



Single Tenant Building For Sale | Investment Opportunity

5905 N Navarro St, Victoria Texas 77904

 Sluco Realty Services
"The Source for the Solution"

1305 W. 11th Street #106
Houston, Texas 77008

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PROPERTY INFORMATION

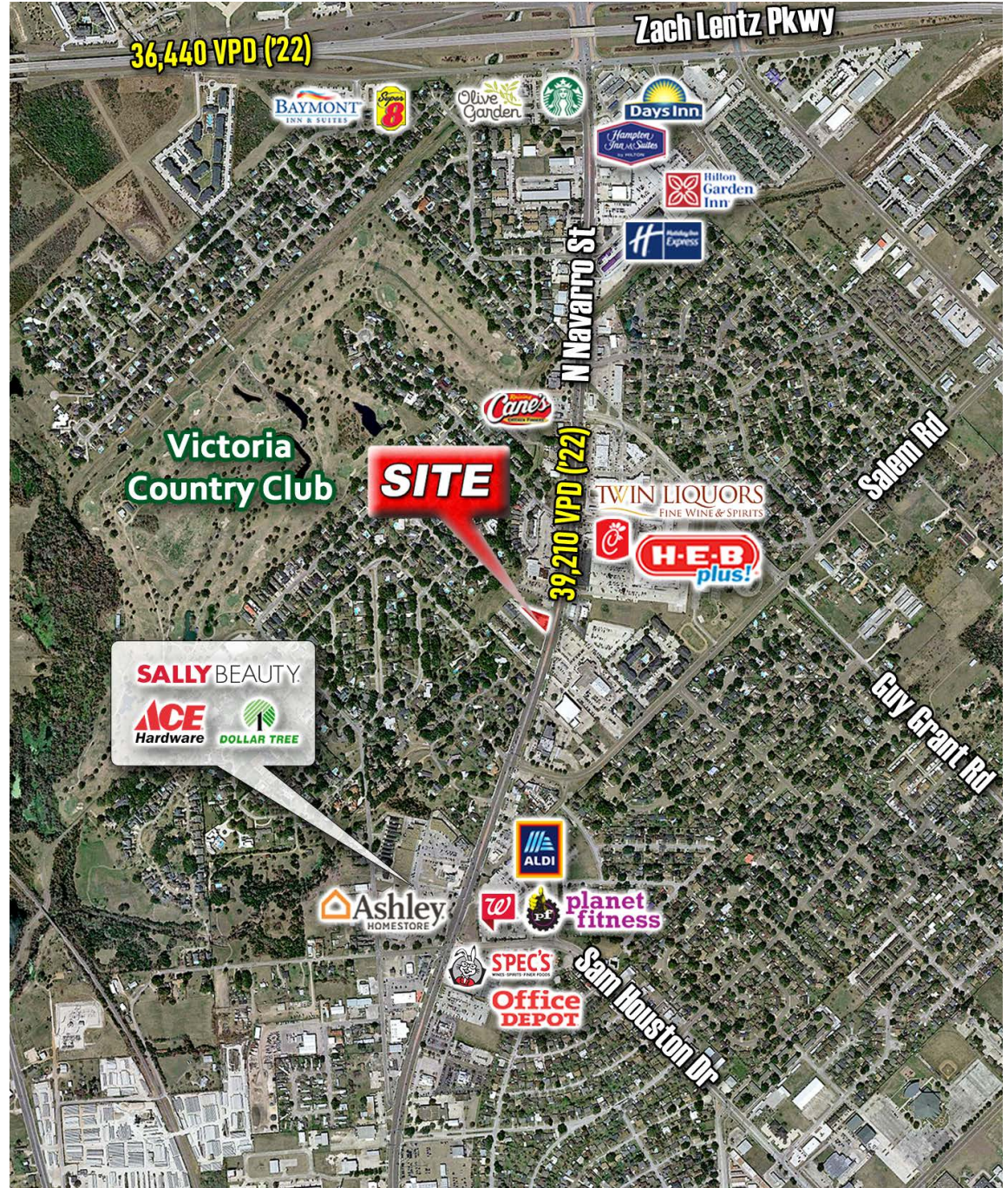
Address:	5905 N Navarro Street Victoria Texas 77904
Asking Price:	\$750,000
Cap Rate:	6.0%
GLA (Building):	1,500 SF (25' x 60')
GLA (Land):	14,462 SF
Tenant:	Cottonwood Financial Texas LLC dba Cash Store
Landlord Responsibilities:	NNN

