

732 W Alice Ave



OFFERING MEMORANDUM

732 W Alice Ave
Kingsville, TX 78363



732 W Alice Ave

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732 W ALICE AVE

01 Executive Summary

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

ADDRESS	732 W Alice Ave Kingsville TX 78363
COUNTY	Kleberg
BUILDING SF	4,172 SF
LAND SF	7,000 SF
NUMBER OF UNITS	6
YEAR BUILT	1965
YEAR RENOVATED	2022

FINANCIAL SUMMARY

PRICE	\$500,000
PRICE PSF	\$119.85
PRICE PER UNIT	\$83,333
NOI (Pro Forma)	\$32,180
CAP RATE (Pro Forma)	6.44%
GRM (Pro Forma)	8.68

DEMOGRAPHICS

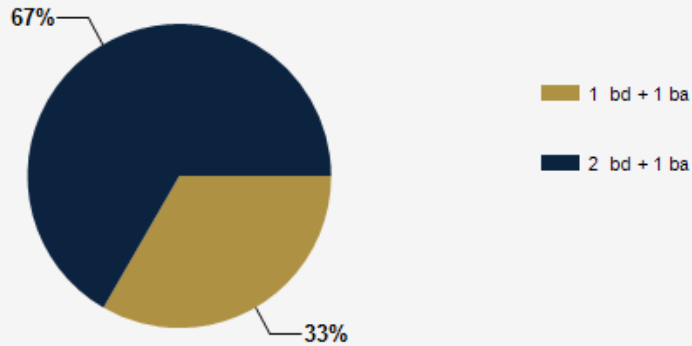
	1 MILE	3 MILE	5 MILE
2026 Population	7,993	23,199	24,970
2026 Median HH Income	\$39,428	\$55,297	\$57,441
2026 Average HH Income	\$58,267	\$71,924	\$75,130

- Across the street from Texas A&M University, Kingsville. A one block walk to a roughly 7,000 student campus creates a captive, renewable tenant base and supports above-market rent per square foot for the submarket.

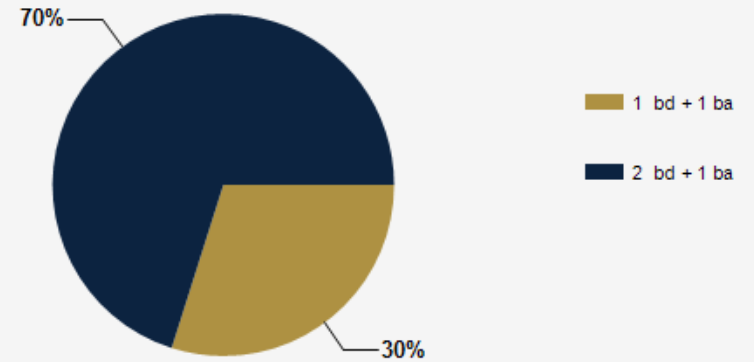
- Three demand drivers, one location. Texas A&M University Kingsville (across the street), Naval Air Station Kingsville (5.2 miles), and CHRISTUS Spohn Hospital Kleberg (3.7 miles), insulating occupancy from single-employer risk.
- Recently renovated units. Updated flooring (no carpet), modern finishes, fresh paint, and updated appliances, with central air conditioning on the fourplex, materially lowers near-term capital expenditure risk for an incoming owner.

Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
1 bd + 1 ba	2	725	\$850	\$1.17	\$850	\$800	\$1.10	\$1,600
2 bd + 1 ba	4	850	\$800	\$0.94	\$2,400	\$800	\$0.94	\$3,200
Totals/Averages	6	808	\$817	\$1.02	\$3,250	\$800	\$1.00	\$4,800

