



Marcus & Millichap
TAG INDUSTRIAL GROUP

INTERNATIONAL PARKWAY COLD STORAGE

6001 SOUTH INTERNATIONAL PARKWAY, MCALLEN, TX 78503

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SECTION 1

EXECUTIVE SUMMARY

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SUMMARY OF TERMS

INTEREST OFFERED

The fee simple interest in International Parkway Cold Storage, an industrial property located at 6001 South International Parkway, McAllen, TX 78503.

TERMS OF SALE

International Parkway Cold Storage is being offered at a price of \$26,880,000.

PROPERTY TOURS

All property tours must be arranged with the Marcus & Millichap listing agents. At no time shall the tenants, on-site management or staff be contacted without prior approval.

INTERNATIONAL PARKWAY COLD STORAGE

101,710 SF MULTI-TENANT PRODUCE DISTRIBUTION FACILITY IN MCALLEN, TX

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 6001 International Parkway in McAllen, Texas. The subject property consists of approximately 101,710 square feet of cold storage space and is situated on 5.93 acres of land. Developed in 2003, the property was converted for cold storage use in 2016. The multi-tenant asset features seven units, a 28'-30' clear height, 28 dock-high doors, 18 condensers, 35 evaporators, eight HVAC units, three-phase heavy power with 400 amps and 440 volts, and 120 parking spaces. Primely located along the U.S.-Mexico border, just south of Interstate 2, the property is within 10 miles of two commercial international ports of entry. Positioned within Hidalgo County, the property is located along an overweight corridor route, allowing heavy-load truck shipments. The asset is fully occupied at an average rental rate of \$20.45 per square foot. Occupying roughly 10,000 to 20,000 square feet each, Logi-Cold Solutions, ArtMx Produce, and Mega Produce are some of the premier tenants that specialize in the distribution of cold storage products between the U.S. and Mexico.

The subject asset is well-positioned within the Lower Rio Grande Valley, also known as "The Valley" or simply RGV. The Valley largely consists of the McAllen (home of the subject asset) and Brownsville-Harlingen markets in the southernmost part of Texas. Containing 4.7 million square feet of cold storage space, RGV is essential to the international trade of fresh produce with Mexico. Given that most of the cold storage space in The Valley is owner-occupied, this sale creates a rare investment opportunity. At 2.3 percent, availability in Q3 2025 among cold storage properties in The Valley is well below the national cold storage vacancy rate of 8.2 percent. Like most industrial markets, annual rent growth for these properties has decelerated in recent years to 1.0 percent in Q3 (CoStar). However, thanks to the United States-Mexico-Canada Agreement, fresh produce imports from Mexico are largely exempt from tariffs, allowing international trade between Mexico and Texas to continue to flourish and support long-term industrial growth in The Valley.

McAllen-Harlingen-Brownsville Metroplex is composed of two metropolitan statistical areas, McAllen-Edinburg-Mission metro and Brownsville-Harlingen metro. Positioned along the Texas-Mexico border and Gulf Coast, the metroplex is home to a combined 1.3 million residents. The area's strategic location fosters a thriving trade sector, making logistics important drivers of the local economy. The region maintains the largest land port for fresh produce imports from Mexico, with 160,000 loads of produce transported in a typical year. Manufacturing firms, including Keppel AmFELS and ESCO Marine, contribute to the area's diverse economy. The region also boasts a growing aerospace industry, supported by SpaceX's Boca Chica launch site. The Port of Brownsville serves as a vital deep-water seaport and Foreign Trade Zone, employing over 8,500 individuals. Education and healthcare are strong sectors, with institutions like the University of Texas Rio Grande Valley and major medical centers providing employment opportunities. The Rio Grande River also runs through the area, providing recreational opportunities for locals and visitors.



INTERNATIONAL PARKWAY COLD STORAGE

PROPERTY DETAILS

Number of Suites	7
Number of Buildings	1
Total Square Feet	101,710 SF
Warehouse Square Feet	86,310 SF
Office Square Feet	15,400 SF
Office Ratio	15.14%
Cold/Freezer Square Feet	86,310 SF
Year Built	2003 Converted to Cold Storage: 2016
Lot Size	5.93 Acres
Clear Height	28'-30'
Parking Spaces	120
Parking Surface	Concrete
Building Class	B
Tenancy	Multi-Tenant
Dock High Doors	28
Construction	Reinforced Concrete
Power	400a / 440v 3-Phase
Type of Lighting	LED
Zoning	I-1 Light Industrial
Roof Type	Metal, TPO, Interior Polyurethane Foam
Age/Condition of Roofs	Average - 2003
HVAC Units	8
Sprinklers	Wet ESFR
Market	TX-The Valley
Submarket	Rio Grande Valley - Cold Storage
Submarket Vacancy	2.30%

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EQUIPMENT LIST

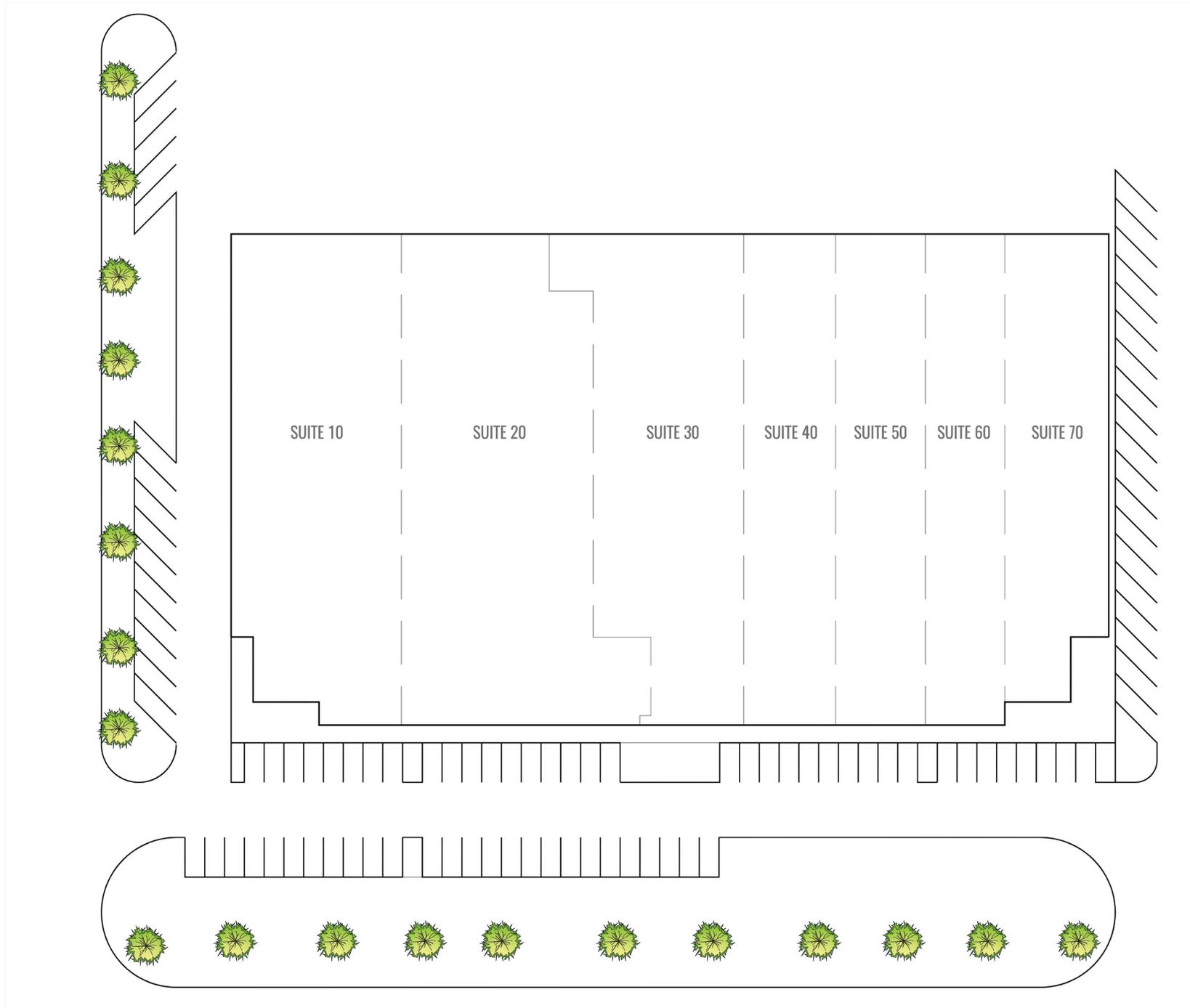
6001 INTERNATIONAL REFRIGERATION/HVAC EQUIPMENT LIST

FREON SYSTEM INSTALLED 2016

SUITE	CONDENSERS	EVAPORATORS	OFFICE HVAC
10	3 X 30 HP	3	2 x 5 Tons
20	3 X 30 HP, 1 X 20 HP	5	1 x 5 Tons
30	3 X 30 HP	3	1 x 5 Tons
40	2 X 25 HP	6	1 x 3.5 Tons
50	2 X 30 HP	6	1 x 5 Tons
60	2 X 30 HP	6	1 x 5 Tons
70	1 X 25 HP, 1 X 30 HP	6	1 x 5 Tons



FLOOR PLAN



INVESTMENT HIGHLIGHTS



Multi-Tenant 101,710-Square-Foot Cold Storage Asset Situated on 5.93 Acres



Featuring Seven Units, 28'-30' Clear Height, 28 Dock Doors, & 120 Parking Spaces



Fully Occupied at \$20 Per Square Foot | Highlighted by NE Food Distributor Logi-Cold



