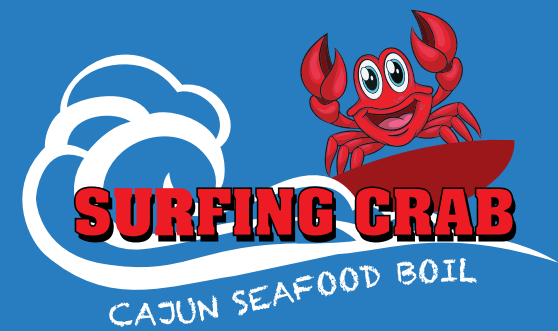




Representative Photo

NNN
9+ YEARS REMAINING

410 E EXPRESSWAY 83 | McALLEN, TX



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INTRODUCTION

Retail Investment Group is pleased to offer for sale this **Surfing Crab** in **McAllen, Texas**.

This opportunity features a NNN lease with over 9 years remaining.

Located off of Interstate 2, this **±5,000 square foot** building sits on a **±0.81 acre** lot. The building was **built in 1999** and **remodeled in 2026**.

SURFING CRAB

McALLEN, TX

\$2,554,400
PRICE

7.50%
CAP

\$191,580*
NOI

*Rent to Increase to \$191,580 in October 2026. Seller to credit buyer difference in rent at closing.

±5,000 SF
BUILDING SIZE

±0.81 AC
LAND SIZE

1999
YEAR BUILT

2026
REMODEL YEAR

EXECUTIVE SUMMARY

ADDRESS	410 E Expressway 83 McAllen, TX 78503
LEASE TYPE	Absolute NNN
LEASE EXPIRATION	October 31, 2035
LESSEE	Surfing Crab Mcallen 1, Inc.
OPTIONS	1 x 10 Year
INCREASES	3% Annually Every October
PARCEL #	M2280-02-000-003A-00
ZONING	CO - Conditional Overlay
ROFR	No

RENT SCHEDULE

MONTHS	ANNUAL RENT	MONTHLY RENT
1-12	\$186,000.00	\$15,500.00
13-24	\$191,580.00	\$15,965.00
25-36	\$197,327.40	\$16,443.95
37-48	\$203,247.22	\$16,937.27
49-60	\$209,344.63	\$17,445.39
61-72	\$215,624.96	\$17,968.75
73-84	\$222,093.70	\$18,507.81
85-96	\$228,756.51	\$19,063.04
97-108	\$235,619.20	\$19,634.93
109-120	\$242,687.77	\$20,223.98

PROPERTY HIGHLIGHTS

- NNN with over 9 years remaining
- 3% annual increases
- Personal guaranty (net worth: \$18 million)
- Located off of the Interstate 2 with over 126,000 vehicles per day
- Adjacent to Rio Grande Regional Hospital
- Texas is an income tax-free state
- Outparcel to Michaels, Burlington, Petsmart and DSW
- Nearby retailers include Dick's Sporting Goods, Applebee's, T-Mobile, Walgreens, Target, Home Goods, Conn's HomePlus, Walmart and more



