

SALE LEASEBACK OPPORTUNITY/
REDEVELOPMENT POTENTIAL



8235 Douglas Ave
Suite 720
Dallas, Texas 75225
T 214.378.1212
venturedfw.com

SEARS BUILDING & LAND FOR SALE

SUNRISE MALL
2370 NORTH EXPRESSWAY
BROWNSVILLE, TX



BRYAN CORNELIUS BCORNELIUS@VENTUREDFW.COM | CLAY MOTE CMOTE@VENTUREDFW.COM

LOCATION

2370 NORTH EXPRESSWAY
BROWNSVILLE, TX

SIZE

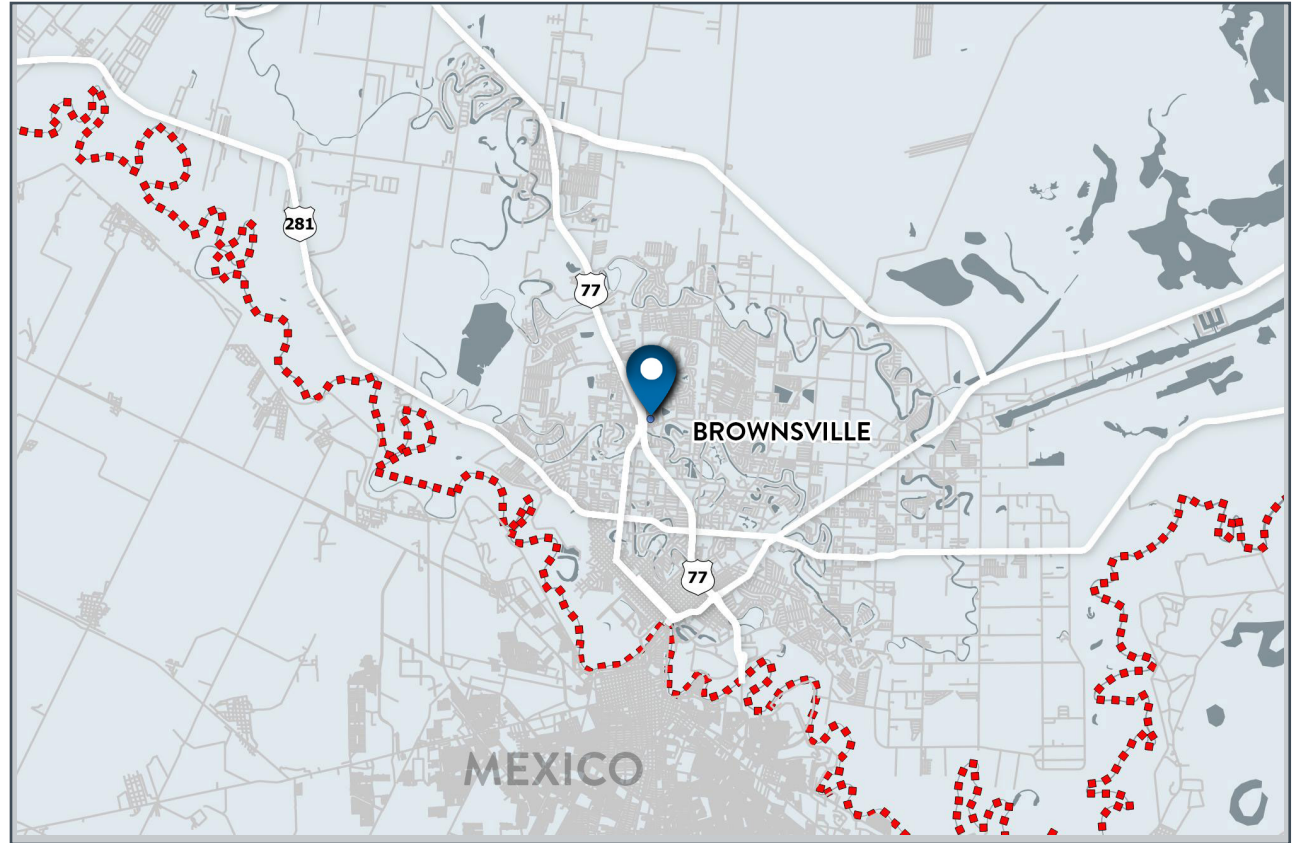
BUILDING 141,884 SF
LAND 11.5 ACRES

TRAFFIC COUNTS

I-69 RUBEN M. TORRES, SR BLVD
101,036 VPD 41,964 VPD

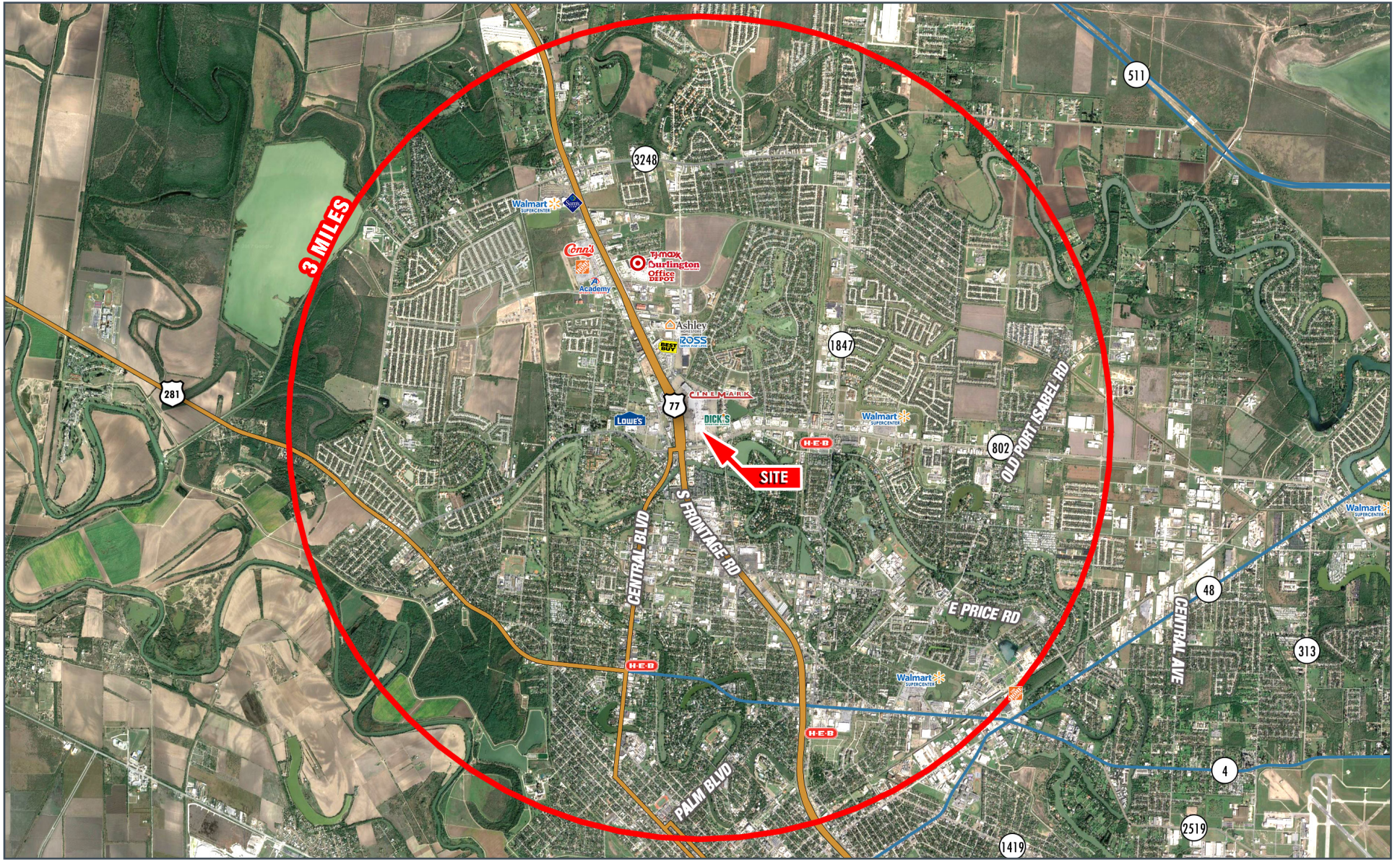
PROPERTY HIGHLIGHTS

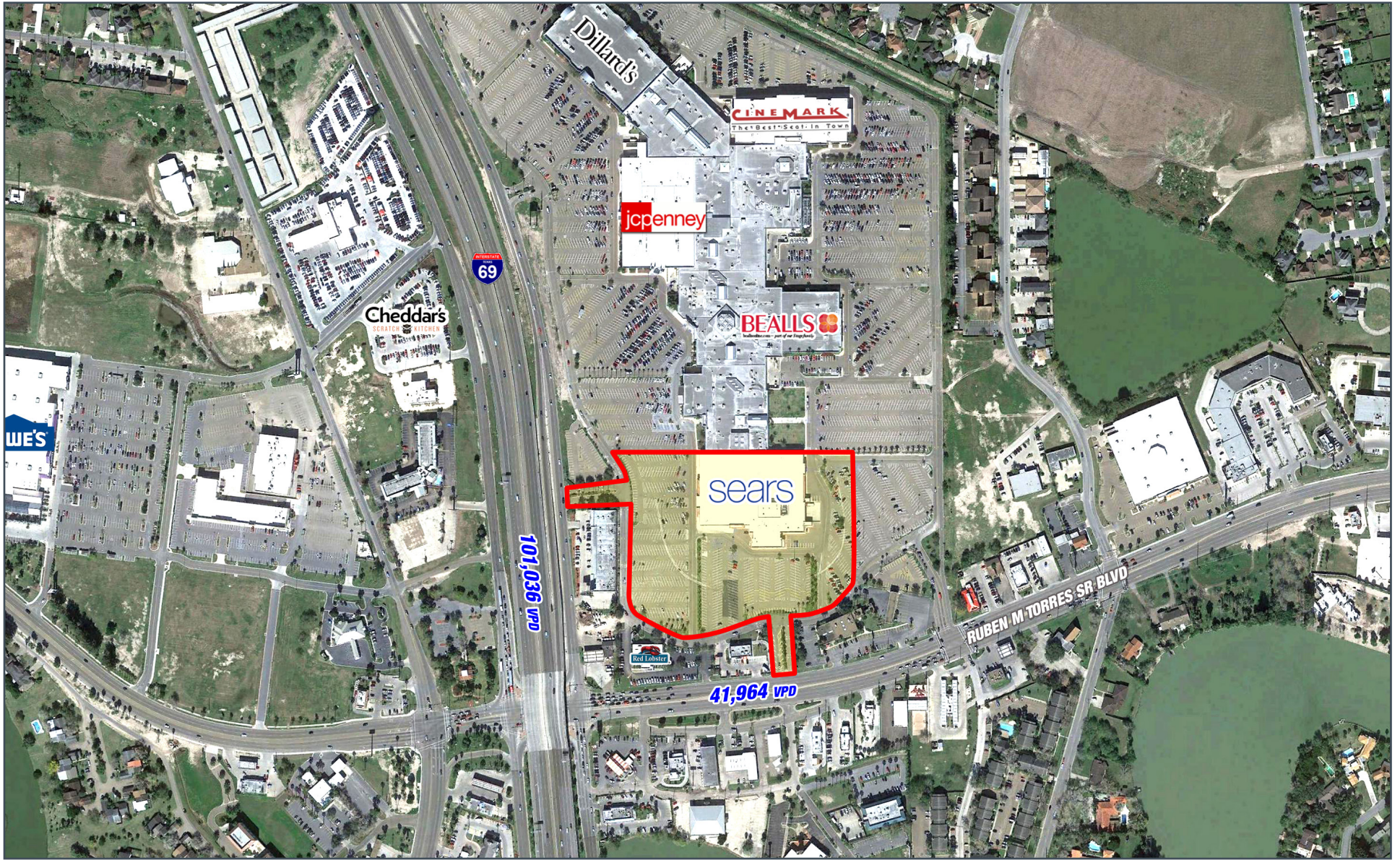
- ★ SALE LEASEBACK OPPORTUNITY / REDEVELOPMENT POTENTIAL
- ★ BROWNSVILLE IS A MAJOR TRADING & MANUFACTURING CENTER FOR U.S. COMPANIES AS AN INTERNATIONAL TRADE HUB
- ★ POPULATION GROWTH OF 85.82% (SINCE 2000)
- ★ THE UNIVERSITY OF TEXAS RIO GRANDE VALLEY WAS CREATED IN 2013 (COMBINED UT BROWNSVILLE AND UT PAN AMERICAN) - THE SCHOOL OPENED IN AUG 2015 (30K ENROLLED)