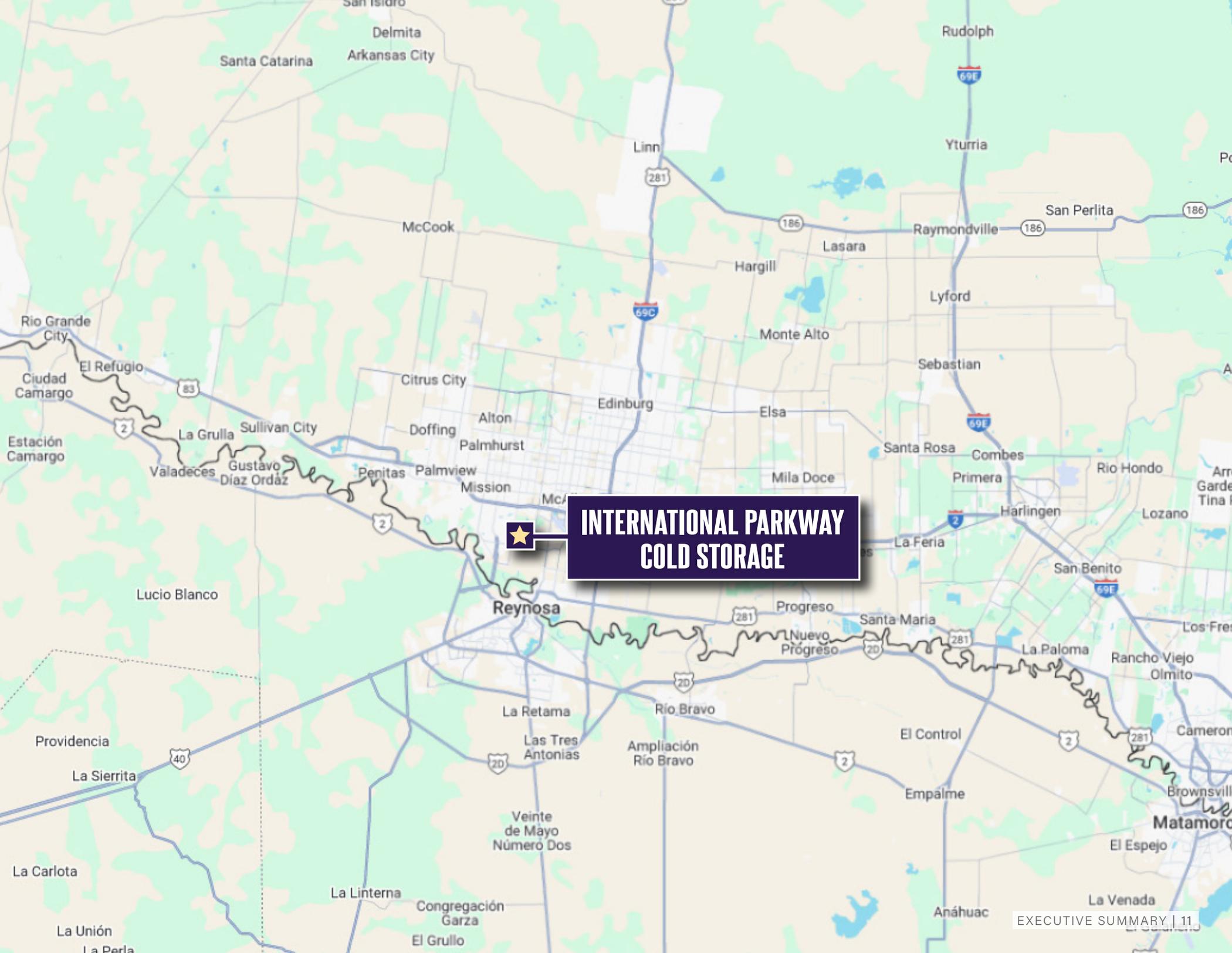
Located within Overweight Corridor in Close Proximity to Two Key International Ports



