

Development Land/Car Wash For Sale

2226 E Main St, Uvalde, TX 78801

Repurposing
Opportunity
Offering Memorandum



±0.46 Acres
Prime Corner Location

±18,000 VPD
Strong Traffic Exposure

B-2 Zoning
Flexible Uses

±2,680 SF
Structure
Redevelopment Potential

MATTHEWS™

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TX Disclaimer

Samuel Griffeth & Alex DeSoto (In conjunction with Matthews™, a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)

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Subject Property



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PROPERTY OVERVIEW

Retail for Sale

2226 E Main St, Uvalde, TX 78801



PROPERTY HIGHLIGHTS

\$950,000

List Price

±2,680 SF

GLA

±0.46 AC

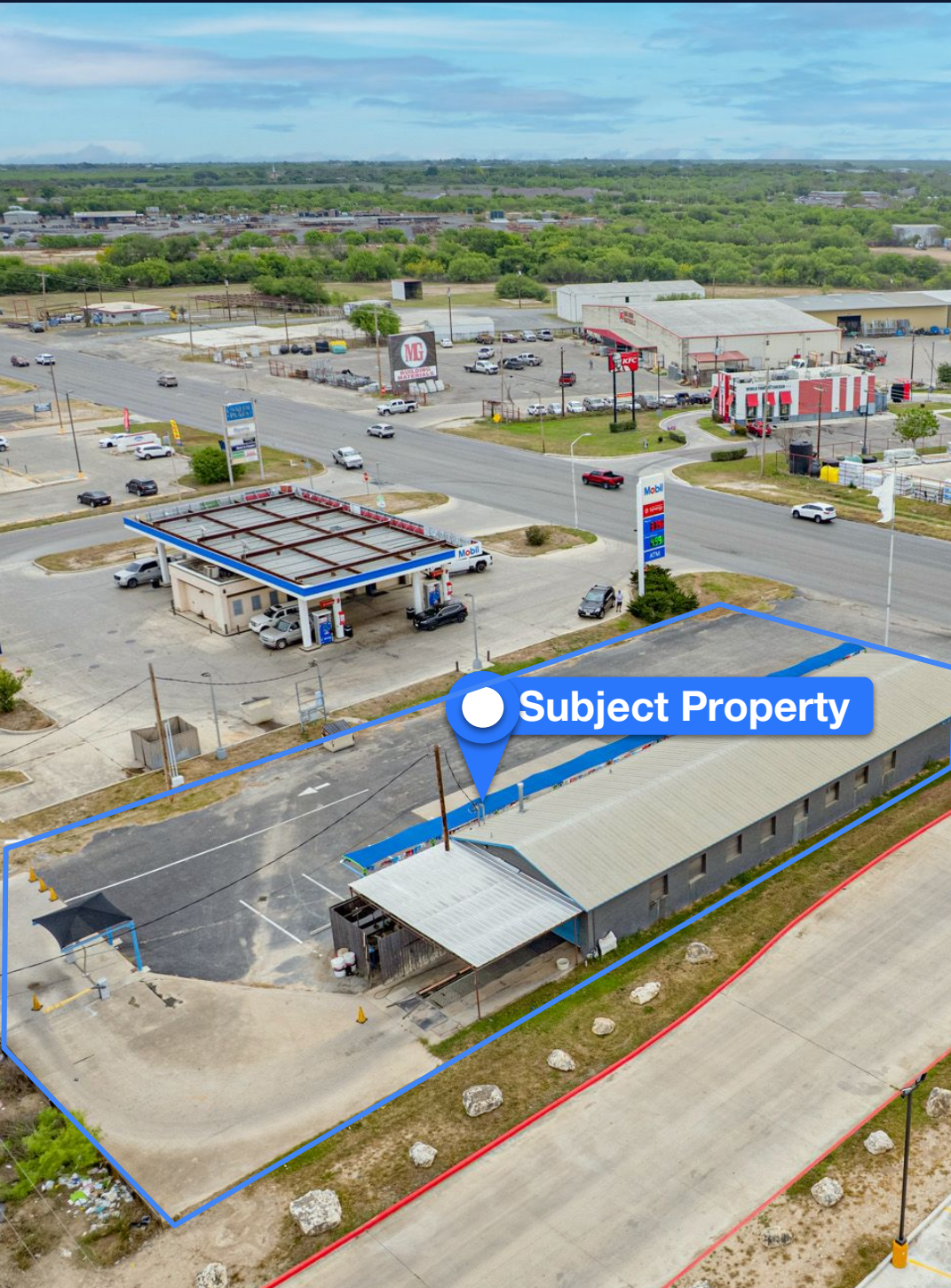
Lot Size

Property Highlights

- **Prime Corner Development Site:** Highly visible 0.46-acre hard corner location at a signalized or high-traffic intersection along E Main St—Uvalde’s primary commercial corridor.
- **Strong Traffic Exposure:** Exceptional visibility with ±19,176 vehicles per day (VPD), providing consistent daily traffic ideal for retail, QSR, or service-oriented redevelopment.
- **Flexible B-2 Zoning (General Business District):** Allows for a wide range of commercial uses including retail, drive-thru, medical, office, automotive, and service uses—ideal for repositioning or ground-up development.
