



# FORMER CRAWFORD PHARMACY

407 E ORANGE E AVE ORANGE GROVE, TX 78372



INTERACTIVE OFFERING MEMORANDUM

# FORMER CRAWFORD PHARMACY

407 E ORANGE E AVE ORANGE GROVE, TX 78372

EXCLUSIVELY LISTED BY



## JESUS MELO

ASSOCIATE

DIRECT +1 (214) 295-5743  
MOBILE +1 (682) 970-5021  
jesus.melo@matthews.com  
License No. 809572 (TX)



## PRESTON SCHWARTZ

SENIOR ASSOCIATE

DIRECT +1 (972) 587-9149  
MOBILE +1 (972) 533-2144  
preston.schwartz@matthews.com  
License No. 761511 (TX)



## CHAD KURZ

EXECUTIVE VICE PRESIDENT

DIRECT +1 (949) 662-2252  
MOBILE +1 (562) 480-2937  
chad.kurz@matthews.com  
License No. 01911198 (CA)



## KEVIN PUDER

ASSOCIATE VICE PRESIDENT

DIRECT +1 (949) 777-5987  
MOBILE +1 (562) 841-1789  
kevin.puder@matthews.com  
License No. 01949749 (CA)

## BROKER OF RECORD

PATRICK GRAHAM

License No. 9005919 (TX)

Kevin Puder & Chad Kurz (In conjunction with Matthews Real Estate Investment Services, Inc., a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)

## TABLE OF CONTENTS

PROPERTY OVERVIEW .....	03
FINANCIAL SUMMARY .....	05
AREA OVERVIEW .....	07



**±3,000 SF**  
GLA



**2000**  
Year Built



**±7,800**  
Vehicles Per Day



**NNN**  
Lease Type

## PROPERTY OVERVIEW

- **Redevelopment Opportunity** – The building occupies ±3,000 Square Feet and sits on ±1.16 acres. The estimated market rent is \$16-\$20/SF, per CoStar analytics. Space previously occupied CVS Pharmacy and currently occupies Crawford Pharmacy until March 31, 2025.
- **Proximity to Schools** – Nearby schools include Orange Grove High School (558 students), Orange Grove Junior High (400 students), Orange Grove Elementary School (350 students), and Orange Grove Primary School (440 students).
- **Future Development Plans** – Orange Grove Solar Project by Enbridge Inc. This project is set to generate 130 megawatts (MW) of clean energy to the local grid and will be operational by mid-2025.
- **Ideal Investment** - Offering price per square foot is \$117/SF. The rent per square foot is \$12.90/SF, while the market average is \$18/SF providing upside to the buyer. The property is also located in an income tax-free state,
- **Income Tax-Free State** - Subject property is located in the state of Texas, one of nine states that offers no state income tax.



# FINANCIAL SUMMARY



**\$350,000**  
LIST PRICE



**11.05%**  
CAP RATE



**\$12.90**  
RENT PER SF

## TENANT SUMMARY

**Tenant Trade Name** Former Crawford Pharmacy

**Type of Ownership** Fee Simple

**Lease Guarantor** Corporate

**Lease Type** NNN

**Landlords Responsibilities** None

**Original Lease Term** 5 Years

**Rent Commencement Date** 04/01/2020

**Lease Expiration Date** 2025-03-31

**Term Remaining on Lease** ±0.5 Years

## ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP RATE
Current	\$3,225.00	\$38,700.00	\$12.90	11.05%





**SUBJECT  
PROPERTY**

**E ORANGE AVE ± 7,800 MPD**



ORANGE GROVE MINI STORAGE

CHAPS SUPER WASH



DOLLAR GENERAL

ORANGE GROVE MOTEL

LOW MAQUEYES RESTAURANT

SUBJECT PROPERTY

E ORANGE AVE ± 7,800 VPD



# AREA OVERVIEW

Orange Grove, Texas, is a rural town situated in Jim Wells County, renowned for its deep agricultural roots and tight-knit community. With a population of around 1,300 residents, Orange Grove has long been associated with farming, particularly citrus cultivation and cattle ranching, which have served as the backbone of its economy. The town's name reflects its early history of orange groves, which flourished due to the area's favorable climate and rich soil. Over time, these agricultural industries have shaped the identity and character of the town, establishing it as an important agricultural hub in South Texas. Although small, Orange Grove maintains a sense of pride in its farming heritage, with generations of families continuing to work the land and uphold the values of rural life.

Beyond its agricultural prominence, Orange Grove offers a peaceful and community-centered environment for its residents. Life in the town is defined by a strong sense of family values and neighborly relationships, with local schools and churches playing key roles in fostering community ties. The town provides essential services and amenities, ensuring that daily life remains convenient for its residents while preserving its rural charm. Despite its modest size, Orange Grove enjoys the benefit of being located within driving distance of major cities like Corpus Christi, just 40 miles to the southeast, and San Antonio, roughly 120 miles away. This strategic location allows residents to enjoy the tranquility of small-town life while still having access to the economic, cultural, and recreational opportunities offered by larger urban centers. This blend of rural living and nearby urban accessibility makes Orange Grove an attractive location for those who value both community and convenience.