The Valley Cold Storage Market: 2.3% Vacancy vs. 8.2% National Average

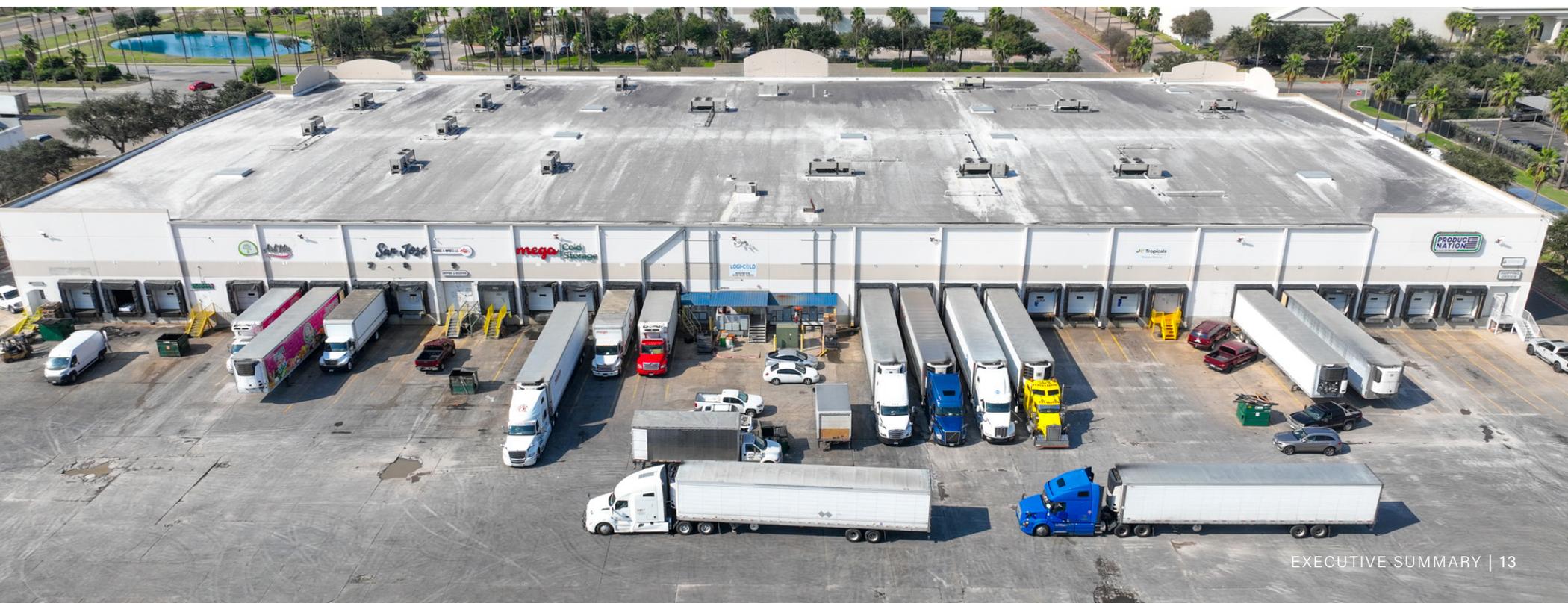


Strong Historical Occupancy with 27% Rent Growth Since the Pandemic



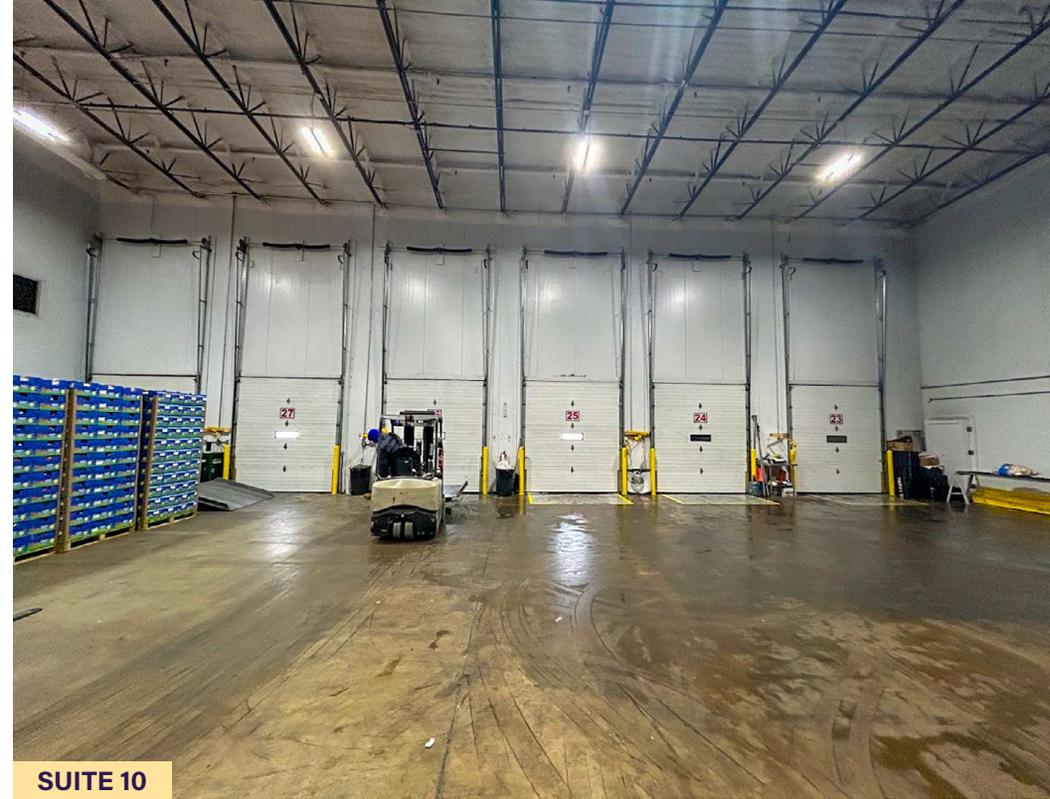
**INTERNATIONAL PARKWAY
COLD STORAGE**



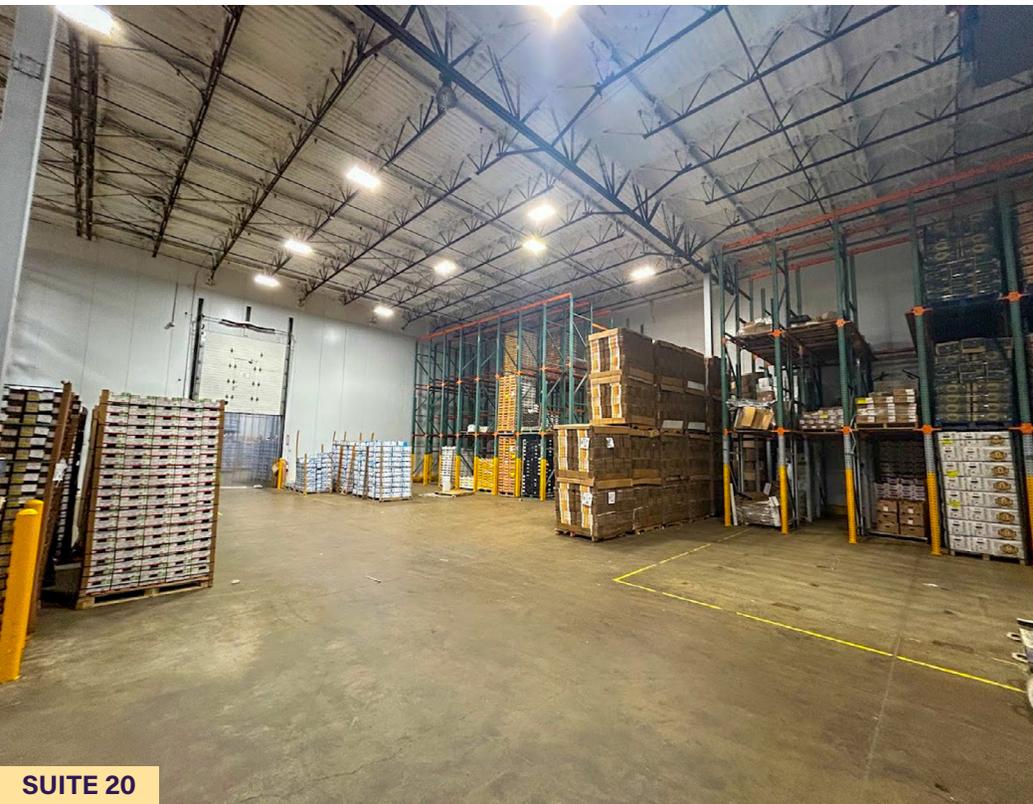




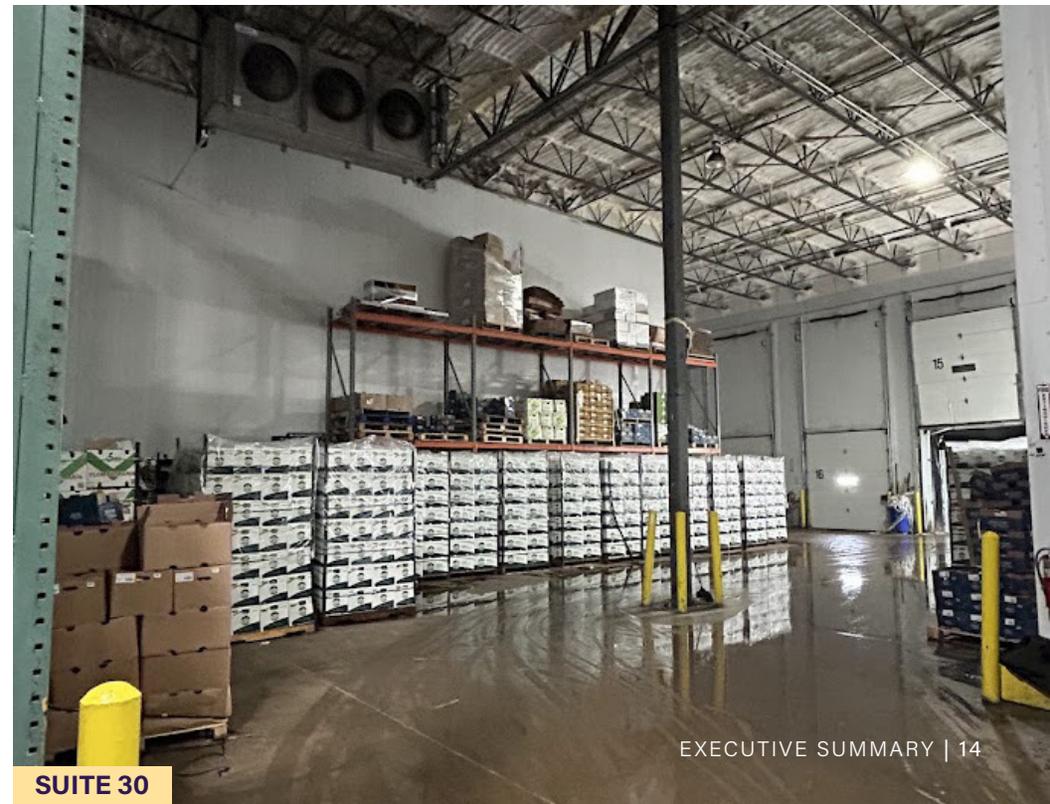
SUITE 10



SUITE 10



SUITE 20



SUITE 30