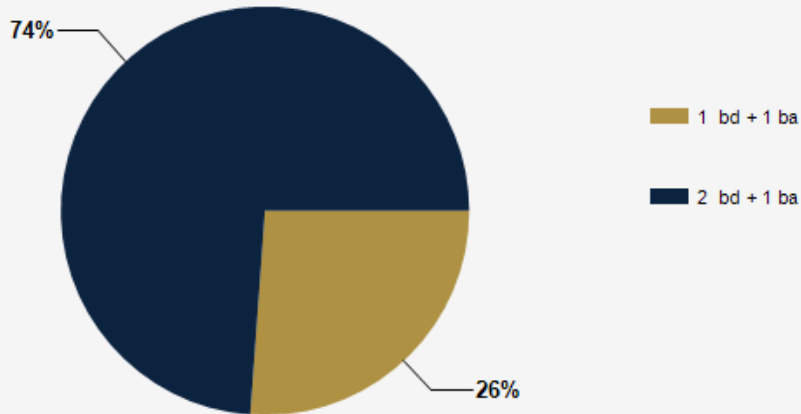
Unit Mix Summary



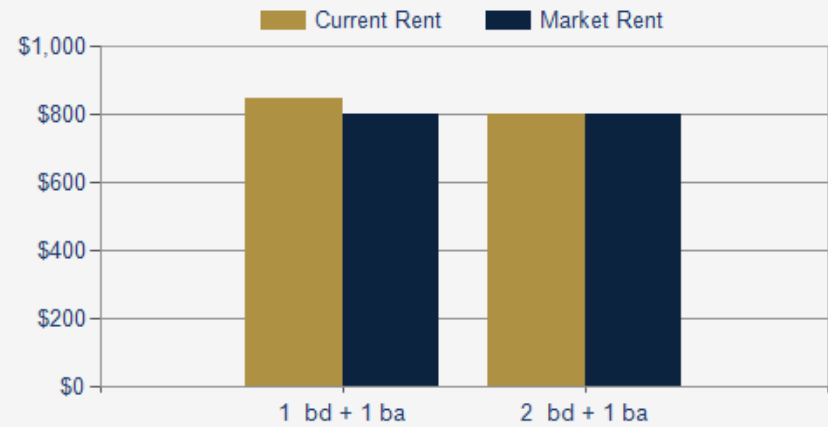
Unit Mix SF



Unit Mix Revenue



Actual vs. Market Revenue



732 W ALICE AVE

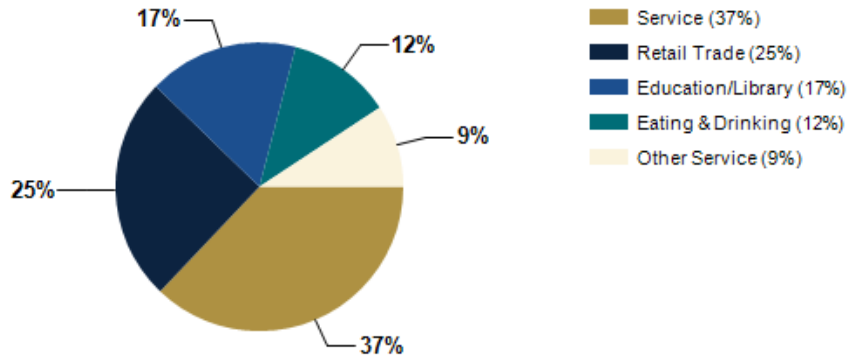
02

Location

- Location Summary
- Local Business Map
- Major Employers Map
- Traffic Counts
- Drive Times (Heat Map)

- The property is located in Kingsville, TX, a city known for its historical significance and vibrant community.
- Nearby attractions include the King Ranch Museum, which showcases the history of one of the largest ranches in the world.
- Kingsville is home to Texas A&M University-Kingsville, a prominent institution for higher education.
- Residents and visitors can enjoy outdoor activities at the Dick Kleberg Park, offering green spaces and recreational facilities.