TRAFFIC COUNTS

N Navarro St:	39,210 VPD (TXDOT 2022)
US Hwy 77/Zac Lentz Pkwy:	36,440 VPD (TXDOT 2022)
US Hwy 87/N Main St:	8,544 VPD (TXDOT 2022)

DEMOGRAPHICS

	1 mile	3 mile	5 mile
2023 Population	8,834	48,210	67,729
2028 Proj. Pop.	8,807	48,212	67,676
Daytime Pop.	8,815	49,309	75,272
Households	3,465	19,052	26,108
Avg HH Income	\$94,476	\$82,237	\$78,304
Avg. Home Value	\$256,400	\$233,451	\$220,803





LEASE TERM

Base Term:	April 1, 2023 - March 31, 2029	\$30.00 PSF
4, 5-year Options:	Option 1	\$33.00 PSF
	Option 2	\$36.30 PSF
	Option 3	\$39.93 PSF
	Option 4	\$43.92 PSF

TERMINATION RIGHT – Tenant may terminate the Lease at any time during the 23rd-24th full calendar months of the Initial Term, and any option term, by paying the Landlord an amount equal to six (6) months Minimum Annual Rent and Additional Rent, provided that Tenant has given Landlord at least sixty (60) days prior written notice.

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TENANT PROFILE

Cottonwood Financial **CASH STORE**

Founded in 1996, Cottonwood Financial is one of the largest privately held retail consumer finance companies in the United States. With our customer-centric focus, we offer an innovative mix of financial products and services through our FinTech (online/digital) lending portal, Cashstore.com, as well as through our 230+ brick-and-mortar retail locations in multiple states, under our Cash Store brand. Some key company facts include:

- Positioned to grow
- Locations are 100% company owned – no franchises
- Named multiple times to the Inc. 5000 list of America's fastest-growing private companies
- Named multiple times to the Dallas 100 list of the fastest-growing private companies in North Texas