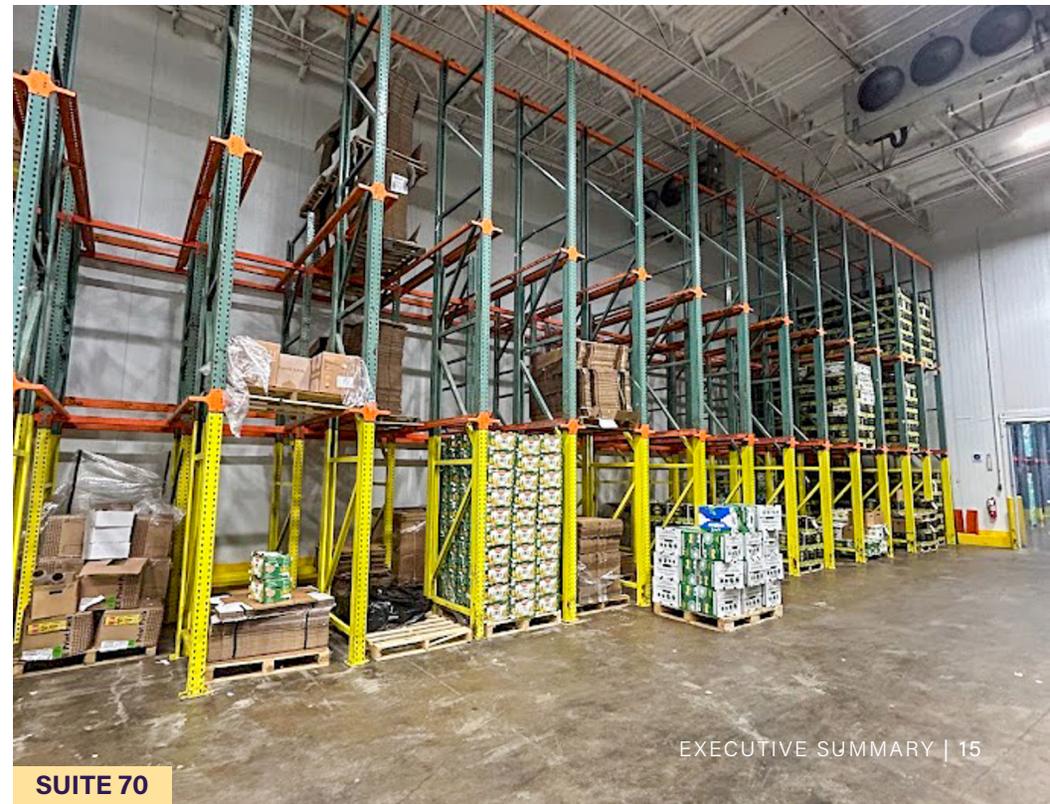
SUITE 40



SUITE 50



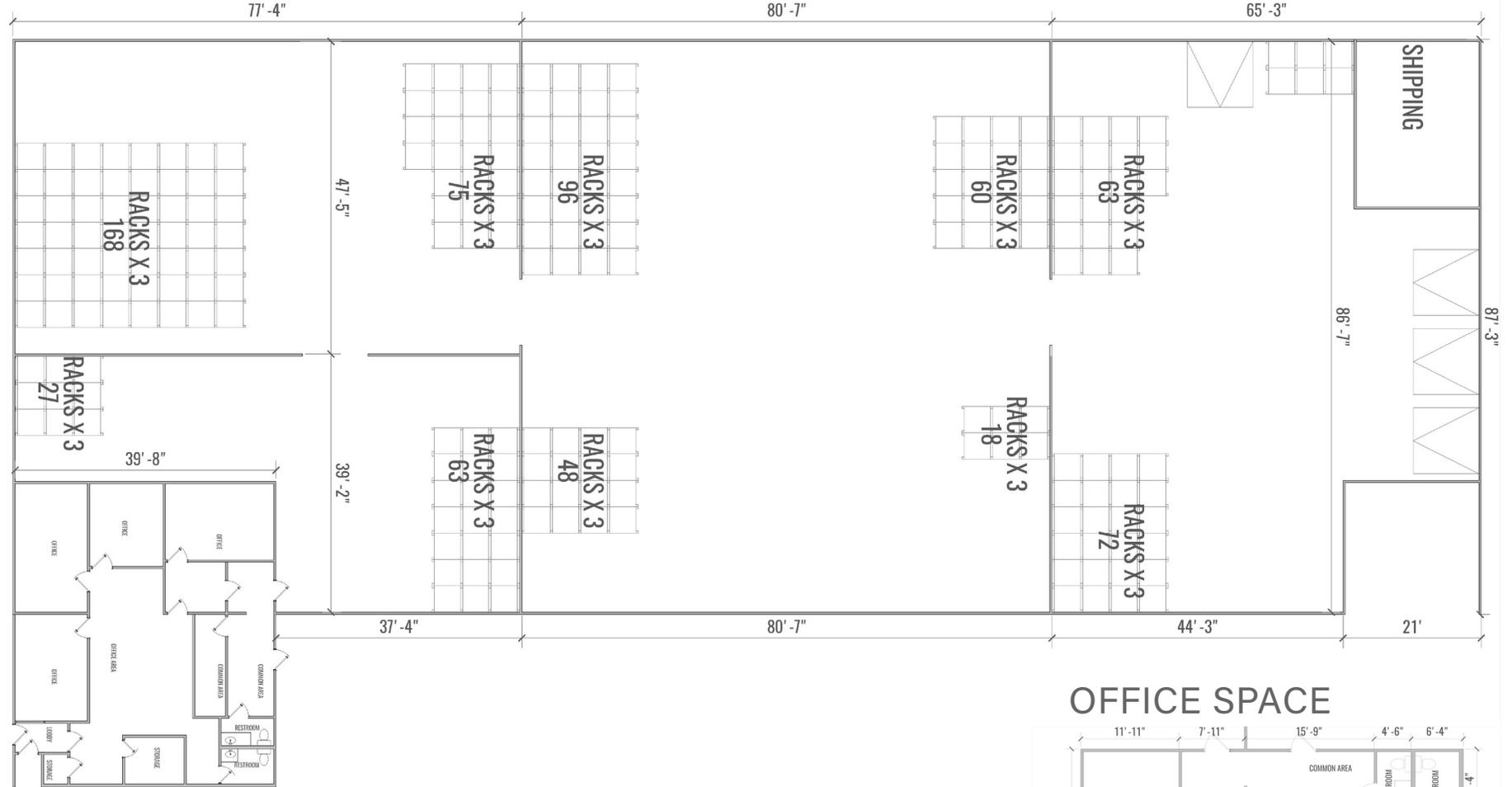
SUITE 60



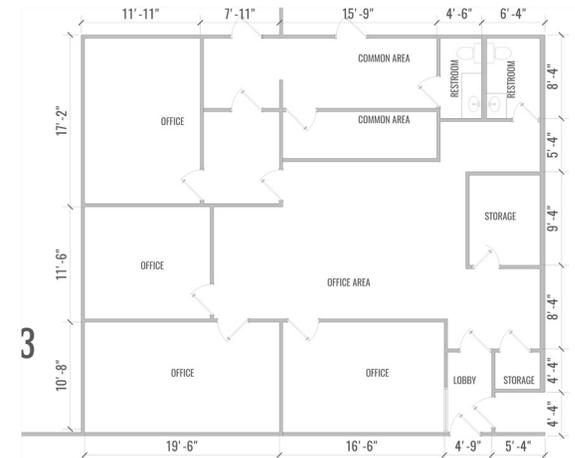
SUITE 70

SUITE 20 FLOOR PLAN

COLD ROOM

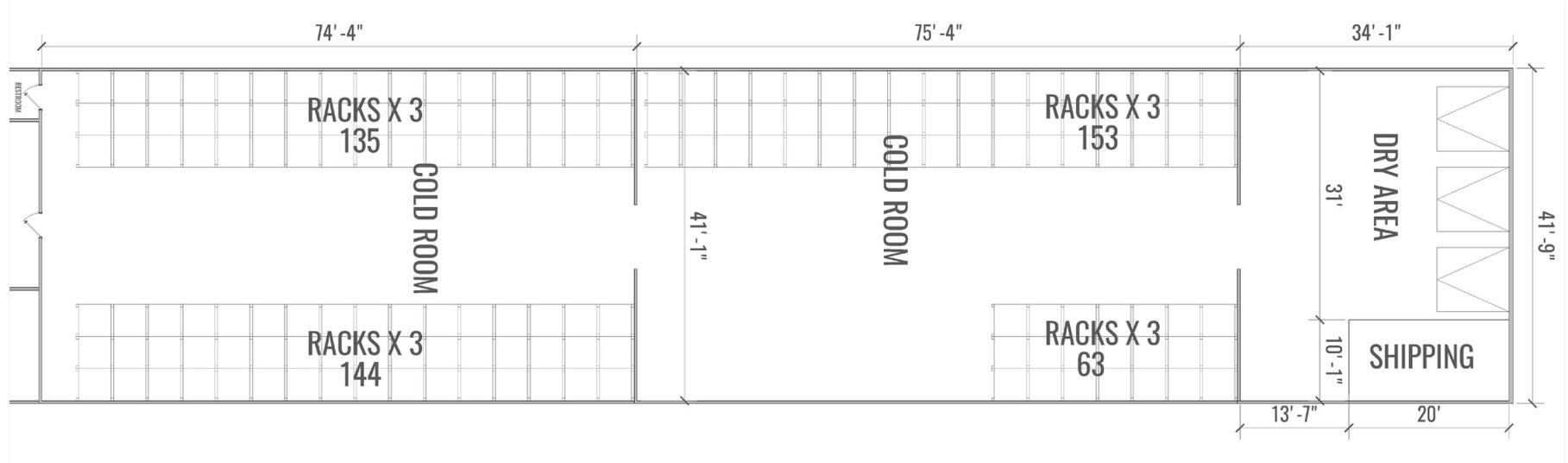


OFFICE SPACE

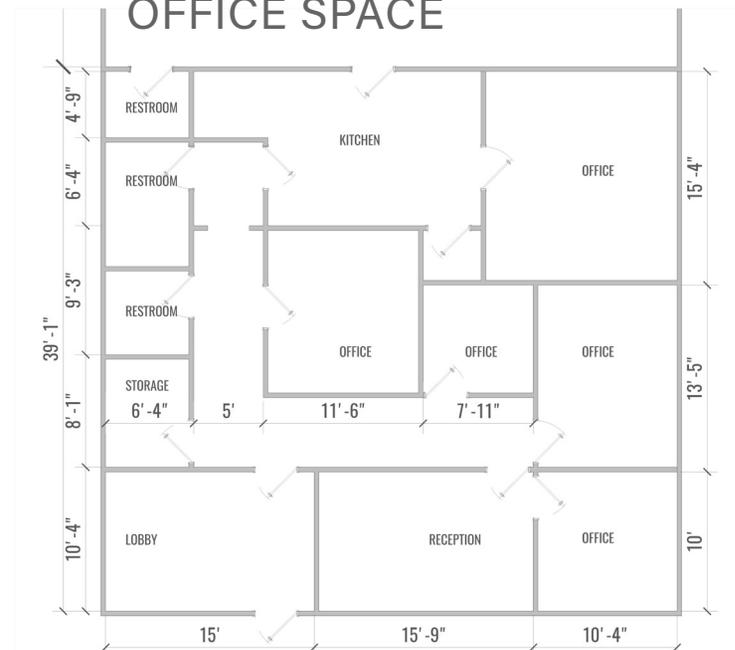


SUITE 40 FLOOR PLAN

COLD ROOM

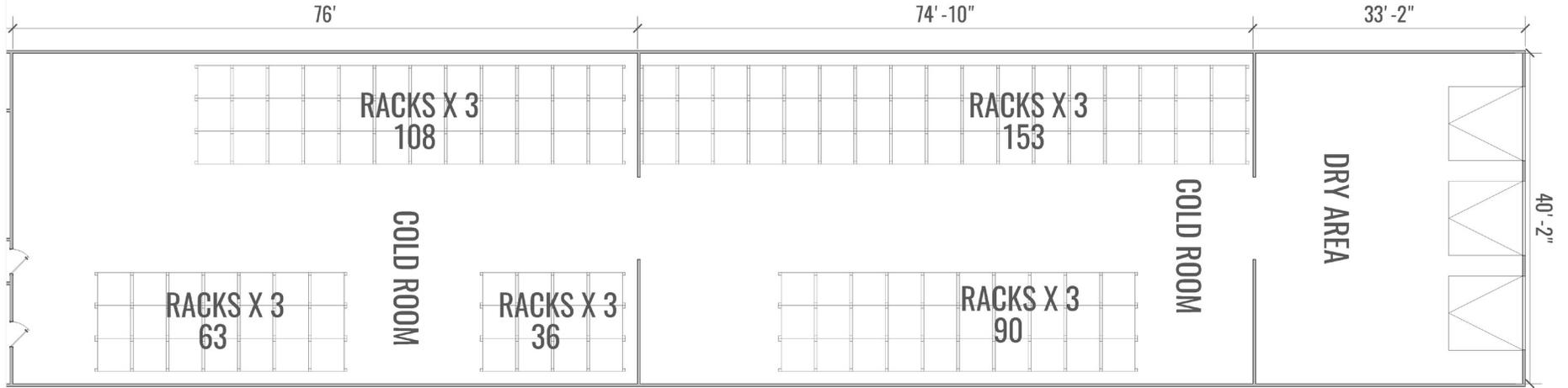