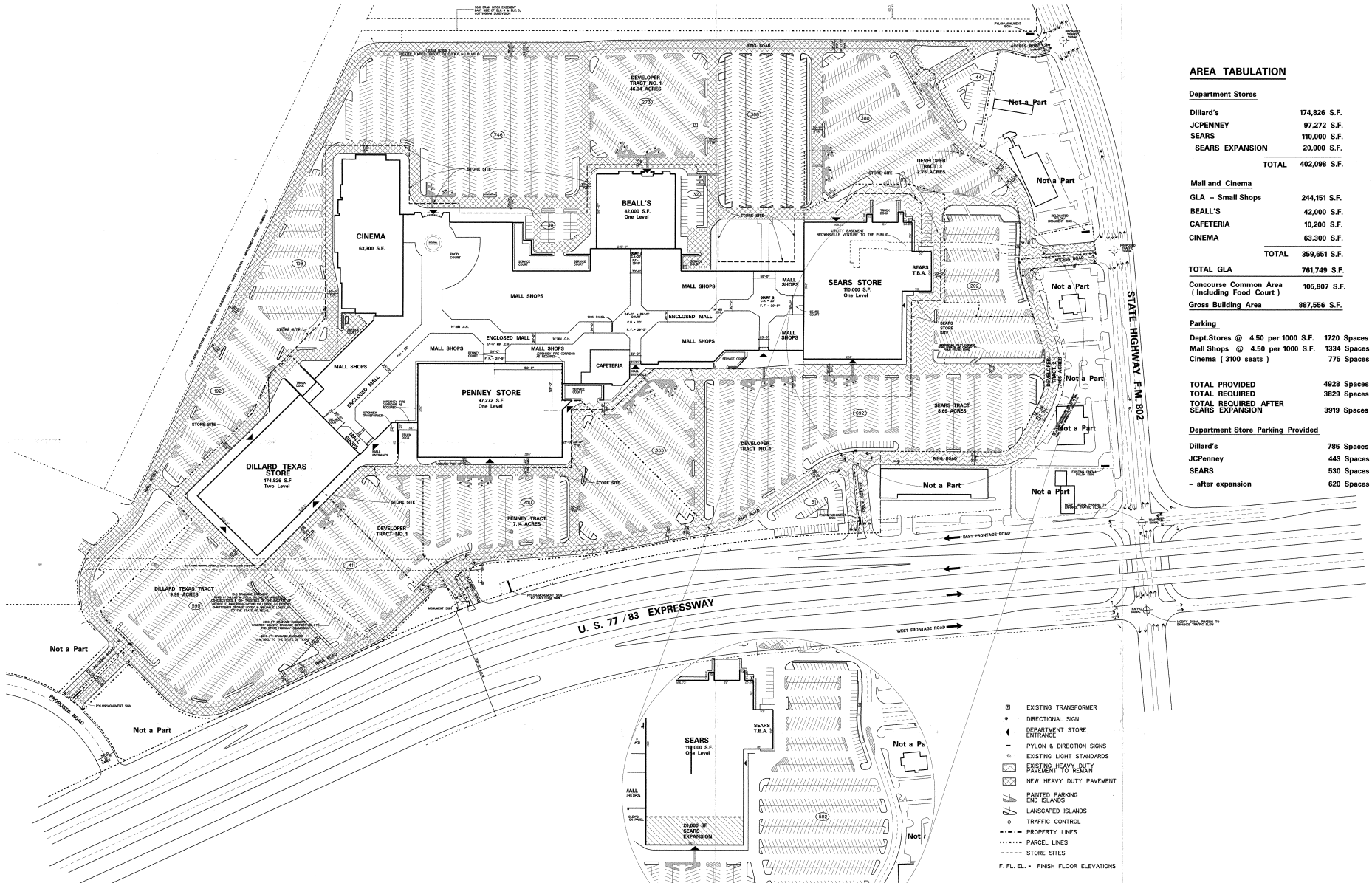
2017 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	101,890	176,232	427,673
EST. DAYTIME POPULATION	31,451	53,808	120,733
EST. AVG. HH INCOME	\$58,510	\$52,669	\$52,384









AREA TABULATION

Department Stores	
Dillard's	174,826 S.F.
JCPENNEY	97,272 S.F.
SEARS	110,000 S.F.
SEARS EXPANSION	20,000 S.F.
TOTAL	402,098 S.F.

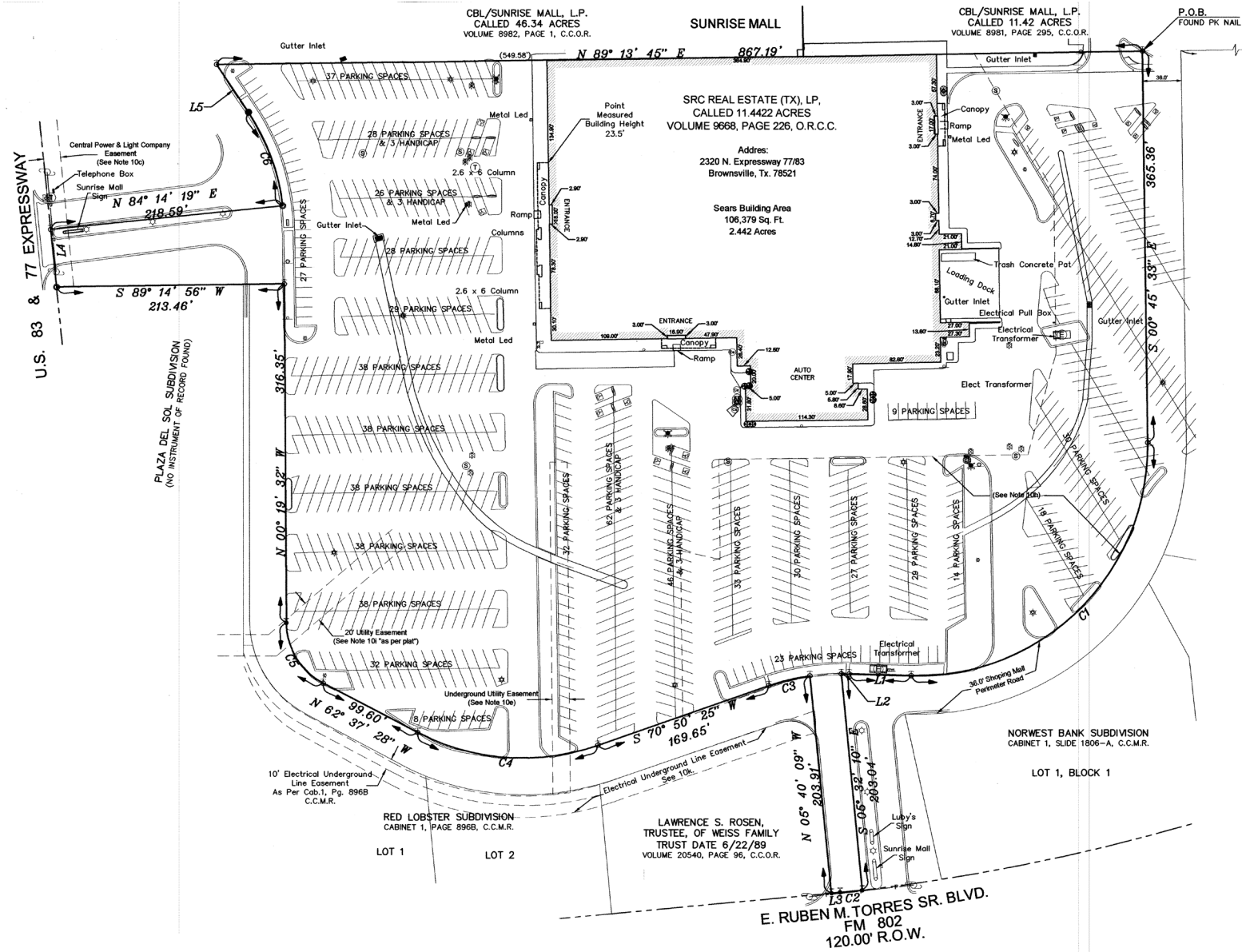
Mall and Cinema	
GLA - Small Shops	244,151 S.F.
BEALL'S	42,000 S.F.
CAFETERIA	10,200 S.F.
CINEMA	63,300 S.F.
TOTAL	359,651 S.F.

TOTAL GLA	761,749 S.F.
Concourse Common Area (Including Food Court)	105,807 S.F.
Gross Building Area	867,556 S.F.

Parking	
Dept.Stores @ 4.50 per 1000 S.F.	1720 Spaces
Mall Shops @ 4.50 per 1000 S.F.	1334 Spaces
Cinema (3100 seats)	775 Spaces
TOTAL PROVIDED	4829 Spaces
TOTAL REQUIRED	3829 Spaces
TOTAL REQUIRED AFTER SEARS EXPANSION	3919 Spaces

Department Store Parking Provided	
Dillard's	786 Spaces
JCPenney	443 Spaces
SEARS	530 Spaces
- after expansion	620 Spaces

- EXISTING TRANSFORMER
- DIRECTIONAL SIGN
- ◀ DEPARTMENT STORE ENTRANCE
- PYLON & DIRECTION SIGNS
- EXISTING LIGHT STANDARDS
- ▨ EXISTING HEAVY DUTY PAVEMENT TO REMAIN
- ▩ NEW HEAVY DUTY PAVEMENT
- PAINTED PARKING END ISLANDS
- LANDSCAPED ISLANDS
- TRAFFIC CONTROL
- PROPERTY LINES
- PARCEL LINES
- STORE SITES
- F.F.L. EL. - FINISH FLOOR ELEVATIONS







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BRYAN CORNELIUS
Principal
214.378.1212
bcornelius@venturedfw.com

CLAY MOTE
Principal
214.378.1212
cmote@venturedfw.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.

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Bryan Cornelius	401088	bcornelius@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Clay Mote	447471	cmote@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date