## DEMOGRAPHICS

### POPULATION

2-MILE 3-MILE 5-MILE

Current Year Estimate 1,436 3,849 10,581

### HOUSEHOLDS

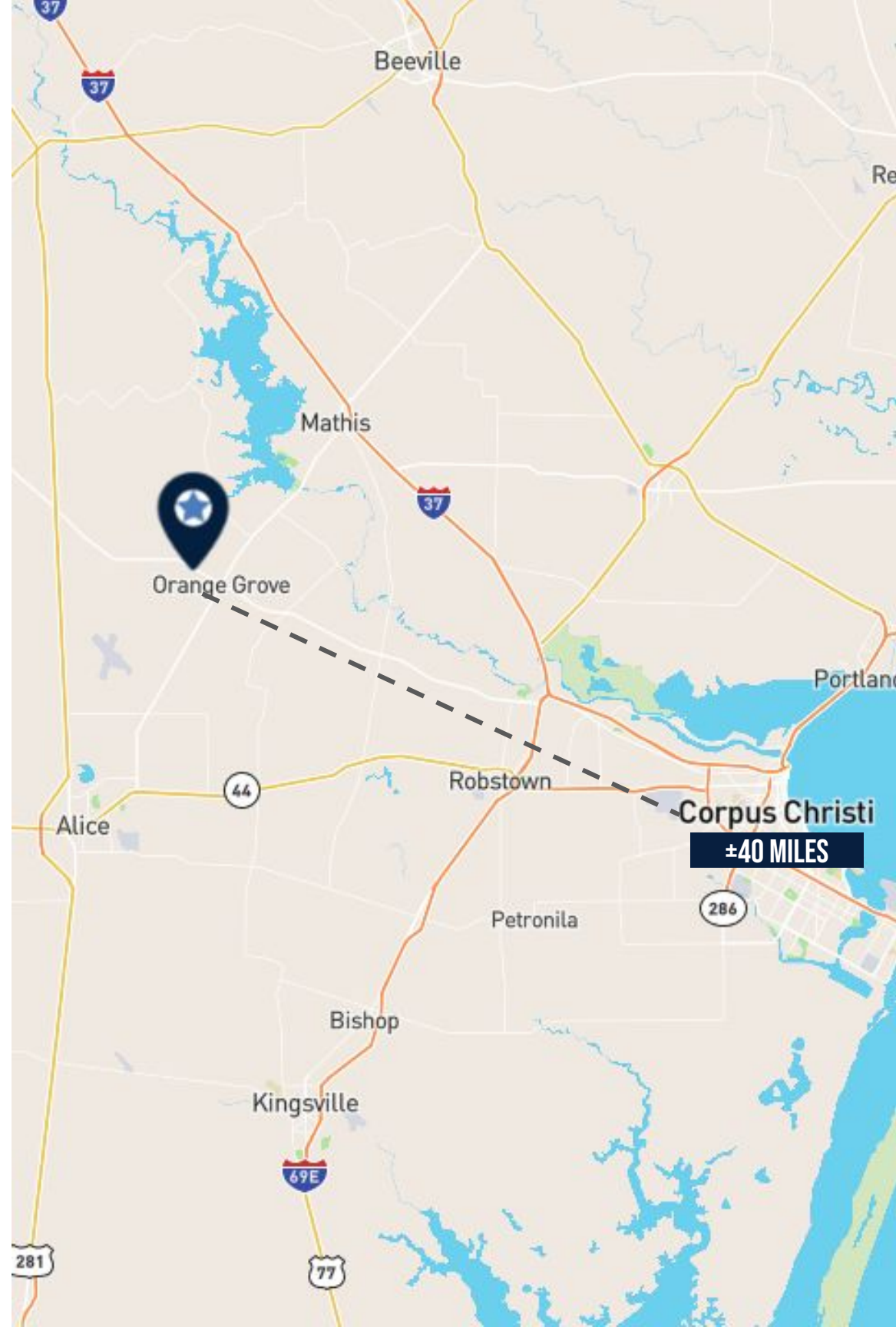
2-MILE 3-MILE 5-MILE

Current Year Estimate 522 1,339 3,786

### INCOME

1-MILE 3-MILE 5-MILE

Average Household Income \$72,278 \$78,754 \$83,679



# CORPUS CHRISTI, TX MSA

Corpus Christi is a prosperous port city located on Corpus Christi Bay, an inlet of the Gulf of Mexico. The city is a center for the petroleum and petrochemical industry as well as a major shipping gateway on the Intracoastal Waterway. The city is home to the Port of Corpus Christi, which is the 4th largest port in the United States. The nickname of the city is “Sparkling City by the Sea”, due to its location on the Gulf of Mexico.