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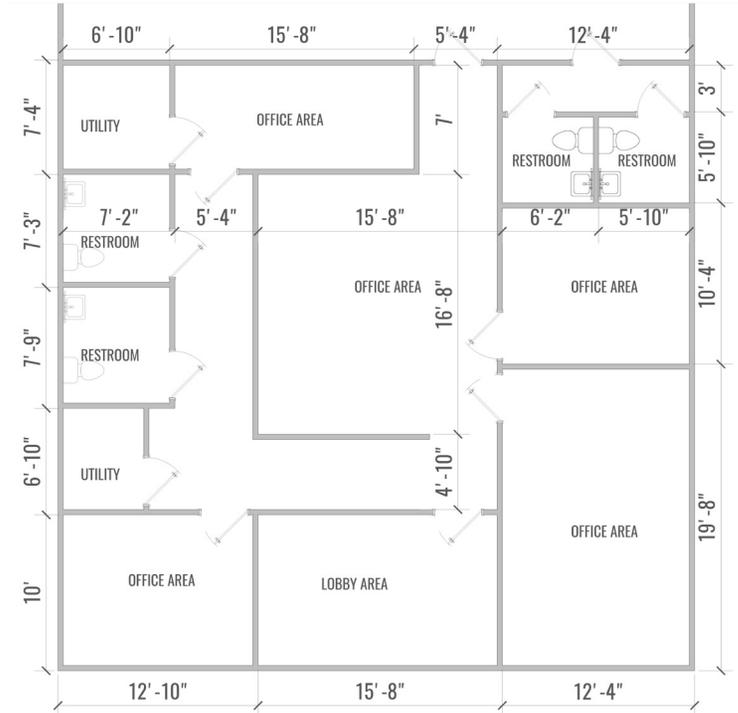


SUITE 50 FLOOR PLAN

COLD ROOM

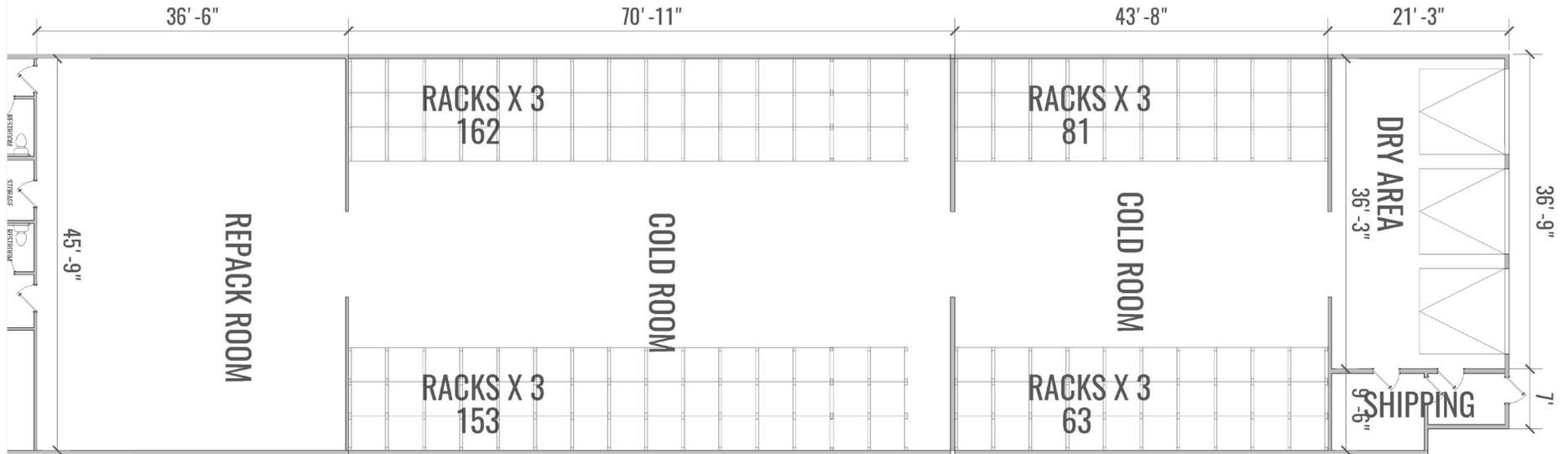


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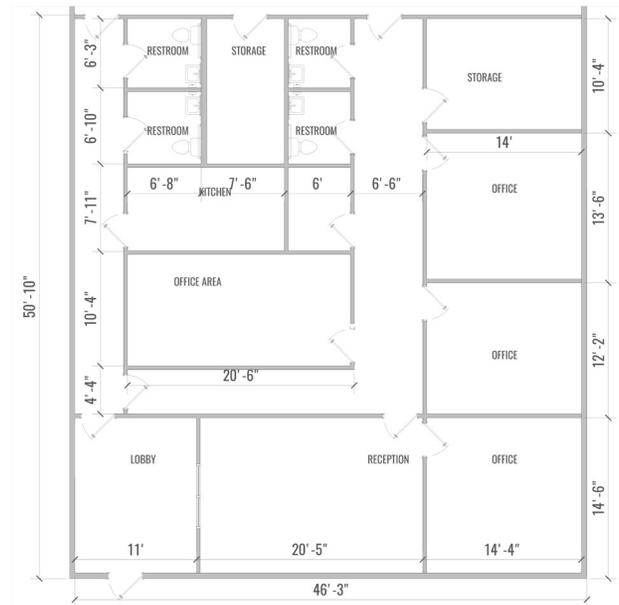


SUITE 60 FLOOR PLAN

COLD ROOM

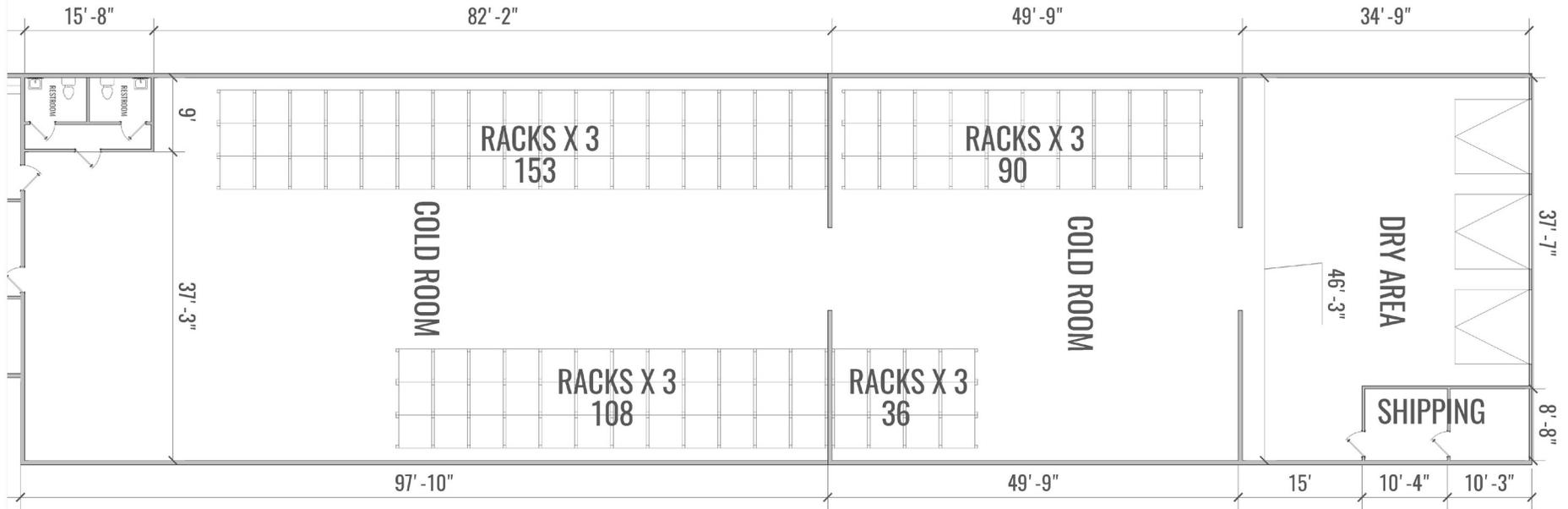


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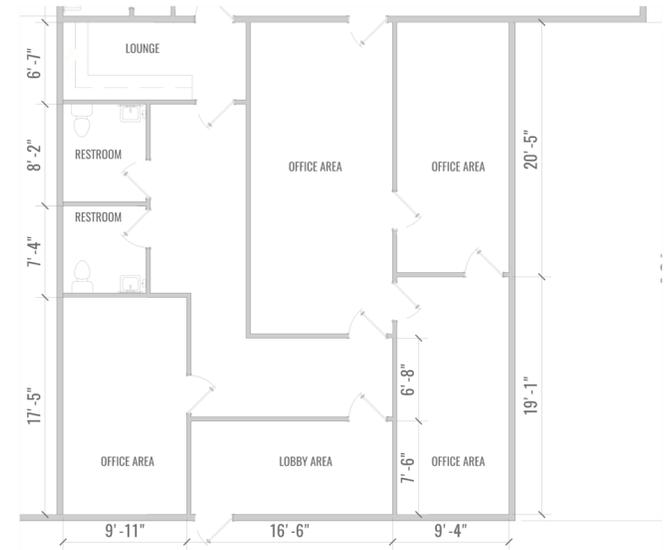


SUITE 70 FLOOR PLAN

COLD ROOM



OFFICE SPACE





SECTION 2

FINANCIAL ANALYSIS

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OFFERING HIGHLIGHTS

PRICING

Offering Price	\$26,880,000
Cap Rate	6.72%
Pro Forma Cap Rate	6.99%
Price Per-Square-Foot	\$264.28
Total Square Feet	101,710
Rental Rate (Average)	\$20.17
Lease Type	Modified Gross
WALT	0.90 Years
Rental Increases	3% Annually
Tenancy	Multi-Tenant
Occupancy	100.00%

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DEBT QUOTE

DEAL OVERVIEW

Property Name	International Parkway Cold Storage
Street Address	6001 South International Parkway
City, State	McAllen, TX
Zip Code	78503
Property Type	Multi-Tenant Industrial (Cold Storage)
Loan Type	Acquisition
Assumed Value	\$26,880,000

DEBT CONTACT

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	Balance Sheet - Fixed	Life Co	CMBS - Fixed Rate
Max Loan Proceeds	\$17,472,000	\$16,128,000	\$17,472,000
Maximum LTV	65.0%	60.0%	65.0%
Loan Term (Years)	5 Years	5 Years	5 Years
Amortization (Years)	30 Years	30 Years	N/A
Interest Only (Months)	12-18 Months	12-24 Months	Full-Term
Rate Type	Fixed	Fixed	Fixed
Index	5 Year SWAP	5 Year UST	5 Year UST
Index Pricing	3.42%	3.72%	3.72%
Spread	2.50%	1.95%	2.35%
Estimated Interest Rate	5.92%	5.67%	6.07%
Recourse	Full/Partial Recourse	Non-Recourse	Non-Recourse

UNDERWRITING METRICS

DSCR (AMORTIZING)	1.38x	1.53x	N/A
DSCR (INTEREST ONLY)	1.66x	1.88x	1.62x
Debt Yield	9.83%	10.65%	9.83%

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RENT ROLL

TENANT NAME	SUITE	SQUARE FEET	% BLDG SHARE	LEASE DATES		ANNUAL RENT PER SQ. FT.	TOTAL RENT PER MONTH	TOTAL RENT PER YEAR	PRO FORMA RENT PER YEAR	CHANGES ON	RENT INCREASE	LEASE TYPE
				COMM.	EXP.							
Produce Nation Cold Storage	10	20,244	19.9%	6/1/24	5/31/26	\$20.86	\$35,190	\$422,280	\$448,983	Jun-2027	4.20%	Modified Gross
J&C Tropicals	20	20,244	19.9%	6/1/25	5/31/27	\$20.75	\$35,000	\$420,000	\$443,575	Jun-2026	3.50%	Modified Gross
Logi-Cold Solutions	30	20,244	19.9%	3/1/24	2/28/26	\$18.97	\$32,000	\$384,000	\$442,542	Mar-2026	11.98%	Modified Gross
Mega Produce	40	10,244	10.1%	9/1/25	8/30/27	\$21.91	\$18,700	\$224,400	\$234,964	Sep-2026	3.50%	Modified Gross
San Jose Produce & Imports	50	10,244	10.1%	11/1/24	10/31/27	\$19.40	\$16,560	\$198,720	\$204,476	Nov-2026	2.30%	Modified Gross
Art MX	60	10,244	10.1%	4/1/24	3/31/26	\$18.79	\$16,043	\$192,516	\$225,775	Apr-2026	14.27%	Modified Gross
San Jorge Produce	70	10,246	10.1%	5/1/25	4/31/2027	\$20.50	\$17,500	\$210,000	\$222,422	May-2026	3.50%	Modified Gross
Total		101,710				\$20.17	\$170,993	\$2,045,196	\$2,222,194			
Occupied Tenants: 7				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%				
Total Current Rents: \$170,993						Occupied Current Rents: \$170,993		Unoccupied Current Rents: \$0				

OPERATING STATEMENT

INCOME	CURRENT	PER SF	PRO FORMA	PER SF	NOTES
Scheduled Base Rental Income	2,131,690	20.96	2,222,194	21.85	
Expense Reimbursement Income					
Net Lease Reimbursement					
Total Reimbursement Income	\$0	0.0%	\$0	0.0%	\$0.00
Effective Gross Revenue	\$2,131,690	\$20.96	\$2,222,194	\$21.85	

OPERATING EXPENSES	CURRENT	PER SF	PRO FORMA	PER SF	NOTES
Condo Fees	5,400	0.05	5,562	0.05	Grossed 3% Annually
Repairs & Maintenance	82,000	0.81	84,460	0.83	Grossed 3% Annually
Electric	6,500	0.06	6,695	0.07	Grossed 3% Annually
Water	8,000	0.08	8,240	0.08	Grossed 3% Annually
Insurance	42,000	0.41	43,260	0.43	Grossed 3% Annually
Real Estate Taxes	101,387	1.00	106,456	1.05	Grossed 3% Annually
Management Fee	85,268	4.0%	88,888	4.0%	Broker Estimate - 4% EGR
Total Expenses	\$330,554	\$3.25	\$343,561	\$3.38	
Expenses as % of EGR	15.5%		15.5%		
Net Operating Income	\$1,801,136	\$17.71	\$1,878,633	\$18.47	



SECTION 3

TENANT & INDUSTRY

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INTERNATIONAL PARKWAY COLD STORAGE

LOGI-COLD SOLUTIONS

Logistica Customs Brokerage, also known as Logi-Cold, is a Texas-based customs brokerage and cold-chain logistics provider specializing in cross-border trade between the United States and Mexico, with a particular focus on temperature-sensitive agricultural products moving through the Pharr/Reynosa corridor. The company was founded by Federico E. Felhaber, a licensed U.S. Customs Broker since 1992, who brings more than 25 years of experience in customs brokerage and regulatory compliance to the firm's operations.

Logistica Customs Brokerage positions itself as a reliable, efficiency-driven partner for importers and exporters that need to navigate complex U.S. Customs, USDA, and FDA laws and regulations while maintaining tight cold-chain requirements. The firm emphasizes up-to-date regulatory knowledge and a client-focused service philosophy aimed at preventing delays, unnecessary expenses, and compliance errors in cross-border trade. Under the direction of Mr. Felhaber, Logistica leverages multiple licensed customs brokers and a specialized operations team to address the full spectrum of customs clearance, documentation, and regulatory coordination required for international shipments.

COLD STORAGE AND LOGISTICS INFRASTRUCTURE

A key differentiator for Logistica is its cold storage facility in McAllen, Texas, which serves as the main resource for shipments crossing at the Pharr/Reynosa border and requiring temperature-controlled handling. The McAllen facility features five distinct chambers that can be set to five different temperatures, allowing the company to tailor storage conditions to individual product requirements while using a refrigerated receiving platform to maintain the integrity of the cold chain from inbound unloading through outbound distribution.

Logistica's McAllen operation has grown alongside the surge in fresh-produce demand in major Northeastern U.S. markets, making the facility a strategic hub for agricultural imports from Mexico destined for the eastern seaboard. Compared with Nogales, Arizona (historically a major gateway for west-coast produce distribution), McAllen offers a shorter line-haul to the Northeast, enabling more efficient routing and faster transit times for eastbound loads.

The company highlights significant freight savings tied to its McAllen location. For example, a truckload from Nogales, Arizona, to New York averages around \$6,000, while the same move from McAllen to New York is approximately \$4,000. Given a typical shipment of 1,600 boxes, requiring 625 separate freight charges, this routing advantage can translate into approximately \$1.25 million in cumulative freight savings, underscoring Logistica's role as both a logistics and cost-optimization partner for produce shippers serving the Northeastern U.S. (Logistica).



LOGISTICA
CUSTOMS BROKERAGE, LLC

"OUR PHILOSOPHY IS TO PROVIDE AND IMPART THE NECESSARY PROFESSIONAL HELP AND ASSISTANCE TO OUR CLIENTS SO THAT THEY MAY MEET ALL THE REGULATORY REQUIREMENTS AND AVOID ANY DELAYS, UNNECESSARY EXPENSE OR COSTLY MISTAKES."

**TENANT:**

Logi-Cold Solutions

**DATE FOUNDED:**

1992

**NUMBER OF LOCATIONS:**

3

**WEBSITE:**www.logisticacb.com

INTERNATIONAL PARKWAY COLD STORAGE

ARTMX PRODUCE

ArtMx Produce specializes in the import and distribution of fresh, high-quality fruits and vegetables from Mexico to clients in the U.S. and international markets. With a history that traces back more than five decades to founder Don Alfredo Rodríguez Castro, the company builds on a legacy of hard work, passion for the field, and a commitment to excellence in fresh produce. ArtMx offers a broad catalog that includes spicy, tropical, exotic, traditional Mexican items, condiments, and dry products, expanded through partnerships across Mexico, Central America, South America, and South Africa. Every product is carefully selected to ensure freshness, safety, and consistency from field to final destination. The company's operations are well supported by international certifications such as Global G.A.P. and Primus GFS that validate robust food safety and sustainable agricultural practices (ArtMx).



TENANT:
ArtMx Produce



HEADQUARTERS:
McAllen, Texas



WEBSITE:
www.artmxproduce.com/en/



INTERNATIONAL PARKWAY COLD STORAGE

MEGA PRODUCE LLC

Mega Produce LLC is a vertically integrated fresh produce company with more than 400 hectares under cultivation, specializing in high-demand vegetables such as peppers, tomatoes, cilantro, tomatillo, limes, papaya, and watermelon. From farming through local transportation, In & Out services, and 3PL logistics, Mega Produce controls key stages of the supply chain to deliver consistent quality and reliability to wholesale and retail customers. The team brings over 50 years of combined experience spanning field production to distribution, underpinning a strong focus on customer service, best agricultural practices, and rigorous food safety and quality standards. Supported by long-standing supplier relationships across Mexico, Mega Produce is well-positioned to meet growing market demand while maintaining freshness, continuity of supply, and operational efficiency for its clients (Mega Produce).



