

Properties for Sale

1 3440 Palmer Hwy, Texas City, TX 77590



Price	\$2,938,000
Gross Leasable Area	5,530 SF
Cap Rate	4.00%
Property Sub-type	Restaurant
Status	Active

Property Notes

To submit a "Non Binding" LOI on this property and / or financing call or email Christian Marabella of MCF, Inc. at (760) 479-0800 and our email is nnn@marabellafinance.com

Property Description

The property is strategically located on Palmer Highway, with excellent visibility and access to 29,984 vehicles per day directly in front of the location, and 33,461 vehicles per day on the immediately accessible Emmett Lowry Expressway. The site is centralized in a densely populated retail corridor and is shadow-anchored by leading grocery stores H-E-B and Aldi in Palmer Plaza. The population around the site is growing, as six (6) apartment complexes reside within one mile of the location. Other major tenants near the property include Kroger, McDonald's, Popeyes, Taco Bell, Starbucks, Lowe's Home Improvement, Sonic Drive-In, KFC, Domino's Pizza, Jack in the Box, Burger King, Subway, Baskin-Robbins, Wendy's, and many more.

The location benefits from its proximity to Texas City High School (1,900+ students) and Blocker Middle School (900+ students). Visibility is increased with close proximity to Texas City's primary healthcare provider, HCA Houston Healthcare Mainland (217 beds, 725 employees, \$730 million in annual total patient revenue). Additionally, the property is located between Houston and popular coastal attractions like Galveston Bay, the Gulf of Mexico, Nessler Park Family Aquatic Center, Bayou Golf Course (18-hole, par 72 course), Moses Lake, and Dollar Bay.

2 502 Pelham Rd S, Jacksonville, AL 36265



Price	\$4,681,000
Gross Leasable Area	4,869 SF
Cap Rate	4.00%
Property Sub-type	Fast Food
Status	Active

Property Notes

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Property Description

The subject property is prominently situated with excellent access and visibility along Jacksonville's primary retail corridor at the intersection of Vann Street and Pelham Road South (22,590 AADT). The site benefits from robust demographics with a population of 22,535 and average household income of \$64,298 within a five mile radius of the site.

The property is strategically located in close proximity to shopping centers, major retail tenants, schools, and employers. The site is located adjacent to Pelham Plaza Shopping Center, with tenants including Hibbett Sports, Dollar General, Price Less IGA, and Aaron's; other major retail tenant in the surrounding area include Walmart Supercenter, Walgreens, CVS, McDonald's, BBVA Compass Bank, Dollar Tree, and more. Jacksonville Public Square is located just a few blocks north of the property and is the city's center for public gatherings and entertainment.

In addition, the property is located just 1.2 miles from Jacksonville State University, with more than 8,500 students enrolled and 1,100 employees. The university offers 95 programs and concentrations on its 495-acre campus, as well as 40 online programs, and competes in 17 sports as part of the Ohio Valley Conference. Other schools near the site include Jacksonville High School and Jacksonville Christian Academy, with approximately 900 students combined. Major employers neighboring the site include Federal Mogul Corporation, Parker Instrumentation, the Alabama National Guard, The SCI Group, Jacksonville City Hall, and more.

This property is listed in conjunction with Alabama-licensed real estate broker Tom Newton.