

OFFERING MEMORANDUM

SOUTHERN CAREER INSTITUTE

*Single-Tenant NNN
Investment, 42,838 SF
Educational Facility,
7% Cap Rate*



935 NORTH EXPRESSWAY, BROWNSVILLE, TX 78523

km Kidder
Mathews

Property Highlights

Long-Term NNN Lease with 8 Years Remaining

Established Educational Operator, 8 Campuses Across Texas

Operating at Subject Property Since 2014

Attractive Basis Below Replacement Cost

Dominant Brownsville Trade Area Location

Texas Has No State Income Tax

Strong Demographics & Economic Fundamentals



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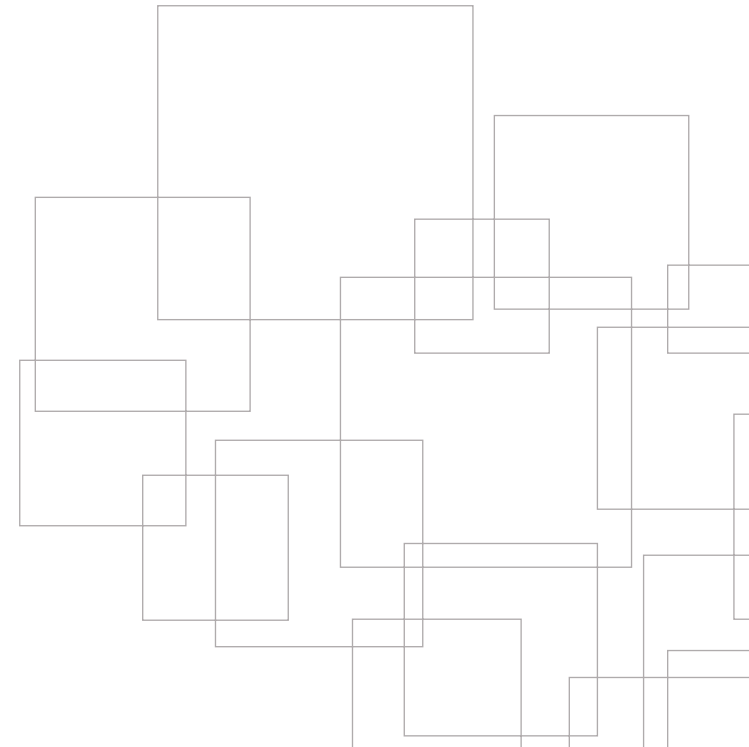
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Exclusively listed by

FOUY LY

Kidder Mathews
949.557.5012
fouy.ly@kidder.com

CA LIC N° 01223864

BRIAN BROCKMAN - BROKER

Bang Realty-Texas Inc
513.898.1551
bor@bangrealty.com

TX LIC N° 701472

KIDDER.COM



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PREMIER SINGLE TENANT NNN OFFERING

Kidder Mathews and Bang Realty-Texas Inc. are pleased to present the exclusive offering of a single-tenant, NNN leased investment occupied by Southern Careers Institute (“SCI”), located at 935 North Expressway in Brownsville, Texas 78523.

\$5.51M

PRICE

7%

CAP RATE

The property consists of a 42,838-square-foot institutional-quality educational facility situated on approximately 4.13 acres along North Expressway, one of Brownsville’s primary commercial and transportation corridors. Originally constructed in 1986 and renovated in 2014, the asset benefits from strong visibility, excellent access, and an established infill location surrounded by dense residential neighborhoods, national retailers, and key commercial services.

Southern Careers Institute has successfully operated at this location since June 2014 and is currently committed to a long-term lease extending through May 31, 2034, providing approximately eight years of remaining term. The property generates current annual net operating income of \$385,542, with the next contractual rent increase scheduled for June 1, 2029, increasing NOI to \$424,096.

The lease is structured as a NNN lease with zero landlord responsibilities, offering investors a fully passive ownership structure with no obligations for

maintenance, repairs, taxes, insurance, or capital expenditures. This structure makes the asset ideally suited for passive investors and 1031 exchange buyers seeking stable, long-term cash flow.

Founded in 1960, Southern Careers Institute operates eight campuses across Texas, in addition to a robust online education platform. SCI is a well-established vocational education provider focused on workforce development programs in healthcare, skilled trades, technology, and business disciplines, serving growing employment sectors across the state.

The offering presents a compelling real estate and income opportunity, with below market in-place rents and acquisition pricing at below replacement cost for a comparable institutional-grade educational facility. This combination provides investors with both durable in-place income and meaningful long-term upside potential.

Strategically located within Brownsville’s dominant commercial corridor, the property benefits from

strong surrounding national retailers and consistent consumer traffic. Nearby tenants include Walmart, H-E-B, The Home Depot, McDonald’s, Chick-fil-A, Starbucks, Walgreens, CVS, Whataburger, AutoZone, and additional national and regional operators, reinforcing strong retail synergy within the trade area.