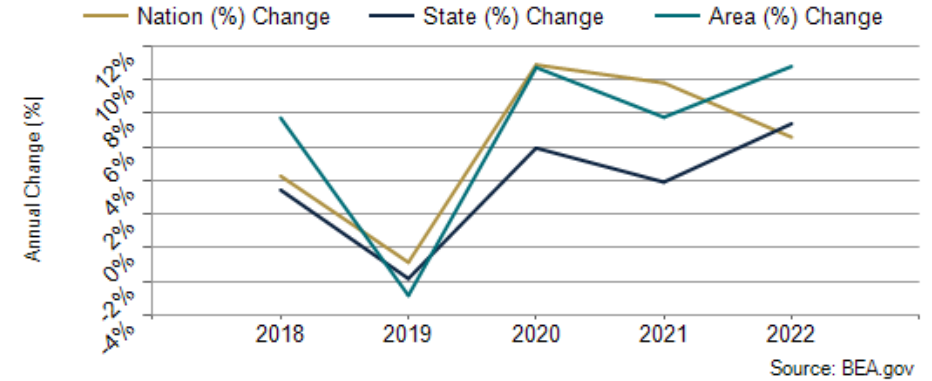
Major Industries by Employee Count

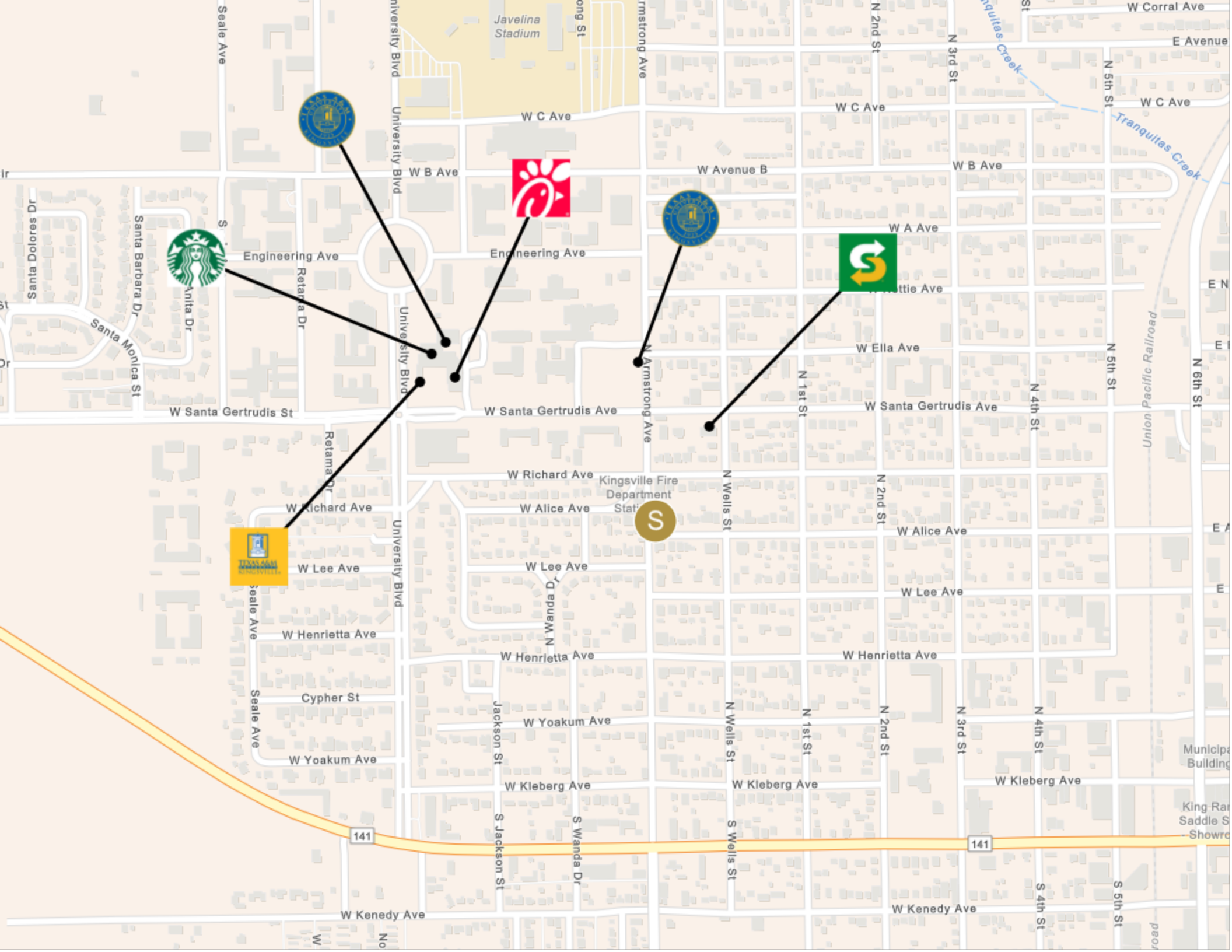


Largest Employers

Texas A&M University-Kingsville	Approximately 1,000 employees
Kleberg County	Approximately 500 employees
City of Kingsville	Approximately 300 employees
H-E-B Grocery Store	Approximately 200 employees
Walmart Supercenter	Approximately 150 employees
McDonald's of Alice	Approximately 63 employees
Kingsville Independent School District	Approximately 50 employees
Valero Energy Corporation	Approximately 40 employees

Kleberg County GDP Trend





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Map labels include: Santa Dolores Dr, Santa Barbara Dr, Santa Monica St, Seale Ave, University Blvd, W C Ave, W B Ave, W A Ave, W Santa Gertrudis Ave, W Richard Ave, W Alice Ave, W Lee Ave, W Henrietta Ave, W Yoakum Ave, W Kleberg Ave, W Kenedy Ave, Armstrong Ave, W Avenue B, W A Ave, W Ella Ave, W Santa Gertrudis Ave, W Alice Ave, W Lee Ave, W Henrietta Ave, W Yoakum Ave, W Kleberg Ave, Kingsville Fire Department Station, N 2nd St, N 3rd St, N 4th St, N 5th St, N 6th St, S 4th St, S 5th St, Tranquitas Creek, Union Pacific Railroad, Municipal Building, King Ranch Saddle Sho...

Texas A&M University-Kingsville

Approx. 1,000 Employees
Approx. 1 mile

King Ranch, Inc.