TENANT:
Mega Produce LLC



HEADQUARTERS:
McAllen, Texas



WEBSITE:
www.megaproduce.com



INTERNATIONAL PARKWAY COLD STORAGE

COLD STORAGE INDUSTRY

Cold storage properties are typically defined as specialized facilities, often built-to-suit, that are designed to store goods at controlled temperatures, usually ranging between -20 degrees to 55 degrees Fahrenheit. Cold storage properties have been around since the ancient days of ice houses, but in recent years, the 2020 pandemic ignited an unprecedented boom as people stopped going to grocery stores and began ordering their food online for delivery. **The spike in demand for cold storage space has pushed rental rates up more than 100 percent since 2020.** As rents rose, so did the number of cold storage companies and properties. The formation of new cold storage companies grew at an average annual rate of 6.3 percent from 2021 to 2023, almost twice the 3.3 percent annual average in the three years prior to the pandemic. With 7.4 million square feet of cold storage space under construction in the U.S. during the second half of 2025, the cold storage market is still considered a niche segment, making up roughly 2 percent of the total industrial inventory. About 10 percent of the existing inventory was developed over the last five years (Globe Street).

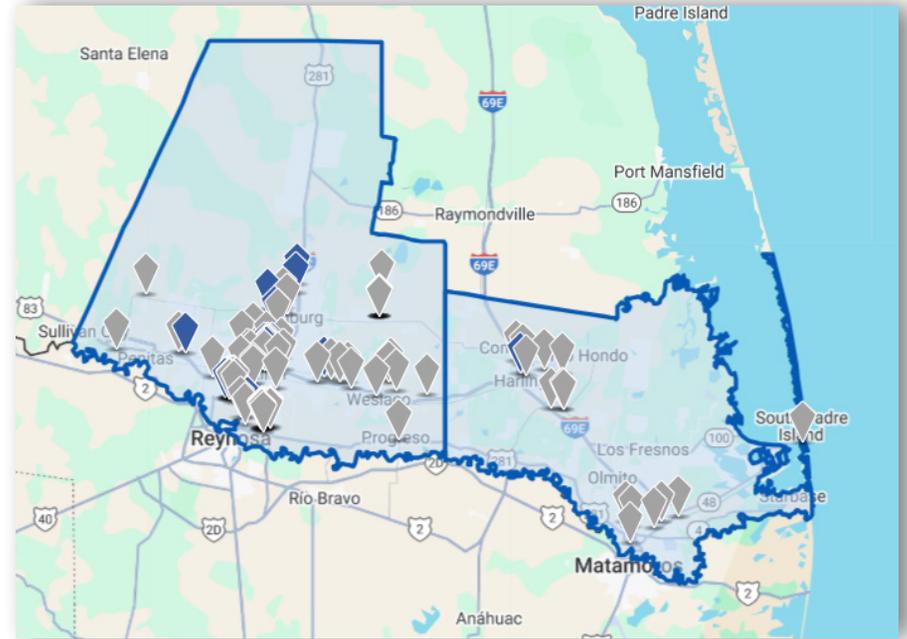
While estimates vary, the global cold storage market was valued at \$159.7 billion in 2024 and is projected to grow to \$427.6 billion by 2030. North America accounted for the largest market share at 34.1 percent (Grandview Research). The cold storage market within the U.S. was valued at \$39.6 billion in 2025 and is expected to reach \$91.4 billion by 2032. **Making up 60 percent of total utilization, the food and beverage sector is the largest end-use industry,** but the pharmaceutical and biotech applications are the fastest-growing segment, thanks to the increased demand for vaccine and biologics storage (Open PR). The industry is dominated by third-party logistics companies, in which the top 10 companies control roughly 6 billion cubic feet of cold storage space, representing just under a quarter of global capacity. With 32.9 percent of market share in North America alone, Lineage represents the world's largest cold storage provider by capacity, followed by publicly traded Americold at 19.3 percent (CoStar).

Although e-grocery sales continue to scale higher, rising by 28 percent year-over-year in Q2, the cold storage market has cooled off in recent years as vacancy rates climbed to the highest level in more than 20 years. The growing imbalance between supply and demand is due to a number of factors, including historic inventory growth, depressed food inventory levels, high grocery prices, and bilateral tariffs. **Given that much of the vacancy is concentrated in older facilities that face costly needed upgrades, newer cold storage properties, like the subject asset, hold a comparative advantage in today's market (Globe Street).** That advantage is even more pronounced in the Texas market, especially along the Mexican border.

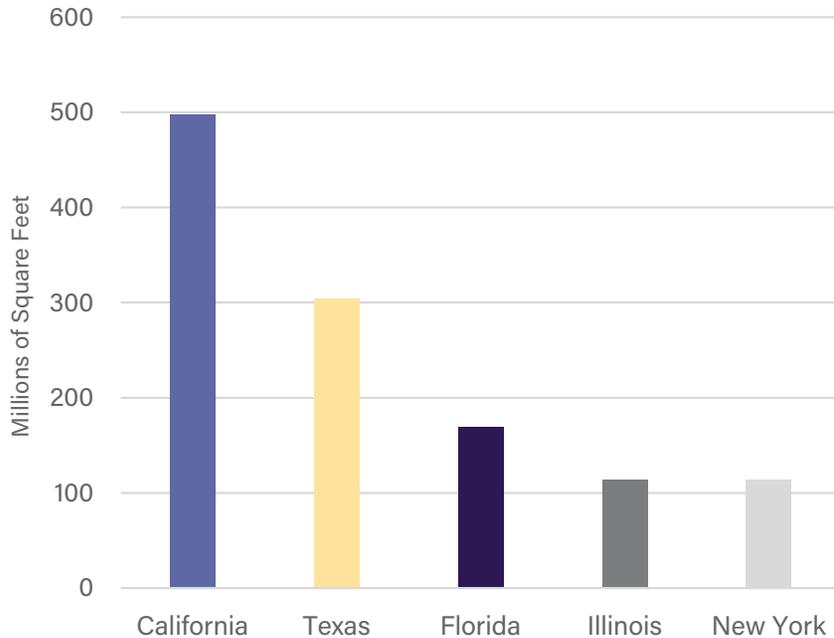


TEXAS COLD STORAGE MARKET

At 304.1 million square feet, the Texas cold storage inventory may not be fully accounted for as research continues to expand, but the Lone Star State trails only California as the largest refrigerated market in the nation, according to CoStar. While much of Texas' cold storage inventory is concentrated in its major urban markets, the 4.7 million square feet of cold storage space in the Lower Rio Grande Valley play a pivotal role in facilitating the trade of refrigerated goods with Mexico. In the 12 months through Q3 2025, The Valley experienced little action, absorbing more than 31,000 square feet of cold storage space without any new additions to its inventory. **However, The Valley boasted an impressive 2.3 percent vacancy rate in Q3, only 30 basis points off its record low and 5.9 percentage points lower than the national cold storage average.** Despite the low vacancy rate, annual rent growth among cold storage facilities in the RGV slowed to 1.0 percent. Nonetheless, thanks in part to a special exemption, trade with Mexico is holding up well in the face of historic tariff levels, providing key support to The Valley.

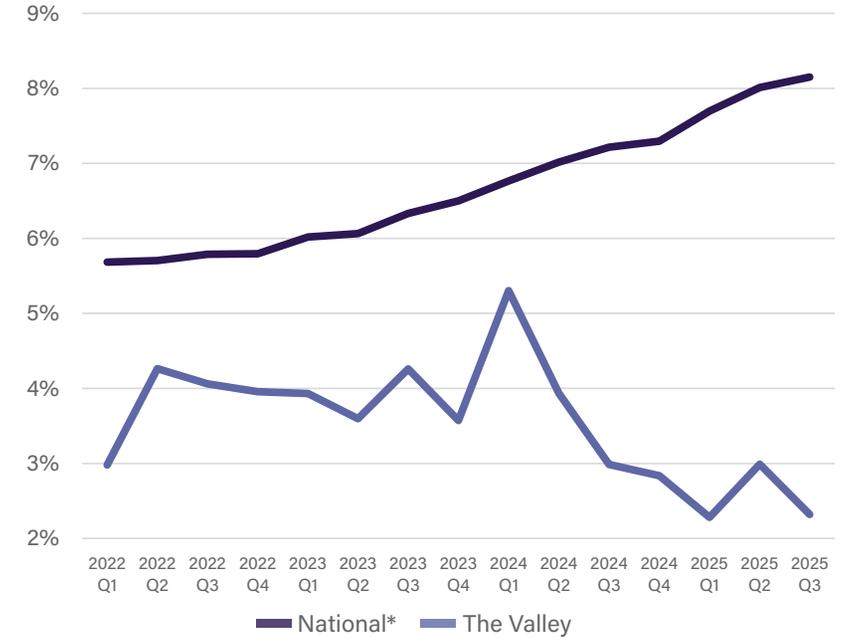


NOTABLE COLD STORAGE MARKETS



Source: CoStar

*Top 50 Metros COLD STORAGE VACANCIES



Classes A, B, & C, Minimum 10,000 SF

Source: CoStar

TRADE WITH MEXICO

The global tariffs enacted by President Trump have increased the average duty rate on American imports from 2.5 percent in 2024 to 18.6 percent in 2025, marking the highest average tariff rate in the U.S. since 1933 (Visual Capitalist, The Budget). However, in light of the United States-Mexico-Canada Agreement ushered in by President Trump during his first term in office, goods that qualify under USMCA guidelines may enter the U.S. tariff-free, avoiding the 25 percent flat tariff rate on Mexican imports. **As of November 2025, the vast majority of fresh produce imports from Mexico were excluded from tariffs, and American produce was not subject to any retaliatory tariffs.** Given the 2.3 percent vacancy rate among cold storage properties in The Valley, the subject property provides investors somewhat of a tariff safe-haven. With the help of the USMCA, America’s bilateral trade with Mexico was up 3.9 percent to \$581.3 billion through the first eight months of 2025, compared to the same period last year. While much of the increase can be attributed to “frontloading,” where importers increased their foreign inventories before tariffs were enacted, bilateral trade with Mexico is showing signs of holding up, even with the duties in full force. In August, bilateral trade between the U.S. and Mexico was up 90 basis points year-over-year, thanks to a 3.2 percent boost in imports. Whereas overall international trade with the world declined by 3.3 percent in August annually, driven by a 5.3 percent drop in imports. In markets like Los Angeles that mostly facilitate direct trade with China, the impact of the tariffs was more pronounced, with bilateral trade falling by 35.5 percent as imports and exports were heavily affected (U.S. Census Bureau).