Brownsville serves as the economic, healthcare, educational, and international trade hub of the Rio Grande Valley, supported by cross-border commerce, logistics activity, manufacturing, and steady population growth. The market continues to benefit from long-term demographic expansion and infrastructure investment.

Furthermore, the asset is supported by strong demographics, including a population exceeding 175,000 residents within a five-mile radius and average household incomes approaching \$68,000 annually. Convenient access to Interstate 69E/US-77, US-83, and major regional thoroughfares provides excellent connectivity and locational stability.



 **±63,656 VEHICLES**
Average Daily Traffic



COMPANY TYPE	<i>Southern Career Institute</i>
INDUSTRY	<i>Career & Technical Education</i>
# OF LOCATIONS	<i>8 Locations Across Texas</i>
HEADQUARTERS	<i>Austin, Texas</i>
→ SCITEXAS.EDU	



\$5,510,000

PRICE

7.0%

CAP RATE

\$385,542

BASE RENT

NNN

LEASE TYPE

PROPERTY OVERVIEW

ADDRESS	935 North Expressway Brownsville, TX 78523
LEASE TERM	10-Year Lease
OPTIONS	None
LEASE TERM REMAINING	8 Years
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	None
LEASE GUARANTOR	SCI Acquisition Co. Inc. (Southern Career Institute)
YEAR BUILT	1986, Renovated in 2014
BUILDING SIZE	±42,838 SF
LAND AREA	±179,903 SF (4.13 Acres)
APN	064870-0020-000000
ZONING	C
SIGNAGE	Building & Monument

INVESTMENT HIGHLIGHTS

LONG-TERM NNN LEASE

- NNN lease with zero landlord responsibilities
- Current NOI of \$385,542
- Scheduled rent increase on June 1, 2029 to \$424,096
- Lease expiration on May 31, 2034 with no option
- Tenant in place since June 2014, demonstrating long-term stability

ESTABLISHED EDUCATIONAL TENANT

- Occupied by Southern Careers Institute, a Texas-based vocational education provider founded in 1960
- Operates 8 campuses across Texas plus online programs
- Long-term operational history and commitment to the location
- Focused on high-demand workforce training in healthcare, skilled trades, and technical fields

STRONG REAL ESTATE FUNDAMENTALS

- 42,838 SF institutional-quality educational facility
- Situated on approximately 4.13 acres

- Built in 1986 and renovated in 2014
- Strong frontage along North Expressway
- Excellent visibility, access, and surrounding commercial density

ATTRACTIVE BASIS & UPSIDE POTENTIAL

- Below-market in-place rental rate
- Potential mark-to-market upside at lease expiration
- Below replacement cost

DOMINANT BROWNSVILLE LOCATION

- Located within Brownsville's primary retail and commercial corridor
- Surrounded by national retailers and restaurants
- Strong regional connectivity and accessibility
- Dense infill location with established development

TEXAS INVESTMENT ADVANTAGES

- No state income tax
- Business-friendly operating environment
- Strong population and economic growth across South Texas

STRONG DEMOGRAPHICS & ECONOMIC DRIVERS

- Population exceeding 175,000 residents within five miles
- Average household income approaching \$68,000 within the trade area
- Brownsville serves as a economic hub of the Rio Grande Valley in South Texas
- Supported by healthcare, education, logistics, international trade, and cross-border commerce





QUICK FACTS



Location

935 North Expressway
Brownsville, TX 78523



Access

W Price Rd
3 access points



Traffic Counts

W Price Rd & Old Alice Rd
±15,813 vehicles per day

Barnard Rd & Price Rd
±5,904 vehicles per day

Old Alice Rd & W Price Rd
±26,286 vehicles per day



Building Size

±42,838 SF



Lease Term

10-Year Lease,
8 Years Remaining



Parcel Size

±179,903 SF (±4.13 Acres)



Year Built

1986, Renovated in 2014



Zoning

C

OFFERING SUMMARY



BROWNSVILLE RAUL YZAGUIRRE STEM SCHOLARS ACADEMY



Dreamland

LA NUEVA CASA GRANDE

VETERANS PARK

BROWNSVILLE PUBLIC LIBRARY - MAIN BRANCH

BARNARD RD

WILD ROSE LN

W PRICE RD



SUBJECT PROPERTY





FAMILY GOLF CENTER

BROWNSVILLE PUBLIC LIBRARY - MAIN BRANCH

FRUIA
Fiat - Buick - GMC
www.fruia.com

INTERSTATE
69E

SUBJECT PROPERTY

BROWNSVILLE RAUL YZAGUIRRE STEM SCHOLARS ACADEMY

77

STELL MIDDLE SCHOOL

MUÑOZ GARDEN

LAKWOOD LAKE

WEST BROWNSVILLE LITTLE LEAGUE PARK

LOS EBANOS BOUGAINVILLEA DISPLAY GARDEN

THE UPS STORE
UNITED STATES POSTAL SERVICE
MI TORITO RESTAURANT
MOVE IT STORAGE
THE BACK NINE
feel good
SANTO PEZ
LA BARRA DEL TACO TAQUERIA
MALACHELA
NERVE
NORTH PARK PLAZA

Planet Fitness
metro by T-Mobile
HARBOR FREIGHT
Burlington
Guitar Center

STARS Drive-In
Jack In the box

O'Reilly AUTO PARTS

OFFERING SUMMARY



 **±63,656 VEHICLES**
Average Daily Traffic



FRONTAGE RD



SUBJECT PROPERTY



W PRICE RD

ESPERANZA LN



OFFERING SUMMARY





FRONTAGE RD



OLD ALICE RD



±15,813 VEHICLES
Average Daily Traffic

TROPICAL RD

W PRICE RD





BROWNSVILLE, TX

Brownsville is a city in Cameron County, TX and is located near San Benito and Los Fresnos.

Brownsville, Texas is a major hub in the Rio Grande Valley, known for its strategic location along the U.S.-Mexico border and the Gulf Coast region. The city serves as an important center for international trade, transportation, and logistics, with key infrastructure including Interstate 69E, Brownsville South Padre Island International Airport, and the Port of Brownsville.

The local economy is diverse, with major sectors including international commerce, manufacturing, healthcare, education, and aerospace. Brownsville benefits from its position as a gateway between the United States and Mexico, supporting a strong trade and distribution network. Educational institutions and healthcare providers also play significant roles in serving the broader region.

Cultural and recreational attractions are prominent features of the city. The Gladys Porter Zoo and Palo Alto Battlefield National Historical Park are among its most notable landmarks. The city also offers access to parks, nature preserves, and the unique resaca waterways that contribute to its outdoor recreation opportunities.

Brownsville's economy is anchored by major institutions that support the region's growth and development. The University of Texas Rio Grande Valley maintains a significant presence in the city,

while healthcare systems and international trade operations provide substantial employment. The city's growing aerospace industry has further enhanced its reputation as a center for innovation and economic opportunity.

Brownsville is home to a rich historical heritage that reflects its importance in Texas and border-region history. Historic sites and museums preserve the area's cultural legacy, including its role in the Mexican-American War and the development of South Texas. This blend of historical significance, economic strength, and cultural diversity makes Brownsville a distinctive urban center in the Rio Grande Valley.

Brownsville's combination of international connectivity, educational resources, economic vitality, and cultural attractions continues to make it an important destination for commerce, tourism, and quality of life in South Texas.

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED	11,907	112,072	171,000
2030 PROJECTED	11,855	110,047	168,944
2020 CENSUS POPULATION	11,230	114,730	174,626

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED	4,468	35,989	53,260
2030 PROJECTED	4,614	36,500	54,256
2020 CENSUS HOUSEHOLDS	4,429	37,147	54,421

EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	\$71,824	\$69,842	\$70,631
2025 MEDIAN HH INCOME	\$49,866	\$56,579	\$57,857
2025 PER CAPITA INCOME	\$27,108	\$22,492	\$22,045
2025 TOTAL EMPLOYEES	9,194	39,553	50,227

Source: ©2026, Sites USA



FINANCIAL ANALYSIS

LEASE SUMMARY

COMMENCEMENT	June 1, 2014
EXPIRATION	May 31, 2034
LEASE TYPE	NNN
OPTIONS	None
BASE RENT	\$385,542
RENT INCREASES	\$424,096 on June 1, 2029
PROPERTY TAXES	Tenant pays
INSURANCE	Tenant pays
CAM	Tenant pays
REPAIR & MAINTENANCE	Tenant pays

RENT SCHEDULE

Years	Date	Monthly	Annual
1-5	6/1/2024-5/31/2029	\$32,128.50	\$385,542.00
6-10	6/1/2029-5/31/2034	\$35,341.35	\$424,096.20





Exclusively listed by

FOUY LY

Kidder Mathews
949.557.5012
fouy.ly@kidder.com

CA LIC N° 01223864

BRIAN BROCKMAN - BROKER

Bang Realty-Texas Inc
513.898.1551
bor@bangrealty.com

TX LIC N° 701472

KIDDER.COM





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.

2-10-2025



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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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.

Bang Realty-Texas, Inc	9007017	bor@bangrealty.com	513-898-1551
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brian Brockman	701472	brian@bangrealty.com	513-898-1551
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date