- **Infill Redevelopment Opportunity:** Existing 2,680 SF structure (former car wash) offers optional adaptive reuse or scrape-and-redevelop potential, minimizing entitlement risk and accelerating timeline.
- **Ease of Access & Strong Frontage:** Corner positioning allows for excellent ingress/egress, maximizing site functionality for drive-thru or high-turnover uses.



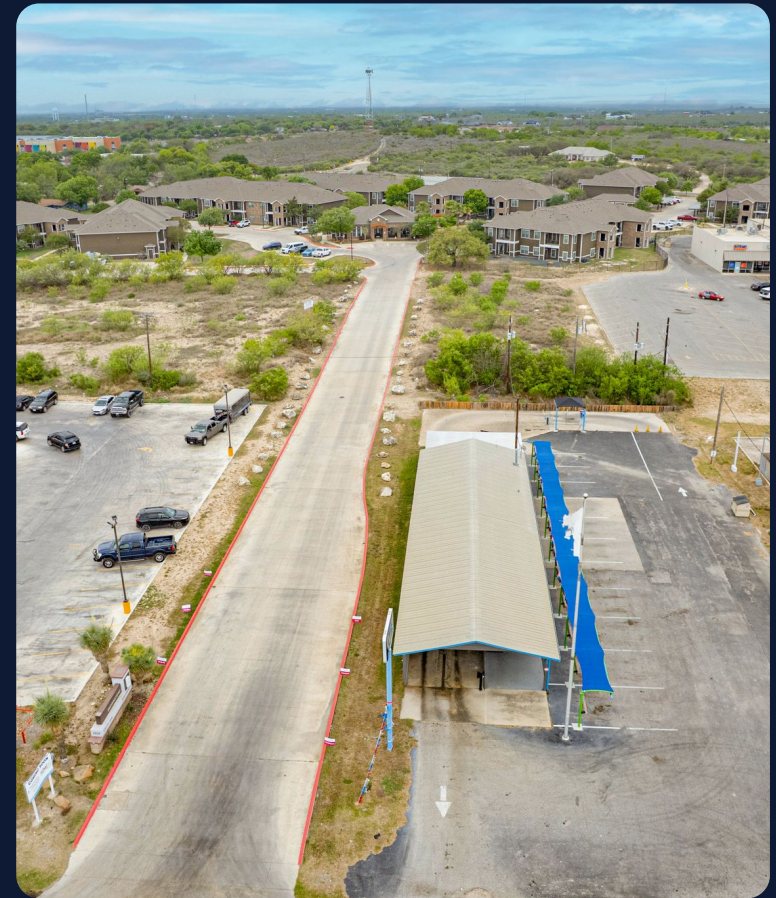
INVESTMENT HIGHLIGHTS



Investment Highlights

- **Positioned on Uvalde's Main Retail Corridor:** Located along East Main Street, the city's primary retail artery with proximity to national and regional tenants, driving strong consumer traffic and demand.
- **Growing Local Demographics**
 - 17,548 residents within a 5-mile radius
 - Demonstrating steady growth trends supporting long-term retail demand
- **Solid Household Income Base:** Average household income of ~\$76,285 within 5 miles, supporting a variety of retail and service concepts.
- **Underserved Market with Limited New Supply:** Uvalde presents a supply-constrained retail environment, creating opportunity for developers to capture unmet demand.
- **Ideal for Multiple Development Concepts: Site is well-suited for:**
 - Quick Service Restaurant (QSR) with drive-thru
 - Coffee or fast-casual concepts
 - Medical or urgent care
 - Auto service / oil change
 - Small-format retail or strip center
- **Lower Cost Basis vs. Major MSA:** Attractive entry point for developers seeking higher yield opportunities in tertiary markets with favorable land pricing.