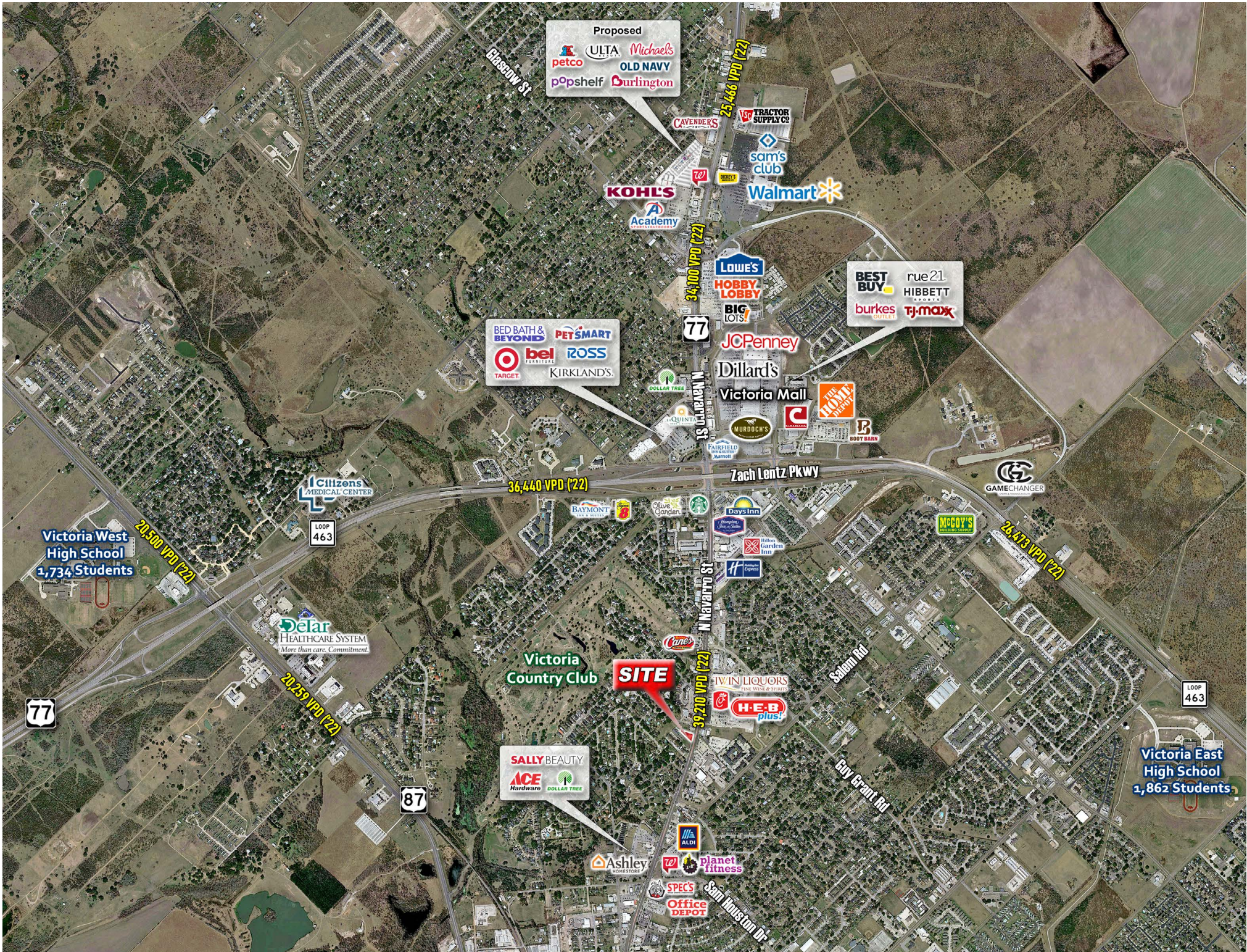
We help a diverse mix of consumers who typically have a temporary need for financing to cover unexpected expenses like medical bills, auto repairs, or home repairs. These consumers are middle-income Americans with characteristics consistent with the general population.

We help by providing consumers with access to small, convenient, short-term loans both online as well as through our retail store fronts/branches across the US.

- **Installment Loans**
Installment Loans are typically small, unsecured or secured, short-term cash loans. These loans are repaid with a fixed number of periodic equal-sized payments. Requirements for Installment Loans include a regular source of income, an active checking account, and valid driver's license or state ID.
- **Title Loans**
Title Loans are typically small, secured, short-term auto equity cash loans. These loans are usually repaid with a fixed number of periodic equal-sized payments. Requirements for a Title Loan include a regular source of income, a free and clear title, and a valid driver's license or state ID.



Company Size	501-1,000 employees
Headquarters	Irving, Texas
Type	Privately Held
Founded	1996
Number of Locations	230+
Current States List	Texas Idaho Wisconsin



Proposed
petco ULTA Michaels
OLD NAVY
popshelf Burlington

CAVENDER'S TRACTOR SUPPLY CO.
sam's club

KOHL'S Academy Walmart*

LOWE'S HOBBY LOBBY BIG LOTS!
BEST BUY rue21 HIBBETT
burkes OUTLET TJ-MAXX

BED BATH & BEYOND PETS MART
bel TARGET ROSS
KIRKLAND'S

JCPenney Dillard's
Victoria Mall

Citizens MEDICAL CENTER

36,440 VPD (22)

Zach Lantz Pkwy

GAMECHANGER

Victoria West High School
1,734 Students

20,500 VPD (22)

Dejar HEALTHCARE SYSTEM
More than care. Commitment.