Retail Investment Group

480.429.4580 | retail1031.com

SURFING CRAB

McALLEN, TX



SURFING CRAB

McALLEN, TX

SOUTH TEXAS[®]
HEALTH SYSTEM
McALLEN

DRURY
HOTELS

Residence
Inn
Marriott

H-E-B

Hampton
Inn & Suites

DM Studio

Don
Doritos

LAUNO
ROD CANAL-DENTAL TRAUMA
CENTER

Rio Grande
Regional Hospital

±126,928 VPD

INTERSTATE
2

BW Best
Western.
±92 ROOMS

SURFING
CRAB

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SURFING CRAB

McALLEN, TX



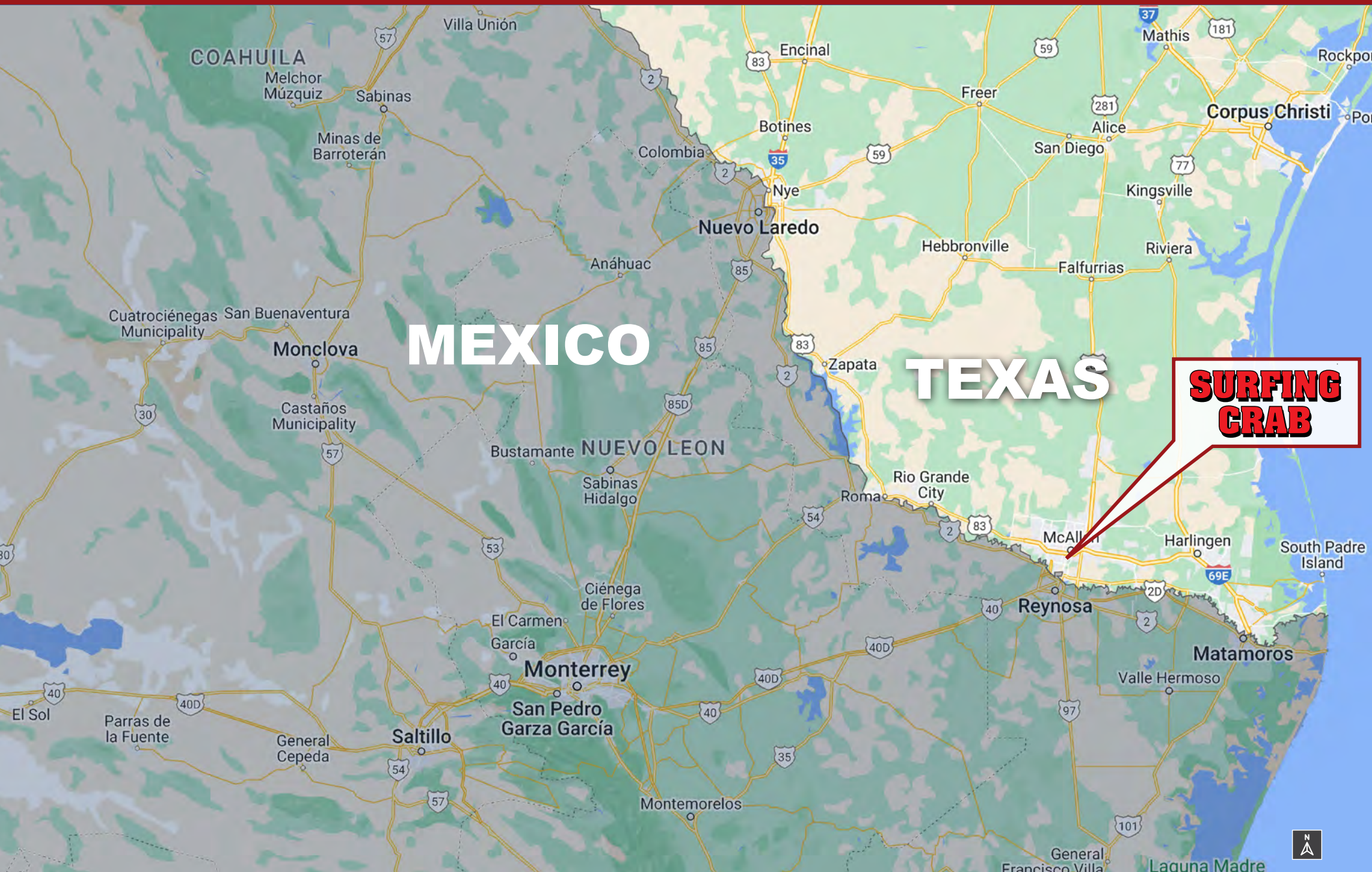
SURFING CRAB

McALLEN, TX



SURFING CRAB

McALLEN, TX



SURFING CRAB

McALLEN, TX

TENANT PROFILE

The concept started in south Carolina where a backyard feast means get your hands dirty. Surfing Crab is a destination that separates them from other restaurants, Family oriented, superb atmosphere. Their signature boils with very unique flavors makes you feel at home.

Surfing Crab is a destination to meet family, friends together to celebrate that very special occasion.

More than 10 locations across Texas, including McAllen, Corpus Christi, San Antonio, San Marcos, Round Rock, Portland, and Brownsville - with additional locations planned.

surfingcrabtx.com



SURFING CRAB

McALLEN, TX

QUICK FACTS

2024 POPULATION
±148,782

COUNTIES
HIDALGO

TOTAL AREA
±62.73 SQ MI

ABOUT McALLEN, TX

McAllen is the largest city in Hidalgo County, Texas and the 22nd-most populous city in Texas. It is located at the southern tip of the state in the Rio Grande Valley, on the Mexico–United States border. The city limits extend south to the Rio Grande, across from the Mexican city of Reynosa. McAllen is about 70 mi west of the Gulf of Mexico. As of the 2020 census, McAllen's population was 142,210. It is the fifth-most populous metropolitan area (McAllen–Edinburg–Mission) in the state of Texas, and the binational Reynosa–McAllen metropolitan area counts a population of more than 1.5 million.

McAllen is located in southern Hidalgo County. It is bordered to the southwest by Granjeno; to the west by Mission, Palmhurst, and Alton; to the north by Edinburg, the Hidalgo county seat; to the east by Pharr; and to the south by Hidalgo. The McAllen city limits extend to the southwest as far as the Rio Grande, directly north of Reynosa, Tamaulipas, in Mexico. The Anzalduas International Bridge crosses the Rio Grande at this point, 11 mi southwest of downtown McAllen.



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SURFING CRAB

McALLEN, TX

DEMOGRAPHICS



POPULATION

	1 Mile	3 Miles	5 Miles
2023 Population Est	8,484	84,141	224,305
2028 Population Proj	8,841	85,665	227,964



INCOME

	1 Mile	3 Miles	5 Miles
2023 Avg HH Income	\$92,014	\$56,317	\$63,175
2023 Med HH Income	\$55,585	\$39,019	\$43,483



HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 Households Est	3,116	27,282	68,587
2028 Households Proj	3,247	27,802	69,779



DAYTIME DEMOS

	1 Mile	3 Miles	5 Miles
2023 Employees	15,264	53,643	104,801
2023 Businesses	1,462	5,780	11,372

Source: Costar 2023

TRAFFIC COUNTS (2022)



I- 2 @ E Jackson Ave NE
E Ridge Rd @ S D St SW

±126,928 VPD
±18,577 VPD

Source: Realtors Property Resource. Daily traffic counts are a mixture of actual and estimates.



2023 FOOD AWAY FROM HOME
SPENDING OF OVER

\$210,000,000

WITHIN 5-MILES



2023 POPULATION
OF OVER

224,000

WITHIN 5-MILES



2023 AVG HH INCOME
OF OVER

\$63,000

WITHIN 5-MILES

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CONFIDENTIALITY DISCLAIMER

This confidential Offering Memorandum has been prepared by Retail Investment Group for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. The information contained herein has been obtained from the owner of the property or sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is the responsibility of the prospective purchaser to independently confirm the accuracy and completeness of all information before completing any purchase.

This Offering Memorandum is intended to provide a summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Additional information and an opportunity to inspect the subject property will be made available upon written request to interested and qualified prospective investors. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Please do not disturb the tenant(s), management or seller. All property showings are by appointment only.



Representative Photo



Information About Brokerage Services

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

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date