PROPERTY PHOTOS





Walmart Supercenter
Applebee's Grill + Bar Exxon

Holiday Inn Express stripes
SUBWAY

UVALCO SUPPLY

BAKER RENTALS
cecil DERKSEN PORTABLE BUILDINGS

Hampton by Hilton

HOBBY LOBBY

bealls OUTLET

TJ MOORE LUNCHEON YARD

THE LOCAL FIX

petsense
Natural Pet Foods - Supplies - Grooming

Texas Home Furnishings

MG BUILDING MATERIALS

WING STOP

Mobil

KFC

90

E Main St ± 18,000 VPD

Subject Property





±0.46 AC
Lot Size



E Main St ± 18,000 VPD

Uvalde, TX

Market Demographics



15,589
Total Population

\$50,967
Median HH Income

5,204
of Households

63.8%
Homeownership Rate

55.1%
Employed Population

33.9
Median Age

Local Market Overview

Uvalde, located in South Texas, serves as the commercial hub for Uvalde County and surrounding rural communities. The city's population is roughly 15,589, with a countywide total near 25,000 residents. Median household income is around \$50,967, reflecting a working-class demographic that supports steady local commerce and service industries along Highway 90 and U.S. 83.

The local economy is anchored by health care, retail trade, and education, with modest job growth of about 4% year over year. Major employers include H-E-B, Uvalde Memorial Hospital, and the local school district. A recent \$10 million H-E-B renovation highlights ongoing retail investment confidence and consistent consumer spending from both residents and travelers passing through this regional corridor.

Population	2-Mile	5-Mile	10-Mile
Five-Year Projection	17,483	10,960	21,021
Current Year Estimate	17,978	11,289	21,372
2020 Census	18,331	11,663	21,155
Households	2-Mile	5-Mile	10-Mile
Five-Year Projection	5,756	3,657	6,881
Current Year Estimate	5,981	3,802	7,063
2020 Census	6,336	4,112	7,272
Income	2-Mile	5-Mile	10-Mile
Average Household Income	\$76,368	\$78,508	\$77,878



Local Market Overview

Uvalde serves as a stable, necessity-driven market that anchors a broader rural trade area across South Texas. Rather than relying on rapid population inflows or large-scale development, the city's strength comes from its role as the primary destination for goods, services, and employment within the region. This dynamic creates consistent baseline demand that is less sensitive to economic cycles and more tied to everyday consumption patterns.

The housing stock is predominantly established, with limited speculative development, which helps maintain balanced supply conditions and supports long-term occupancy stability. Commercial activity is similarly grounded, with a focus on local-serving businesses and essential retail that benefit from repeat customer traffic. While growth is measured, the market's reliability, low volatility, and regional draw position it as a durable environment for investment, particularly for assets aligned with daily-use needs.

Economic Drivers

Uvalde's economy is underpinned by a mix of institutional stability and regional service demand, creating a dependable employment base. Healthcare and public sector employers act as key anchors, providing consistent jobs and insulating the local economy from sharper downturns. Education systems and municipal operations further reinforce this stability, contributing to a steady flow of wages and consumer spending.

Retail and service sectors are influenced by Uvalde's position along regional travel routes, capturing both local demand and transient traffic, which supports a diverse mix of small businesses and national operators. In addition, the surrounding agricultural economy plays an important supporting role, driving demand for equipment, logistics, and related services while reinforcing Uvalde's function as a supply and distribution hub. Together, these sectors create an economic profile centered on essential services, recurring demand, and long-term resilience rather than high-growth volatility.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2226 E Main St., Uvalde, TX, 78801** ("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™. The material and information in the Offering Memorandum is unverified. Matthews™. 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™. 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™., the property, or the seller by such entity.

Owner and Matthews™. 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™. 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.

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Buyer/Tenant/Seller/Landlord Initials

Date