20,259 VPD (22)

Victoria Country Club

SITE

26,473 VPD (22)

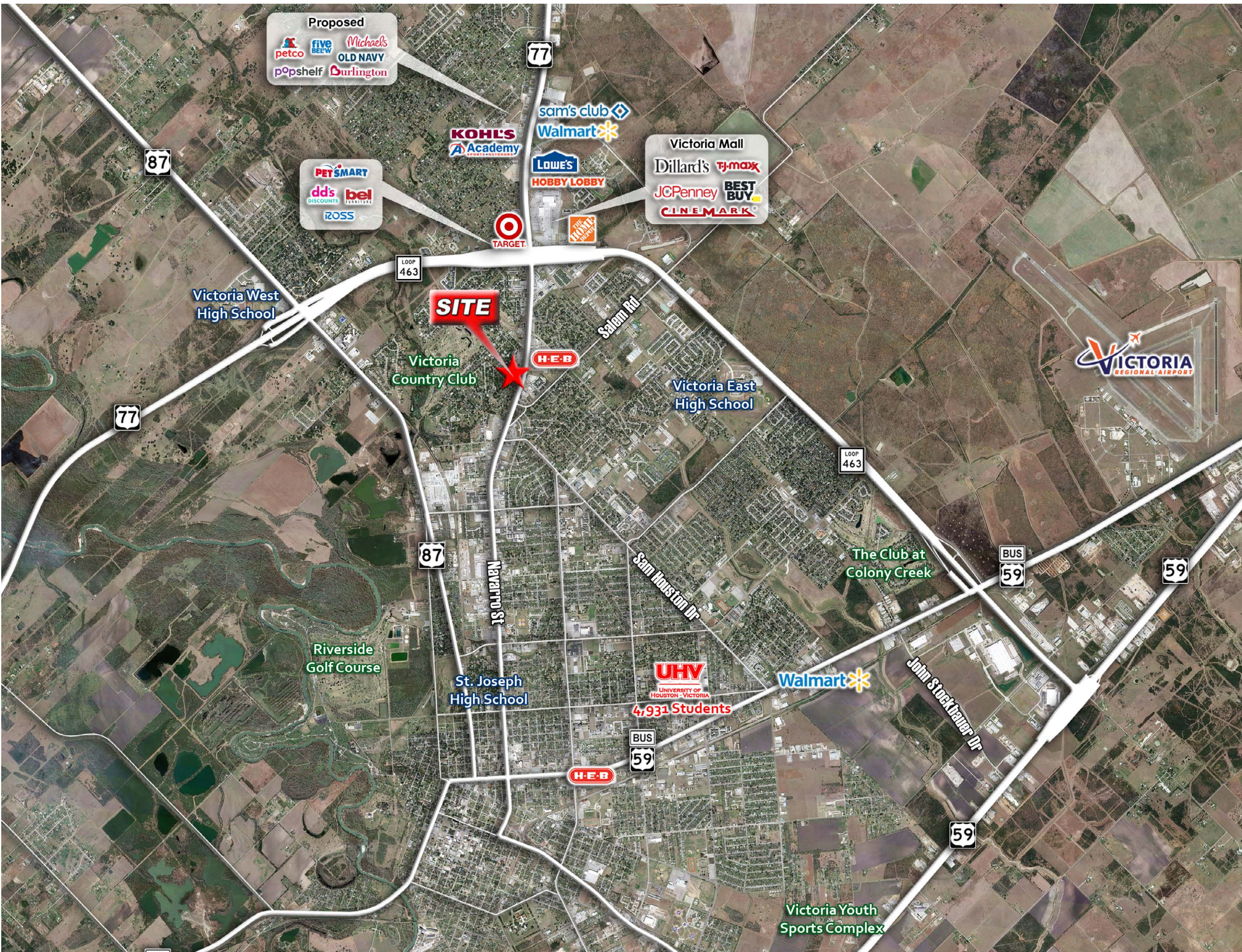
Victoria East High School
1,862 Students

SALLY BEAUTY
ACE Hardware DOLLAR TREE

WINE IN LIQUORS
H-E-B plus!

Ashley HOMESTORE planet fitness
SPEC'S Office DEPOT

ALDI planet fitness
Sam Houston Dr.



