

Treasure Island

1506 TX-100, Port Isabel, TX 78578



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Confidentiality Agreement



Cindy Hopkins, CCIM

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(956) 778-3255

License: 0508052



CHRE

312 E Harrison

Harlingen, TX 78550

Notes

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Property Details

Located across from Wal-Mart in Port Isabel, Texas, this Waterfront Commercial Opportunity is 5 miles to South Padre Island. Current tenants provide income for a redevelopment project and additional income from boat slips.

Price: \$16,000,000

- Traffic Light within 1 Block of site
- Across from Wal-Mart Supercenter
- Income Producing Asset
- Waterfront Property

View the full listing here: <http://www.crelisting.net/Pie7E7-9Q/?StepID=107>

Price:	\$16,000,000
Gross Leasable Area:	12,962 SF
Building Size:	12,962 SF
Price/SF:	\$1,234.38
Property Type:	Retail
Property Sub-type:	Community Center
Property Use Type:	Net Lease Investment with less than 1 year left on lease
Commission Split:	3%
Cap Rate:	7%
No. Stories:	1

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Financials, Debt and Unit Mix

Financial Summary

AnalysisType	Actual
Year	2016
Scheduled Gross Income	\$135,804
Effective Gross Income	\$105,804
Operating Expenses	\$30,000
Net Operating Income	\$105,804

Major Tenant Information

Tenant	SF Occupied	Lease Expired
The Gym	7,000	6/1/2017
Physician's Office	4,317	3/1/2017

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Property Photos



Main Photo



Aerial Photograph

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Property Photos

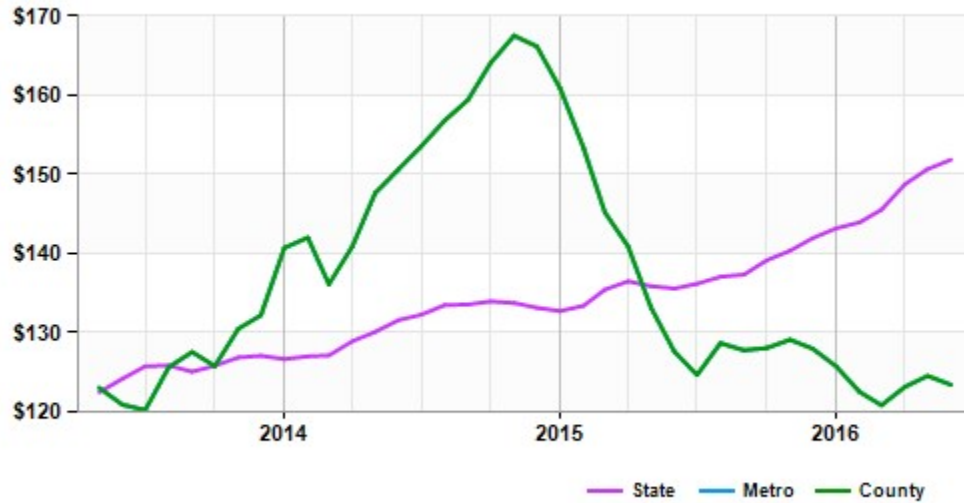


Treasure Island

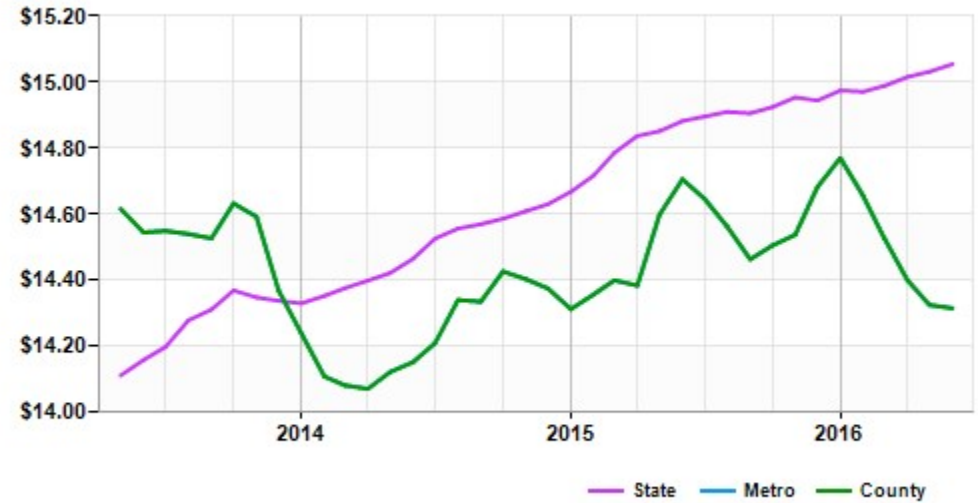
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Market Trends

