154	8,582	9,039
2000 Households	1,190	7,832	9,283	9,807
2011 Households	1,254	8,244	9,898	10,440
Avg Household Size	2.7	2.9	3.0	3.0
<b>EMPLOYMENT</b>				
2011 Total Employers	51	504	553	566
2011 Workplace Employees	741	7,864	8,848	9,121
<b>POPULATION BY OCCUPATION</b>				
Total Workforce	1,405	9,019	10,571	11,240
% Blue Collar	28.0%	39.1%	38.6%	38.5%
% White Collar	72.0%	60.9%	61.4%	61.5%
<b>RACE</b>				
% White	32.4%	21.1%	21.1%	22.4%
% Hispanic	60.1%	72.4%	71.6%	70.7%
% Black	2.7%	3.8%	3.7%	3.6%
% Asian	3.6%	1.9%	2.6%	2.5%
% Other	1.2%	0.9%	0.9%	0.9%
White	1,069	4,981	5,973	6,679
Hispanic	1,982	17,106	20,262	21,099
Black	87	888	1,059	1,061
Asian	119	440	731	737
Other	38	213	260	273
<b>HOUSING</b>				
% Renter Occupied Housing Units	53.0%	44.9%	45.8%	44.3%
% Owner Occupied Housing Units	47.0%	55.1%	54.2%	55.7%
<b>INCOME</b>				
2011 Median Household Income	\$44,182	\$38,830	\$38,747	\$39,818
2011 Average Household Income	\$53,607	\$47,612	\$48,140	\$48,810



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## Listing Team

### Alan P. Rust, CCIM | Principal

alan@retailsolutions.us

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Alan P. Rust, CCIM specializes in the leasing and sale of retail property throughout central Texas. Alan has had a diverse professional career which has spanned more than 20 years. Alan has done business and negotiated deals across the United States and internationally. His responsibilities have included the negotiation of retail acquisitions, dispositions, leases, development opportunity identification, site selection, development of strategies to mitigate risk. Previously, Alan was with Sperry Van Ness, a national brokerage firm, where he specialized in the leasing and sales of Investment retail real estate.

### David Simmonds | Principal

david@retailsolutions.us

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David Simmonds, was a senior vice president with the Austin Commercial Retail Division of The Weitzman Group from 2000-2008. Simmonds specialized in retail project representation in the greater Austin area. Prior to joining The Weitzman Group, he was a retail brokerage specialist with Lynx Property Services and a property manager for United Commercial Realty. During his tenure at Weitzman- Simmonds was directly and indirectly involved in the closing of over 1,100 deals in 8.5 years!

Simmonds is a member of the International Council of Shopping Centers.

Simmonds received a Bachelor of Arts degree in Economics from Columbia College in New York City.



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Approved by the Texas Real Estate Commission for Voluntary Use



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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



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