Proposed

petco five BELOW Michaels OLD NAVY popshelf Burlington

PETSMART

dd's DISCOUNTS bel BELLETTI ROSS

KOHL'S Academy

sam's club Walmart

LOWE'S HOBBY LOBBY

Victoria Mall

Dillard's TJ-maxx JCPenney BEST BUY CINE-MARK

TARGET

THE HOME DEPOT

SITE

H-E-B

VICTORIA REGIONAL AIRPORT

Victoria West High School

Victoria Country Club

Victoria East High School

The Club at Colony Creek

Riverside Golf Course

St. Joseph High School

UHV UNIVERSITY OF HOUSTON - VICTORIA
4,931 Students

Walmart

H-E-B

BUS 59

John S. Cook Junior Dr

Victoria Youth Sports Complex

87

77

77

LOOP 463

87

LOOP 463

BUS 59

59

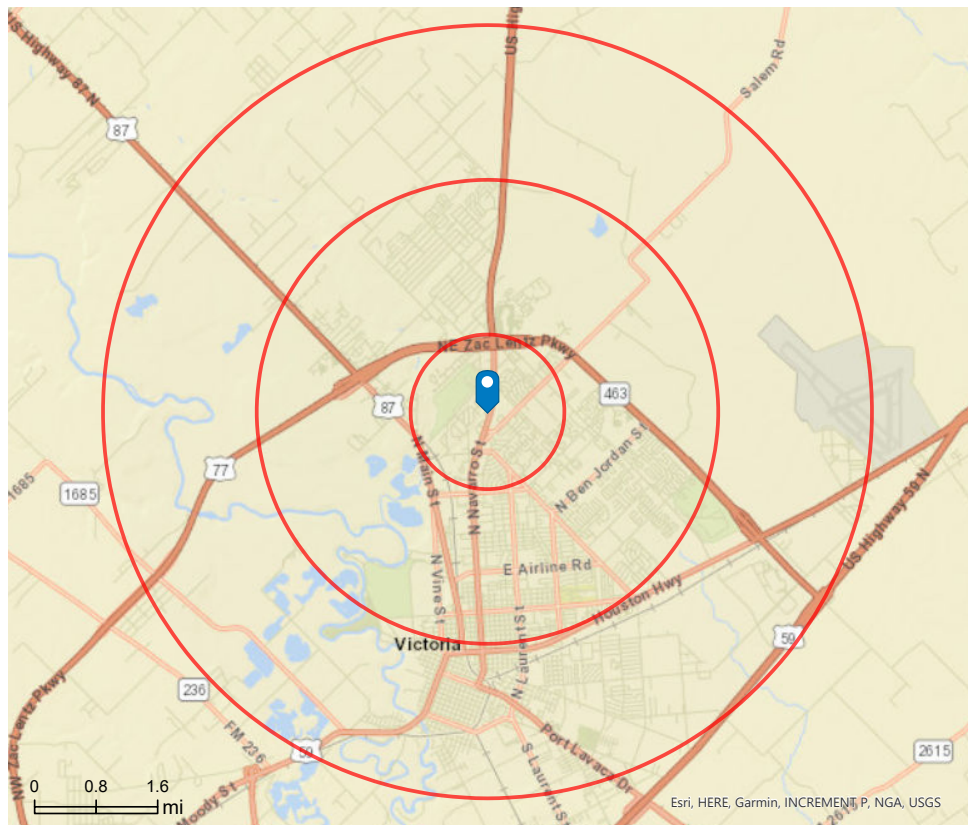
59

NAVAJO ST

SAN HOUSTON DR

SOLEMN RD

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	8,239	44,911	64,247
2020 Total Population	8,746	48,151	67,497
2020 Group Quarters	105	789	1,138
2023 Total Population	8,834	48,210	67,729
2023 Group Quarters	105	790	1,139
2028 Total Population	8,807	48,212	67,676
2023-2028 Annual Rate	-0.06%	0.00%	-0.02%
2023 Total Daytime Population	8,815	49,309	75,272
Workers	3,997	23,744	38,611
Residents	4,818	25,565	36,661
Household Summary			
2010 Households	3,203	17,517	24,119
2010 Average Household Size	2.51	2.52	2.61
2020 Total Households	3,428	18,797	25,776
2020 Average Household Size	2.52	2.52	2.57
2023 Households	3,465	19,052	26,108
2023 Average Household Size	2.52	2.49	2.55
2028 Households	3,497	19,297	26,428
2028 Average Household Size	2.49	2.46	2.52
2023-2028 Annual Rate	0.18%	0.26%	0.24%
2010 Families	2,249	11,755	16,528
2010 Average Family Size	2.98	3.07	3.14
2023 Families	2,346	12,387	17,348
2023 Average Family Size	3.06	3.10	3.14
2028 Families	2,365	12,536	17,546
2028 Average Family Size	3.02	3.06	3.10
2023-2028 Annual Rate	0.16%	0.24%	0.23%
Housing Unit Summary			
2000 Housing Units	3,140	17,730	24,716
Owner Occupied Housing Units	56.7%	55.7%	56.8%
Renter Occupied Housing Units	37.5%	36.8%	35.0%
Vacant Housing Units	5.8%	7.4%	8.3%
2010 Housing Units	3,417	18,944	26,344