Asking Prices Retail for Sale Port Isabel, TX (\$/SF)



Asking Rent Retail for Lease Port Isabel, TX (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$152	+4.3%	+12.0%
Metro	\$123	+2.1%	-3.3%
County	\$123	+2.1%	-3.3%

	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$15.05	+0.4%	+1.2%
Metro	\$14.31	-1.4%	-2.7%
County	\$14.31	-1.4%	-2.7%

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Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	2,442	4,357	4,357
2015 Female Population	2,468	4,379	4,379
% 2015 Male Population	49.74%	49.87%	49.87%
% 2015 Female Population	50.26%	50.13%	50.13%
2015 Total Population: Adult	3,600	6,146	6,146
2015 Total Daytime Population	6,116	10,140	10,140
2015 Total Employees	3,004	4,648	4,648
2015 Total Population: Median Age	36	31	31
2015 Total Population: Adult Median Age	49	45	45
2015 Total population: Under 5 years	435	831	831
2015 Total population: 5 to 9 years	353	721	721
2015 Total population: 10 to 14 years	339	639	639
2015 Total population: 15 to 19 years	318	683	683
2015 Total population: 20 to 24 years	377	760	760
2015 Total population: 25 to 29 years	297	572	572
2015 Total population: 30 to 34 years	268	549	549
2015 Total population: 35 to 39 years	274	545	545
2015 Total population: 40 to 44 years	276	519	519
2015 Total population: 45 to 49 years	286	512	512
2015 Total population: 50 to 54 years	309	528	528
2015 Total population: 55 to 59 years	326	466	466

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Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total population: 60 to 64 years	293	404	404
2015 Total population: 65 to 69 years	245	312	312
2015 Total population: 70 to 74 years	208	279	279
2015 Total population: 75 to 79 years	155	206	206
2015 Total population: 80 to 84 years	84	123	123
2015 Total population: 85 years and over	67	87	87
% 2015 Total population: Under 5 years	8.86%	9.51%	9.51%
% 2015 Total population: 5 to 9 years	7.19%	8.25%	8.25%
% 2015 Total population: 10 to 14 years	6.90%	7.31%	7.31%
% 2015 Total population: 15 to 19 years	6.48%	7.82%	7.82%
% 2015 Total population: 20 to 24 years	7.68%	8.70%	8.70%
% 2015 Total population: 25 to 29 years	6.05%	6.55%	6.55%
% 2015 Total population: 30 to 34 years	5.46%	6.28%	6.28%
% 2015 Total population: 35 to 39 years	5.58%	6.24%	6.24%
% 2015 Total population: 40 to 44 years	5.62%	5.94%	5.94%
% 2015 Total population: 45 to 49 years	5.82%	5.86%	5.86%
% 2015 Total population: 50 to 54 years	6.29%	6.04%	6.04%
% 2015 Total population: 55 to 59 years	6.64%	5.33%	5.33%
% 2015 Total population: 60 to 64 years	5.97%	4.62%	4.62%
% 2015 Total population: 65 to 69 years	4.99%	3.57%	3.57%
% 2015 Total population: 70 to 74 years	4.24%	3.19%	3.19%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 75 to 79 years	3.16%	2.36%	2.36%
% 2015 Total population: 80 to 84 years	1.71%	1.41%	1.41%
% 2015 Total population: 85 years and over	1.36%	1.00%	1.00%
2015 White alone	4,084	7,297	7,297
2015 Black or African American alone	34	64	64
2015 American Indian and Alaska Native alone	16	37	37
2015 Asian alone	28	36	36
2015 Native Hawaiian and OPI alone	n/a	11	11
2015 Some Other Race alone	613	1,103	1,103
2015 Two or More Races alone	135	188	188
2015 Hispanic	3,760	7,067	7,067
2015 Not Hispanic	1,150	1,669	1,669
% 2015 White alone	83.18%	83.53%	83.53%
% 2015 Black or African American alone	0.69%	0.73%	0.73%
% 2015 American Indian and Alaska Native alone	0.33%	0.42%	0.42%
% 2015 Asian alone	0.57%	0.41%	0.41%
% 2015 Native Hawaiian and OPI alone	0.00%	0.13%	0.13%
% 2015 Some Other Race alone	12.48%	12.63%	12.63%
% 2015 Two or More Races alone	2.75%	2.15%	2.15%
% 2015 Hispanic	76.58%	80.90%	80.90%
% 2015 Not Hispanic	23.42%	19.10%	19.10%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Not Hispanic: White alone	1,189	1,327	1,327
2015 Not Hispanic: Black or African American alone	16	19	19
2015 Not Hispanic: American Indian and Alaska Native alone	8	9	9
2015 Not Hispanic: Asian alone	11	12	12
2015 Not Hispanic: Native Hawaiian and OPI alone	5	5	5
2015 Not Hispanic: Some Other Race alone	n/a	n/a	n/a
2015 Not Hispanic: Two or More Races	16	20	20
% 2015 Not Hispanic: White alone	24.64%	19.14%	19.14%
% 2015 Not Hispanic: Black or African American alone	0.33%	0.27%	0.27%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.17%	0.13%	0.13%
% 2015 Not Hispanic: Asian alone	0.23%	0.17%	0.17%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.10%	0.07%	0.07%
% 2015 Not Hispanic: Some Other Race alone	0.00%	0.00%	0.00%
% 2015 Not Hispanic: Two or More Races	0.33%	0.29%	0.29%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a

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Population Change (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total Population	4,910	8,736	8,736
2015 Households	1,646	2,697	2,697
Population Change 2010-2015	214	224	224
Household Change 2010-2015	64	56	56
% Population Change 2010-2015	4.56%	2.63%	2.63%
% Household Change 2010-2015	4.05%	2.12%	2.12%
Population Change 2000-2015	84	1,804	1,804
Household Change 2000-2015	6	503	503
% Population Change 2000 to 2015	1.74%	26.02%	26.02%
% Household Change 2000 to 2015	0.37%	22.93%	22.93%

Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	2,046	2,645	2,645
2015 Occupied Housing Units	1,640	2,194	2,194
2015 Owner Occupied Housing Units	978	1,284	1,284
2015 Renter Occupied Housing Units	662	910	910
2015 Vacant Housings Units	406	451	451
% 2015 Occupied Housing Units	80.16%	82.95%	82.95%

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Housing (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Owner occupied housing units	59.63%	58.52%	58.52%
% 2015 Renter occupied housing units	40.37%	41.48%	41.48%
% 2000 Vacant housing units	19.84%	17.05%	17.05%

Income	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$37,856	\$37,876	\$37,876
2015 Household Income: Average	\$56,955	\$55,775	\$55,775
2015 Per Capita Income	\$19,128	\$17,237	\$17,237
2015 Household income: Less than \$10,000	246	373	373
2015 Household income: \$10,000 to \$14,999	185	275	275
2015 Household income: \$15,000 to \$19,999	51	110	110
2015 Household income: \$20,000 to \$24,999	115	197	197
2015 Household income: \$25,000 to \$29,999	93	153	153
2015 Household income: \$30,000 to \$34,999	101	168	168
2015 Household income: \$35,000 to \$39,999	56	126	126
2015 Household income: \$40,000 to \$44,999	85	142	142
2015 Household income: \$45,000 to \$49,999	101	161	161
2015 Household income: \$50,000 to \$59,999	115	206	206
2015 Household income: \$60,000 to \$74,999	125	202	202
2015 Household income: \$75,000 to \$99,999	142	220	220
2015 Household income: \$100,000 to \$124,999	112	162	162
2015 Household income: \$125,000 to \$149,999	29	62	62
2015 Household income: \$150,000 to \$199,999	28	53	53

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Income (Cont.)	1-mi.	3-mi.	5-mi.
2015 Household income: \$200,000 or more	62	87	87
% 2015 Household income: Less than \$10,000	14.95%	13.83%	13.83%
% 2015 Household income: \$10,000 to \$14,999	11.24%	10.20%	10.20%
% 2015 Household income: \$15,000 to \$19,999	3.10%	4.08%	4.08%
% 2015 Household income: \$20,000 to \$24,999	6.99%	7.30%	7.30%
% 2015 Household income: \$25,000 to \$29,999	5.65%	5.67%	5.67%
% 2015 Household income: \$30,000 to \$34,999	6.14%	6.23%	6.23%
% 2015 Household income: \$35,000 to \$39,999	3.40%	4.67%	4.67%
% 2015 Household income: \$40,000 to \$44,999	5.16%	5.27%	5.27%
% 2015 Household income: \$45,000 to \$49,999	6.14%	5.97%	5.97%
% 2015 Household income: \$50,000 to \$59,999	6.99%	7.64%	7.64%
% 2015 Household income: \$60,000 to \$74,999	7.59%	7.49%	7.49%
% 2015 Household income: \$75,000 to \$99,999	8.63%	8.16%	8.16%
% 2015 Household income: \$100,000 to \$124,999	6.80%	6.01%	6.01%
% 2015 Household income: \$125,000 to \$149,999	1.76%	2.30%	2.30%
% 2015 Household income: \$150,000 to \$199,999	1.70%	1.97%	1.97%
% 2015 Household income: \$200,000 or more	3.77%	3.23%	3.23%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$447,292	\$744,725	\$744,725
2015 Jewelry stores	\$154,376	\$250,591	\$250,591
2015 Mens clothing stores	\$513,867	\$843,527	\$843,527
2015 Shoe stores	\$528,446	\$870,700	\$870,700