Approx. 500 Employees
Approx. 3 miles

H-E-B Grocery Store

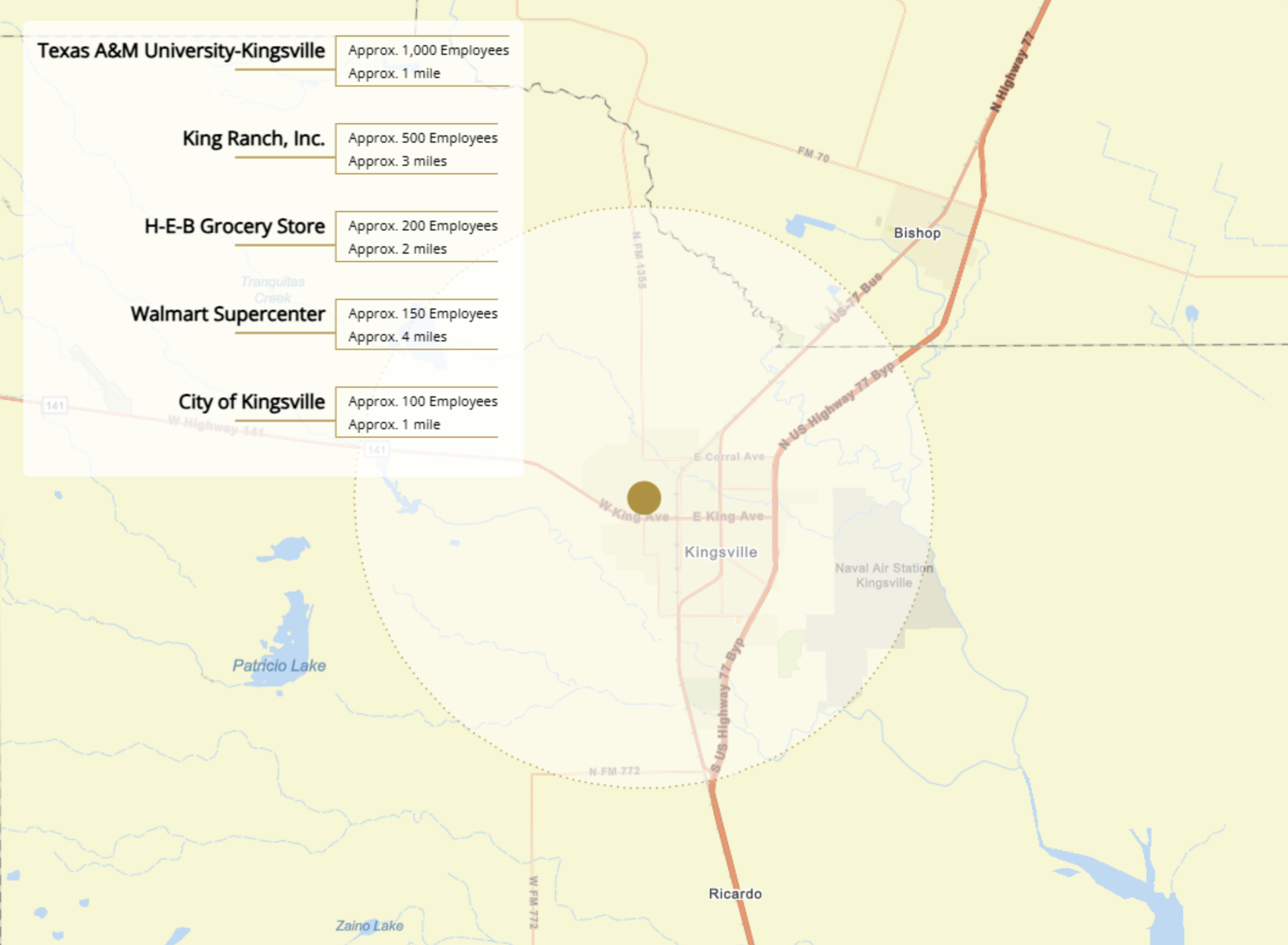
Approx. 200 Employees
Approx. 2 miles

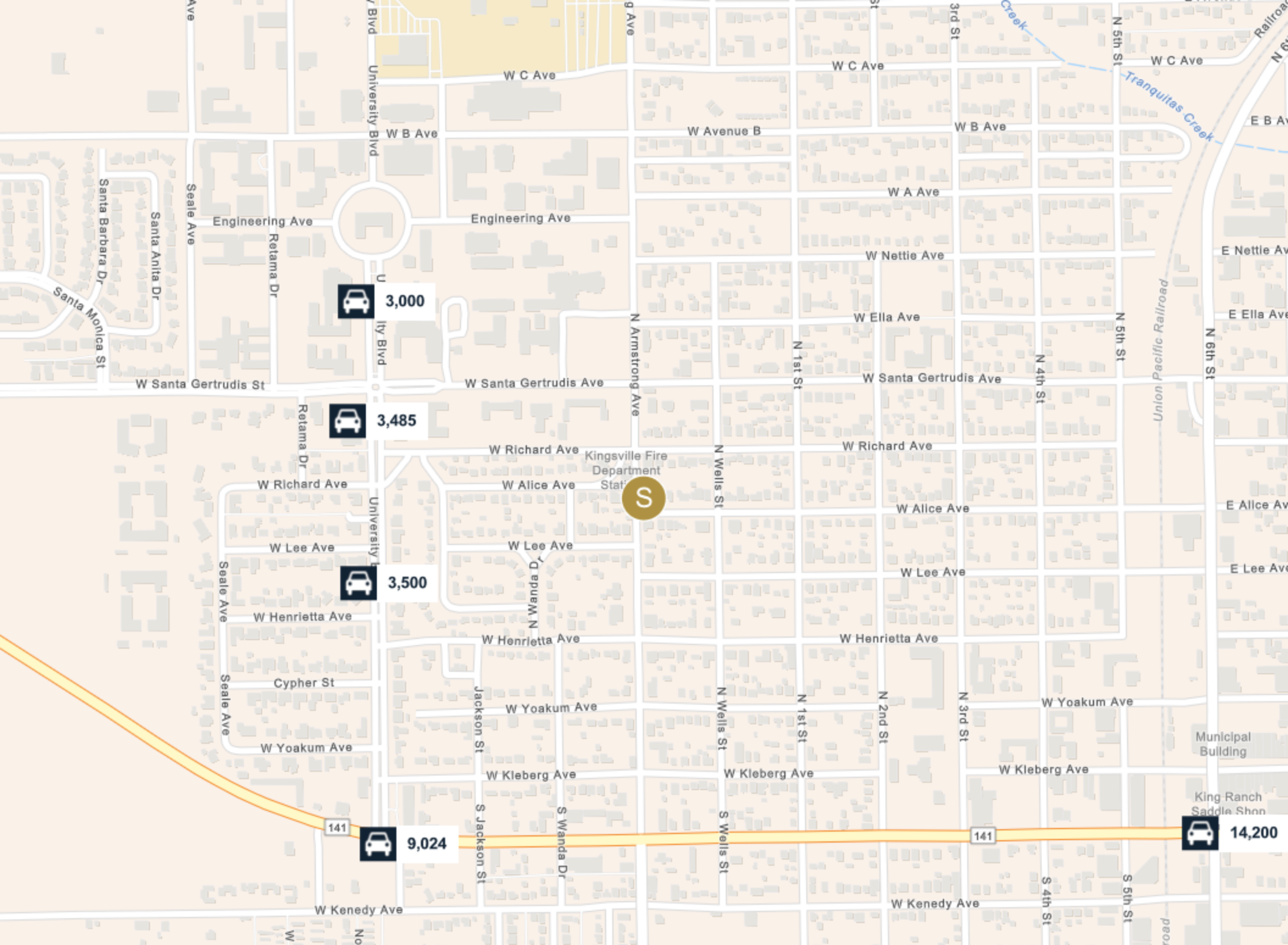
Walmart Supercenter

Approx. 150 Employees
Approx. 4 miles

City of Kingsville

Approx. 100 Employees
Approx. 1 mile





732 W ALICE AVE

03 Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	6
BUILDING SF	4,172
LAND SF	7,000
YEAR BUILT	1965
YEAR RENOVATED	2022
# OF PARCELS	1
ZONING TYPE	R3
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2





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MVI
KINGSVILLE
APARTMENTS

FOR LEASE
call or text Eliza:
210-382-6510

RENT











732 W ALICE AVE

04 Rent Roll

Rent Roll

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent
1	2 bd + 1 ba	850	\$0.94	\$800.00	\$800.00
