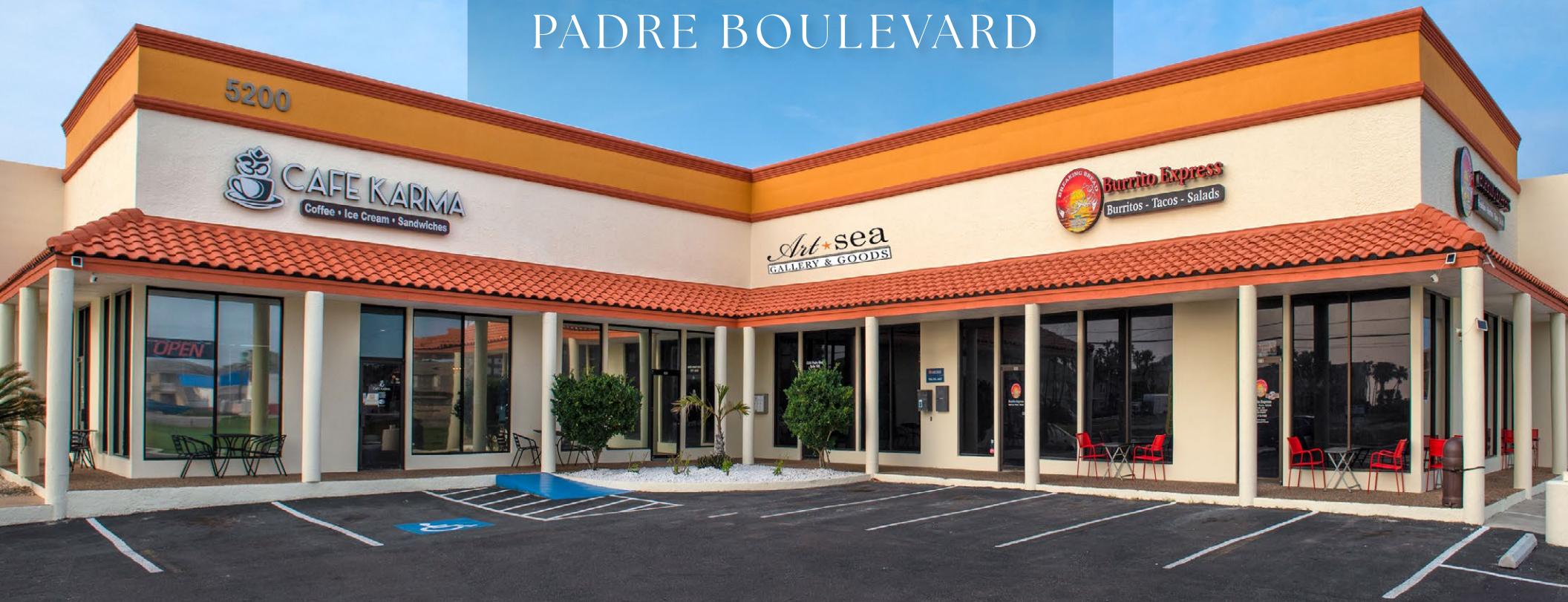




5200



PADRE BOULEVARD



JLL 5,500 Square Foot Retail Center Located in the Heart of South Padre Island | SOUTH PADRE ISLAND, TEXAS

THE OFFERING



Jones Lang LaSalle ("JLL") is pleased to present the opportunity to acquire 5200 Padre Blvd (the "Property"), a 5,500 square foot retail center located in the heart of South Padre Island. Specifically, the Property is positioned along South Padre Island's primary corridor that runs north-south along the island, thus benefiting from the steady flow of both tourist and local traffic. 5200 Padre Blvd is currently 100% leased to three dynamic tenants, offering investors immediate cash flows, and with 1.9 years of weighted average remaining lease term, investors have the opportunity to mark rents to market, further boosting NOI.



PROPERTY SUMMARY

ADDRESS	5200 Padre Blvd, South Padre Island, TX 78597
SIZE	5,500 SF
SITE AREA	0.36 Acres
YEAR BUILT	1987
LEASED	100%
WALT	1.9 Years



INVESTMENT HIGHLIGHTS



100% Leased



Located on South Padre Island's Main Thoroughfare



Mark to Market Opportunity



7M Annual Visitors to the Island



Burgeoning Population Growth

SITE PLAN



RENT ROLL

ECONOMIC OVERVIEW

South Padre Island enjoys a thriving tourism-based economy that capitalizes on its stunning natural assets and year-round appeal as Texas's premier beach destination. The island attracts millions of visitors annually, creating robust demand for hotels, restaurants, retail shops, and recreational activities that generate strong revenue streams throughout multiple peak seasons. The island's economy benefits from diverse revenue sources including spring break tourism, family summer vacations, winter visitor programs, fishing charters, and marine recreation, all supported by excellent Gulf Coast weather and pristine beaches.

South Padre Island's economic outlook remains bright, supported by continued Texas population growth, increasing disposable income in key market areas, and the island's established reputation as a premier coastal destination that continues to attract new businesses and development opportunities.





DEAL CONTACTS

WHITNEY SNELL

Director

whitney.snell@jll.com
210.839.2048

KELLY ANNA GEISER

Analyst

kellyanna.geiser@jll.com
512.225.2703



JLL Capital Markets
9601 McAllister Freeway, Suite 100
San Antonio, Texas 78216