Corpus Christi enjoys a location with easy access to beaches and the Padre Island National Seashore, which is just outside the city. Water-based activities are available in the Gulf of Mexico and the nearby bays, including unparalleled fishing, sailing, boating, and windsurfing opportunities. Windsurfing is particularly of interest to Corpus Christi as it is one of the top windsurfing venues in the world.

A beautiful bayfront and first-class marina comprise the city’s downtown area. World-class entertainment can be found in downtown’s sports, entertainment, and arts district amidst some of Corpus Christi’s best restaurants serving diverse cuisines. Across the harbor bridge, North Beach is home to the city’s two most popular attractions, namely the Texas State Aquarium and the USS Lexington. The coastal city and the surrounding region are culturally rich and diverse, offering exceptional healthcare facilities for which the city has consequently become one of the premier healthcare centers in the United States. Serving South Texas, Mexico, and Latin America, Corpus Christi’s six major hospitals include the internationally recognized Driscoll Children’s Hospital. It is one of the top twenty children’s medical facilities in the country.



**CORPUS CHRISTI EXPECTS**  
***8 MILLION VISITORS***  
***EVERY YEAR***  
**BRINGING IN OVER *\$1.5B***  
**TO THE ECONOMY**





# ECONOMY

The majority of Corpus Christi residents work in wholesale, retail trade, and government sectors. The Port of Corpus Christi is the deepest inshore port on the Gulf of Mexico. It handles mostly oil and agricultural products. Much of the local economy is driven by tourism and the oil and petrochemicals industry.

Corpus Christi is also home to the Naval Air Station Corpus Christi and the Corpus Christi Army Depot, which is the largest helicopter repair facility in the world. According to Forbes, Corpus Christi has a gross metro product of \$27.5 billion with tourism, energy, and defense being its major industries.

Port of Corpus Christi “Moving America’s Energy” The Port of Corpus Christi, which is the 4th largest port in the United States in total revenue tonnage and deepest inshore port on the Gulf of Mexico, handles mostly oil and agricultural products.

Located on the Western Gulf of Mexico, the Port of Corpus Christi is a major economic driver for not only the state of Texas but for the United States.

Naval Air Station is Corpus Christi’s largest employer, generating an economic impact of over \$2.8 million and supports over 15,000 direct and indirect jobs. NAS is also home to the Corpus Christi Army Depot, the primary aviation depot maintenance for the Department of Defense, and home to the largest helicopter repair facility in the world.



## ***CORPUS CHRISTI LEADS IN U.S. CRUDE OIL EXPORTS***

<b>EMPLOYERS</b>	<b>EMPLOYEES</b>
<b>Naval Air Station Corpus Christi</b>	5,525
<b>Corpus Christi Independent School District</b>	5,178
<b>Christus Spohn Health System</b>	5,144
<b>H.E.B Grocery Company</b>	5,000
<b>Corpus Christi Army Depot</b>	3,541
<b>City of Corpus Christi</b>	3,203
<b>Bay Ltd.</b>	2,100
<b>Del Mar College</b>	1,542
<b>Corpus Christi Medical Center</b>	1,300
<b>First Data</b>	1,200

# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **407 E ORANGE E AVE, ORANGE GROVE, TX, 78372** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



## EXCLUSIVELY LISTED BY

### JESUS MELO

ASSOCIATE  
DIRECT +1 (214) 295-5743  
MOBILE +1 (682) 970-5021  
jesus.melo@matthews.com  
License No. 809572 (TX)

### PRESTON SCHWARTZ

SENIOR ASSOCIATE  
DIRECT +1 (972) 587-9149  
MOBILE +1 (972) 533-2144  
preston.schwartz@matthews.com  
License No. 761511 (TX)

### KEVIN PUDER

ASSOCIATE VICE PRESIDENT  
DIRECT +1 (949) 777-5987  
MOBILE +1 (562) 841-1789  
kevin.puder@matthews.com  
License No. 01949749 (CA)

### CHAD KURZ

EXECUTIVE VICE PRESIDENT  
DIRECT +1 (949) 662-2252  
MOBILE +1 (562) 480-2937  
chad.kurz@matthews.com  
License No. 01911198 (CA)

Kevin Puder & Chad Kurz (In conjunction with Matthews Real Estate Investment Services, Inc., a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)

**BROKER OF RECORD | Patrick Graham | License No. 9005919 (TX)**

# FORMER CRAWFORD PHARMACY

407 E ORANGE E AVE ORANGE GROVE, TX 78372

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



## 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.*

11-2-2015



**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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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