2	2 bd + 1 ba	850	\$0.94	\$800.00	\$800.00
3	2 bd + 1 ba	850	\$0.94	\$800.00	\$800.00
4	2 bd + 1 ba	850			\$800.00
5	1 bd + 1 ba	725	\$1.17	\$850.00	\$800.00
6	1 bd + 1 ba	725			\$800.00
Totals / Averages		4,850	\$1.00	\$3,250.00	\$4,800.00

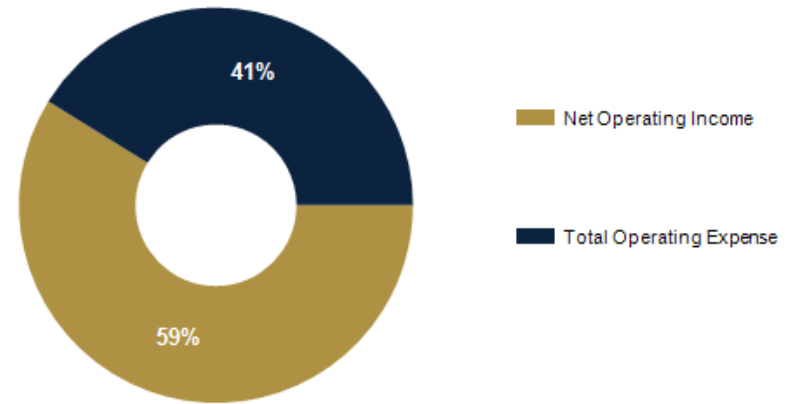
732 W ALICE AVE

05 Financial Analysis

Income & Expense Analysis

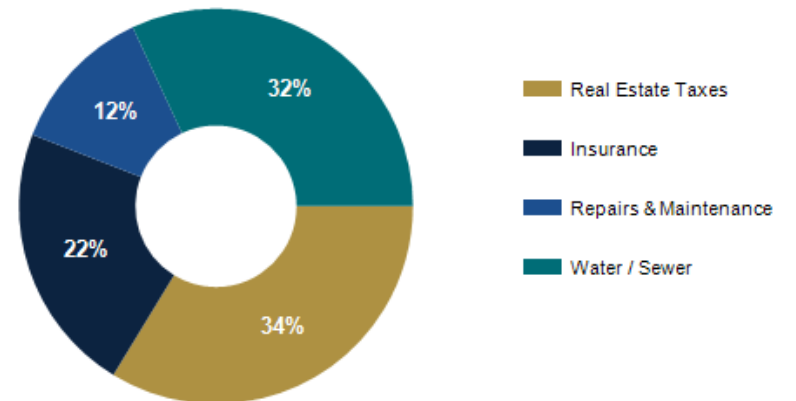
REVENUE ALLOCATION PRO FORMA

INCOME	PRO FORMA	
Gross Scheduled Rent	\$57,600	
Gross Potential Income	\$57,600	
General Vacancy	-5.00%	
Effective Gross Income	\$54,720	
Less Expenses	\$22,540	41.19%
Net Operating Income	\$32,180	



EXPENSES	PRO FORMA Per Unit	
Real Estate Taxes	\$7,600	\$1,267
Insurance	\$5,000	\$833
Repairs & Maintenance	\$2,740	\$457
Water / Sewer	\$7,200	\$1,200
Total Operating Expense	\$22,540	\$3,757
Expense / SF	\$5.40	
% of EGI	41.19%	

DISTRIBUTION OF EXPENSES PRO FORMA



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



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Demographics

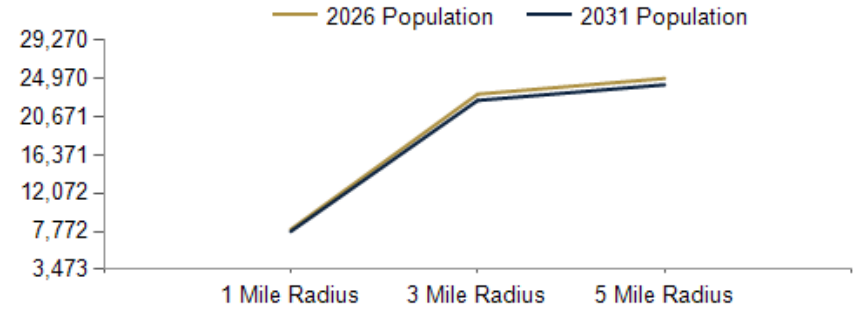
General Demographics

Race Demographics

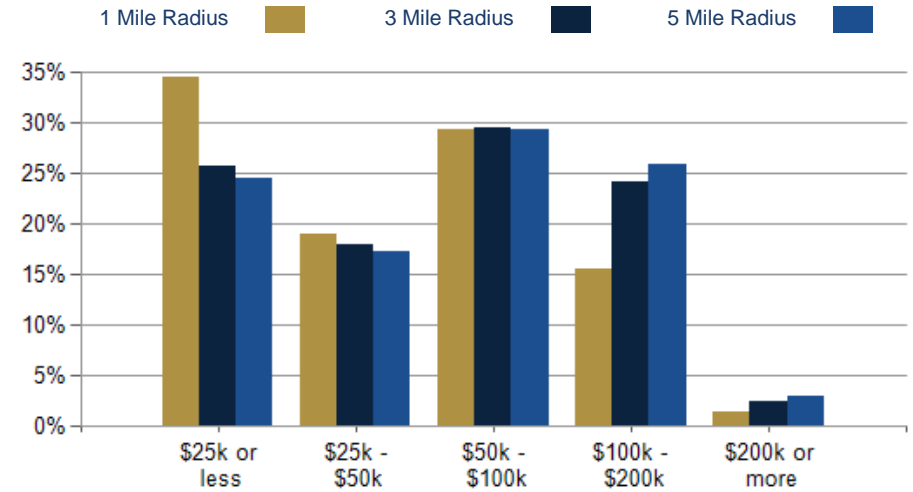
732 W ALICE AVE

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,982	25,654	26,837
2010 Population	8,973	25,749	27,360
2026 Population	7,993	23,199	24,970
2031 Population	7,772	22,495	24,254
2026 African American	551	1,009	1,068
2026 American Indian	57	189	206
2026 Asian	271	613	680
2026 Hispanic	5,735	17,152	18,207
2026 Other Race	990	2,965	3,166
2026 White	4,286	12,376	13,343
2026 Multiracial	1,838	6,044	6,499
2026-2031: Population: Growth Rate	-2.80%	-3.05%	-2.90%

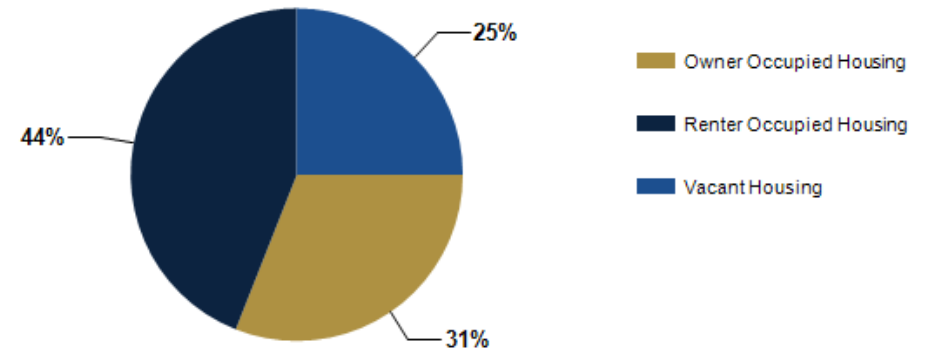
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	732	1,606	1,645
\$15,000-\$24,999	305	725	741
\$25,000-\$34,999	360	964	988
\$35,000-\$49,999	208	662	692
\$50,000-\$74,999	557	1,627	1,732
\$75,000-\$99,999	323	1,050	1,125
\$100,000-\$149,999	357	1,623	1,850
\$150,000-\$199,999	111	575	670
\$200,000 or greater	45	232	285
Median HH Income	\$39,428	\$55,297	\$57,441
Average HH Income	\$58,267	\$71,924	\$75,130



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

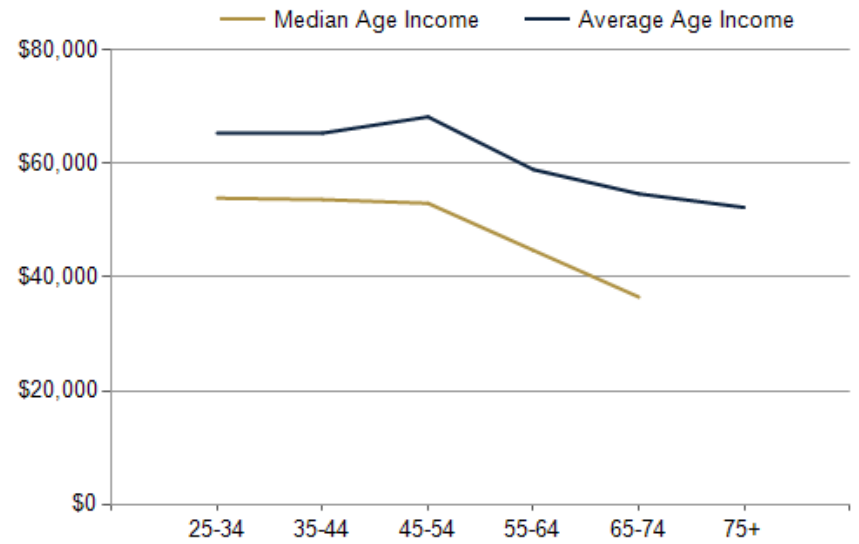
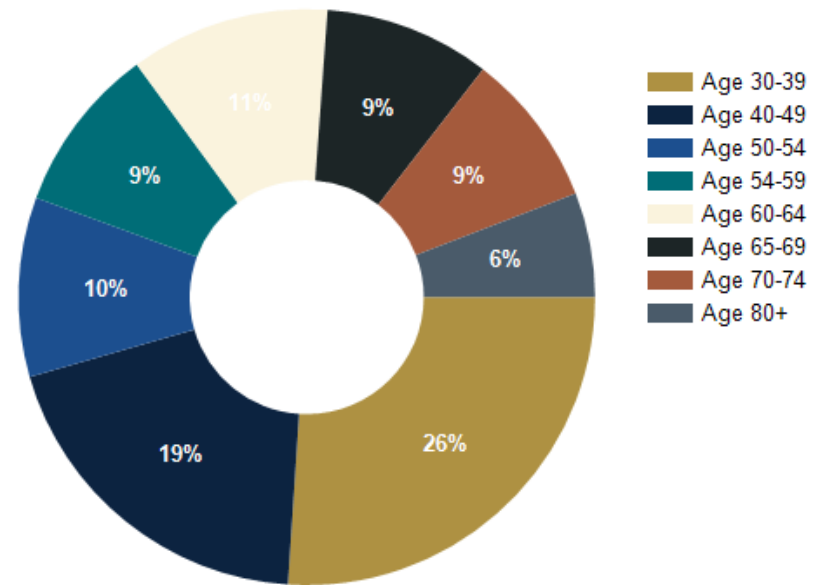


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	488	1,591	1,760
2026 Population Age 35-39	378	1,317	1,437
2026 Population Age 40-44	369	1,278	1,379
2026 Population Age 45-49	279	1,024	1,120
2026 Population Age 50-54	335	1,180	1,281
2026 Population Age 55-59	311	999	1,071
2026 Population Age 60-64	372	1,146	1,226
2026 Population Age 65-69	310	1,049	1,125
2026 Population Age 70-74	288	936	999
2026 Population Age 75-79	195	703	758
2026 Population Age 80-84	122	398	432
2026 Population Age 85+	124	363	399
2026 Population Age 18+	6,562	18,143	19,496
2026 Median Age	27	31	31
2031 Median Age	28	32	33

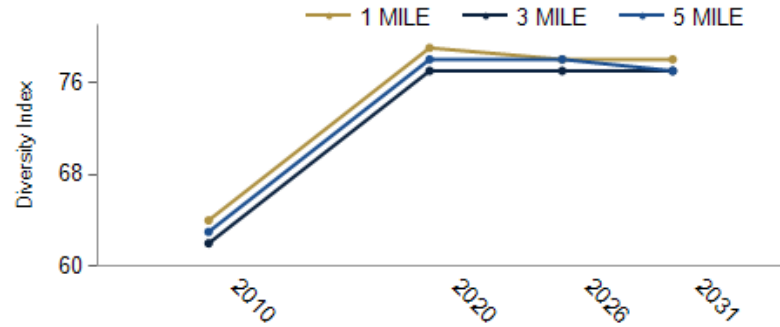
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$53,916	\$67,308	\$70,257
Average Household Income 25-34	\$65,377	\$78,866	\$81,754
Median Household Income 35-44	\$53,674	\$68,409	\$72,321
Average Household Income 35-44	\$65,380	\$86,457	\$90,727
Median Household Income 45-54	\$53,014	\$73,321	\$77,882
Average Household Income 45-54	\$68,240	\$88,217	\$92,145
Median Household Income 55-64	\$44,729	\$59,731	\$62,353
Average Household Income 55-64	\$58,950	\$73,314	\$76,528
Median Household Income 65-74	\$36,504	\$44,897	\$48,639
Average Household Income 65-74	\$54,685	\$63,966	\$67,144
Average Household Income 75+	\$52,290	\$52,555	\$53,898

Population By Age

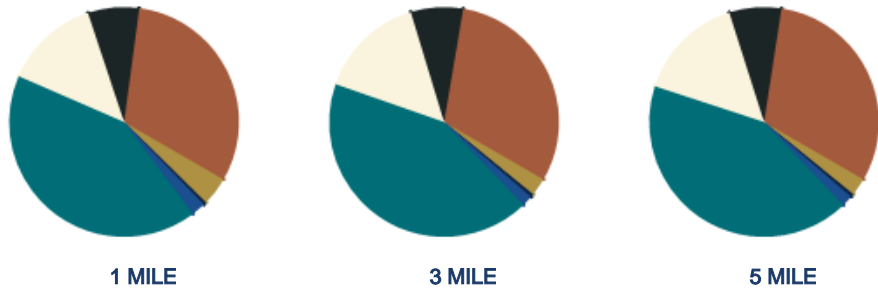


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	78	77	77
Diversity Index (current year)	79	77	78
Diversity Index (2020)	79	77	78
Diversity Index (2010)	65	62	63