Owner Occupied Housing Units	54.8%	55.2%	55.2%
Renter Occupied Housing Units	39.0%	37.2%	36.3%
Vacant Housing Units	6.3%	7.5%	8.4%
2020 Housing Units	3,808	21,207	29,155
Vacant Housing Units	10.0%	11.4%	11.6%
2023 Housing Units	3,856	21,578	29,658
Owner Occupied Housing Units	50.8%	54.0%	54.7%
Renter Occupied Housing Units	39.1%	34.3%	33.3%
Vacant Housing Units	10.1%	11.7%	12.0%
2028 Housing Units	3,885	21,827	29,988
Owner Occupied Housing Units	51.7%	54.9%	55.6%
Renter Occupied Housing Units	38.3%	33.5%	32.5%
Vacant Housing Units	10.0%	11.6%	11.9%
Median Household Income			
2023	\$59,676	\$59,797	\$55,721
2028	\$69,519	\$67,703	\$61,909
Median Home Value			
2023	\$206,091	\$199,479	\$188,855
2028	\$232,875	\$228,780	\$223,200
Per Capita Income			
2023	\$36,855	\$32,541	\$30,180
2028	\$41,918	\$37,052	\$34,342
Median Age			
2010	36.4	35.8	35.3
2023	37.4	37.7	37.2
2028	37.4	38.2	37.8



	1 mile	3 miles	5 miles
2023 Households by Income			
Household Income Base	3,465	19,052	26,108
<\$15,000	8.6%	9.8%	11.2%
\$15,000 - \$24,999	10.6%	8.4%	9.6%
\$25,000 - \$34,999	13.1%	9.3%	9.5%
\$35,000 - \$49,999	11.5%	14.1%	14.3%
\$50,000 - \$74,999	13.2%	17.2%	17.8%
\$75,000 - \$99,999	14.5%	16.0%	14.6%
\$100,000 - \$149,999	12.3%	13.1%	12.2%
\$150,000 - \$199,999	8.3%	8.4%	7.3%
\$200,000+	7.8%	3.7%	3.5%
Average Household Income	\$94,476	\$82,237	\$78,304
2023 Population 25+ by Educational Attainment			
Total	5,854	32,476	45,119
Less than 9th Grade	3.6%	4.4%	5.9%
9th - 12th Grade, No Diploma	5.6%	7.5%	9.1%
High School Graduate	21.5%	25.7%	25.7%
GED/Alternative Credential	5.7%	4.0%	5.3%
Some College, No Degree	19.1%	22.0%	20.5%
Associate Degree	14.7%	12.0%	11.0%
Bachelor's Degree	17.4%	17.0%	15.7%
Graduate/Professional Degree	12.5%	7.4%	6.8%



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 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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 _____

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov