



White Oak Development

Alice Shopping Center Phase IV

12,500 square feet

Walmart Supercenter Anchored Development

Featuring Rue 21

Alice, Texas



Community Profile - Alice, TX

At the crossroads of highways US 281 and TX 44, Alice is centrally located in South Texas to connect the deepwater port of Corpus Christi with Mexico ports of entry in Laredo, McAllen and Brownsville and with the Interstate system of I-10, I-35, I-37 and I-69.

With a population of 19,104, Alice is the county seat of Jim Wells County which has a county population of 40,838. More importantly, the population of the trade area is 80,423 according to the 2010 US census.

Alice is the hub of the South Texas oil and gas industry with five major drilling companies, six international oilfield service companies, and an array of rental tool companies, completion and production companies and trucking companies. Currently, the Eagle Ford Shale boom is bringing many new companies and workers to Alice and Jim Wells County. Many good-paying jobs are available and being created on a daily basis as a direct result of the Eagle Ford Shale boom.

Alice is also the health care hub for this region of South Texas. The health care cluster in Alice consists of a 138 bed primary care hospital, kidney dialysis centers, a heart center, a cancer center, orthopedic clinics, nursing homes and rehabilitation centers.

Alice is the retail hub of South Texas. There is a 217,000 sf Walmart Supercenter that serves as the magnet of retail for the entire Jim Wells County. There are currently two existing 100% leased shopping centers situated directly adjacent to the Walmart Supercenter with another in the planning stage.



Project Description

Alice Shopping Center Phase IV is a 12,500 sf retail development located at the best possible retail location in the greater Alice, TX/Jim Wells County trade area. It sits at one of the two entrances to the 217,000 sf Walmart Supercenter at 2701 East Main Street in Alice, TX. The site is perfectly located directly on TX State Highway 44 on the “town side” of the Walmart Supercenter. Once constructed, this retail building will consist of 6 retail spaces totaling 12,500 sf.

This new shopping center is anchored by a 5,300 sf Rue 21. Rue 21 is a publicly traded retailer operating over 800 retail locations selling women’s and teen clothing. In addition to Rue 21, leases have been finalized with Supercuts Inc. (which will have a corporate guarantee), Cricket Wireless and “The Sweet Spot,” a local yogurt and dessert shop. We are currently working with dozens of other tenants to fill the remaining 2 small spaces. We have received LOIs from Subway, Sun Loans, and Panda Express. As you can see, filling the shopping center is not going to be a problem.

The strength of the lease guarantors, the length of these leases, the excellent retail location and the explosive growth and strength of the Alice, TX market help make this an exceptional retail development.