POPULATION DIVERSITY



POPULATION BY RACE

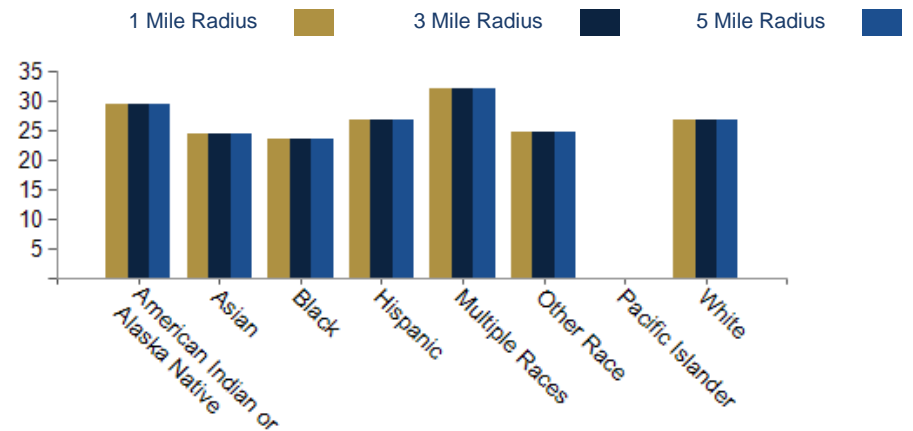


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	4%	3%	2%
American Indian	0%	0%	0%
Asian	2%	2%	2%
Hispanic	42%	43%	42%
Multiracial	13%	15%	15%
Other Race	7%	7%	7%
White	31%	31%	31%

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	30	32	32
Median Asian Age	24	27	27
Median Black Age	24	25	25
Median Hispanic Age	27	30	31
Median Multiple Races Age	32	34	34
Median Other Race Age	25	30	31
Median Pacific Islander Age	0	38	38
Median White Age	27	31	31

2026 MEDIAN AGE BY RACE





07

Company Profile

Company Bio
Advisor Profile

732 W ALICE AVE

W.C. Miller Properties is a locally rooted, full-service real estate brokerage with a distinguished fifth-generation legacy dating back to 1874. With deep ties to the community and a long-standing reputation for integrity, our firm brings a uniquely local perspective to every commercial real estate assignment.

Our commercial division is the foundation of our business, specializing in retail, industrial, land, and investment properties. We provide comprehensive advisory services including acquisitions, dispositions, leasing, and asset strategy. By combining real-time market intelligence with hands-on experience, we help investors, developers, and business owners uncover opportunities, optimize performance, and execute with confidence.

What sets W.C. Miller Properties apart is our level of engagement within the markets we serve. We don't just operate here—we are embedded in the fabric of the community. Our team actively tracks regional development trends, zoning changes, infrastructure projects, and key economic drivers that directly influence property values and investment outcomes. This insight allows us to deliver strategies that national firms and out-of-area brokers simply cannot replicate.

We take a relationship-driven, advisory-first approach, prioritizing long-term partnerships over transactional volume. Whether representing a single asset or an entire portfolio, we provide tailored guidance, proactive communication, and a hands-on level of service that ensures no detail is overlooked.

Supported by our residential division, we offer a fully integrated platform that connects commercial opportunities with residential growth—providing clients with a broader strategic advantage in evolving markets.

At W.C. Miller Properties, we combine heritage, local expertise, and forward-thinking strategy to deliver results that drive both immediate performance and long-term value.



Chris Parreira
Broker Associate

Chris Parreira is a Real Estate Broker Associate with W.C. Miller Properties and a Mortgage Advisor with NEXA Mortgage, serving the Central Texas Hill Country. He specializes in commercial real estate sales and leasing, advising investors, owner-users, and developers on acquisitions, dispositions, and strategic capital positioning.

With experience spanning brokerage and financing, Chris approaches each assignment with an underwriting mindset—analyzing cash flow, risk exposure, and long-term value to position assets effectively in the market. His dual perspective allows him to understand both buyer behavior and capital constraints, helping transactions move efficiently from marketing to closing.

Known for clear communication, disciplined execution, and responsiveness, Chris is committed to representing clients with professionalism and strategic focus while delivering results in competitive markets.



Wes Miller
Broker Owner

Wes Miller is a fifth-generation Texas broker leading W.C. Miller Properties, a family firm established in 1874. With more than 25 years of specialized experience in commercial real estate, Wes provides comprehensive solutions for retail, industrial, land, and investment products through sales, leasing, and management. His focus includes helping clients acquire income-producing assets, optimize portfolios, and execute strategic transactions with precision and long-term vision.

Real estate is fundamentally a relationship business. Wes builds lifelong partnerships through transparent guidance, meticulous attention to detail, and an unwavering commitment to client success. His approach is hands-on and straightforward: listening closely to goals, offering clear strategic counsel, and delivering outcomes rooted in heritage and integrity.

An avid fly fisherman, Wes finds balance and perspective on the water. He currently serves as the 2026 President of the Four Rivers Association of Realtors®, where he advocates for professionalism, education, and community in the industry.

732 W Alice Ave

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from W.C. Miller Properties and it should not be made available to any other person or entity without the written consent of W.C. Miller Properties.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to W.C. Miller Properties. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. W.C. Miller Properties has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, W.C. Miller Properties has not verified, and will not verify, any of the information contained herein, nor has W.C. Miller Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



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