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Womens clothing stores	\$863,242	\$1,397,211	\$1,397,211
2015 Automobile dealers	\$6,551,741	\$10,614,615	\$10,614,615
2015 Automotive parts and accessories stores	\$1,286,728	\$2,082,290	\$2,082,290
2015 Other motor vehicle dealers	\$177,324	\$283,986	\$283,986
2015 Tire dealers	\$577,333	\$933,962	\$933,962
2015 Hardware stores	\$25,265	\$40,674	\$40,674
2015 Home centers	\$263,254	\$415,801	\$415,801
2015 Nursery and garden centers	\$319,703	\$498,356	\$498,356
2015 Outdoor power equipment stores	\$147,189	\$232,996	\$232,996
2015 Paint andwallpaper stores	\$30,409	\$48,944	\$48,944
2015 Appliance, television, and other electronics stores	\$875,946	\$1,410,611	\$1,410,611
2015 Camera andphotographic supplies stores	\$64,470	\$104,543	\$104,543
2015 Computer andsoftware stores	\$2,424,899	\$3,943,361	\$3,943,361
2015 Beer, wine, and liquor stores	\$423,226	\$687,106	\$687,106
2015 Convenience stores	\$1,948,469	\$3,207,468	\$3,207,468
2015 Restaurant Expenditures	\$1,778,500	\$2,881,040	\$2,881,040
2015 Supermarkets and other grocery (except convenience) stores	\$7,096,678	\$11,577,157	\$11,577,157
2015 Furniture stores	\$630,470	\$1,023,238	\$1,023,238
2015 Home furnishings stores	\$2,176,654	\$3,502,484	\$3,502,484
2015 General merchandise stores	\$11,488,204	\$18,525,551	\$18,525,551
2015 Gasoline stations with convenience stores	\$6,019,432	\$9,849,120	\$9,849,120

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Retail Sales Volume (Cont.)

	1-mi.	3-mi.	5-mi.
2015 Other gasoline stations	\$4,308,544	\$7,033,626	\$7,033,626
2015 Department stores (excl leased depts)	\$11,333,828	\$18,274,960	\$18,274,960
2015 General merchandise stores	\$11,488,204	\$18,525,551	\$18,525,551
2015 Other health and personal care stores	\$440,080	\$709,177	\$709,177
2015 Pharmacies and drug stores	\$1,792,708	\$2,882,377	\$2,882,377
2015 Pet and pet supplies stores	\$471,240	\$760,068	\$760,068
2015 Book, periodical, and music stores	\$70,553	\$112,193	\$112,193
2015 Hobby, toy, and game stores	\$208,770	\$338,057	\$338,057
2015 Musical instrument and supplies stores	\$20,055	\$32,645	\$32,645
2015 Sewing, needlework, and piece goods stores	\$37,821	\$60,618	\$60,618
2015 Sporting goods stores	\$198,071	\$320,594	\$320,594

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Broker Profile



Cindy Hopkins, CCIM

CCIM with a diverse background, with over 15 years in the Real Estate Industry. Extensive Market Knowledge, Negotiation Skills and Diverse Client Base. TOP Producer in Sales - 2005/2006/2007/2008 International Presidents Circle 2007 International Diamond Society 2008 15 years of involvement in the Real Estate Industry CCIM CCIM Chapter Member - San Antonio CRS - Commercial Real Estate Specialist ICSC

Current Occupation:	Broker
Education:	San Diego State University Certified Commercial Investment Member Since 2009
Organizations/Associations:	CCIM, National Association of REALTORS, LoopNet, Inc., International Council of Shopping Centers (ICSC)
Honors/Awards:	Top Producer Sales - Coldwell Banker - 2004 - 2009
Website:	http://CHopkinsRealEstate.com

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