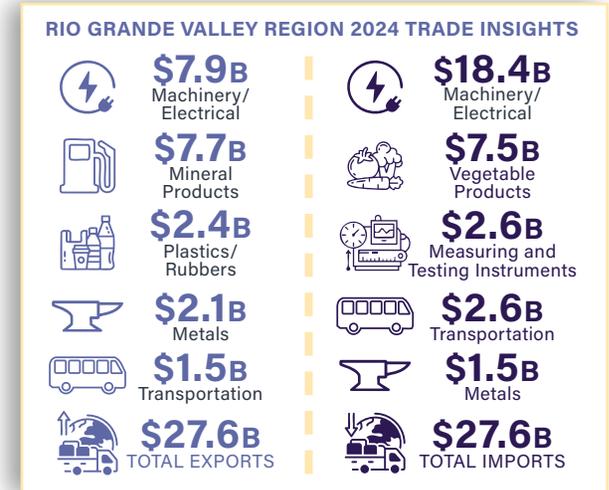
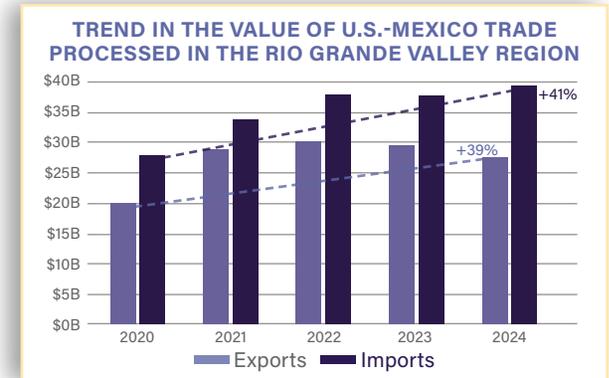
Due to proximity, economic strength, and infrastructure, Mexico serves as the largest foreign market for the state of Texas, which ranks as the nation’s largest exporter. In 2024, Texas shipped \$123.5 billion in goods to Mexico, representing 27 percent of the state’s total goods exports. Before crossing the southern border, many of these goods are shipped to border markets like The Valley for processing, warehousing, and distribution. With regard to the state’s top agricultural exports that directly impact the cold storage market along the border, \$1.3 billion worth of beef and veal products and \$585 million in dairy products were exported in 2023, representing the third and fifth most valuable exports leaving Texas, respectively (U.S. Trade Representative).

THE VALLEY – RIOPLEX

In 2024, the Lower Rio Grande Valley facilitated \$67.1 billion in trade, representing 11.4 percent of the total cross-border trade processed through Texas. From 2020 to 2024, The Valley’s exports increased by 39 percent as imports rose 41 percent. **Fresh produce ranked as the second-largest group of imports with \$7.5 billion worth of vegetable products crossing into the RGV (TXDoT).** South of the Lower Rio Grand Valley, across the Rio Grande River, sits the Mexican state of Tamaulipas. The Valley and the northern part of Tamaulipas are together known as the RioPlex, a major economic region that spreads across 20 cities, covering 3.5 million people. The region’s 52 industrial parks are supported by three seaports, seven airports, and 14 international bridges.

TEXAS TOP AGRICULTURAL EXPORTS		
Category	2023 Value	State Rank
Beef & Veal	\$1.3 Billion	3
Cotton	\$1.3 Billion	1
Other Plant Products	\$910 Million	4
Dairy Products	\$585 Million	5
Feeds & Other Feed Grains	\$335 Million	10

Source: U.S. Trade Representative

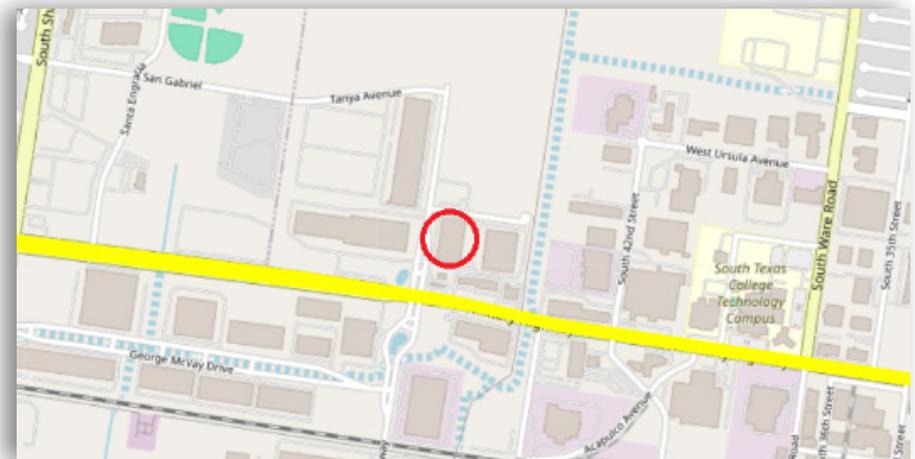
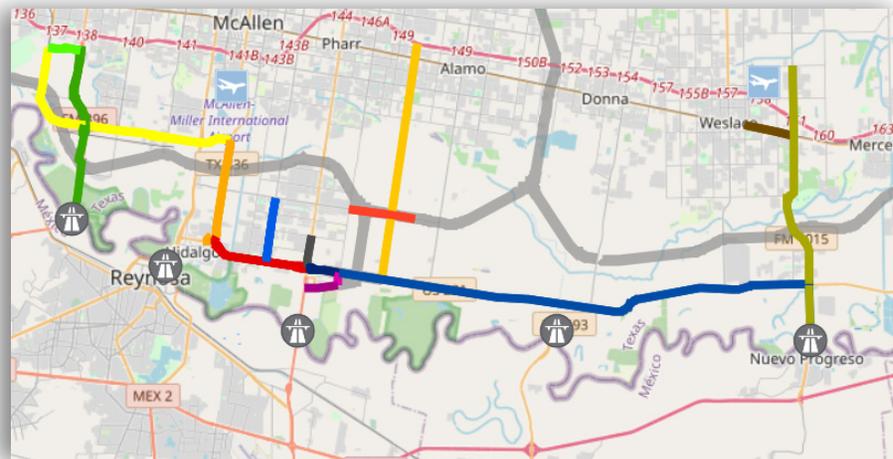


Two key bridges in the RioPlex sit in close proximity to the subject property: the McAllen-Hidalgo International Bridge situated six miles away, and the Pharr Port of Entry (feeding into the Pharr-Reynosa International Bridge) positioned 10 miles away. The Anzalduas Port of Entry, located only three miles from the property, currently only permits southbound commercial traffic, but the clearance for northbound commercial traffic is expected in 2026. **When it comes to the fresh produce trade, the Pharr-Reynosa International Bridge is the most important gateway in America, handling over 65 percent of the nation's fresh produce imports from Mexico (City of Pharr).**



OVERWEIGHT CORRIDOR

Thanks to the proximity of the bridges, the tenants of the subject property also enjoy the benefits of being located within Hidalgo County's overweight corridor. The current network of roads in Hidalgo County is designed for a tractor and trailer combination that does not exceed 80,000 pounds in gross vehicle weight. **However, with a specialized overweight permit, trucks weighing no more than the Mexican legal weight limit of 125,000 pounds are permitted, allowing for the efficient movement of overweight commodities across the roadway network.** Since these overweight vehicles accelerate wear and tear on the roadway, 85 percent of the overweight permit fee is dedicated to maintenance of the corridor by the Texas Department of Transportation (ArcGIS).





SECTION 4

MARKET OVERVIEW

Marcus & Millichap
TAG INDUSTRIAL GROUP

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services of Nevada, Inc. © 2026 Marcus & Millichap. Activity ID: ZAG0490144

INTERNATIONAL PARKWAY COLD STORAGE MCALLEN-EDINBURG-MISSION

The McAllen-Edinburg-Mission metro is located 250 miles south of San Antonio near the Texas-Mexico border and encompasses Hidalgo County. The University of Texas, Rio Grande Valley has facilities in Edinburg, McAllen and Weslaco. The Rio Grande River also runs through the area, providing recreational opportunities for locals and visitors. The metro is growing at a rapid pace and is expected to add roughly 38,000 residents over the next five years.



LOGISTICS
INDUSTRY



HEALTH
CARE



FOOD STORAGE
AND PROCESSING

ECONOMY

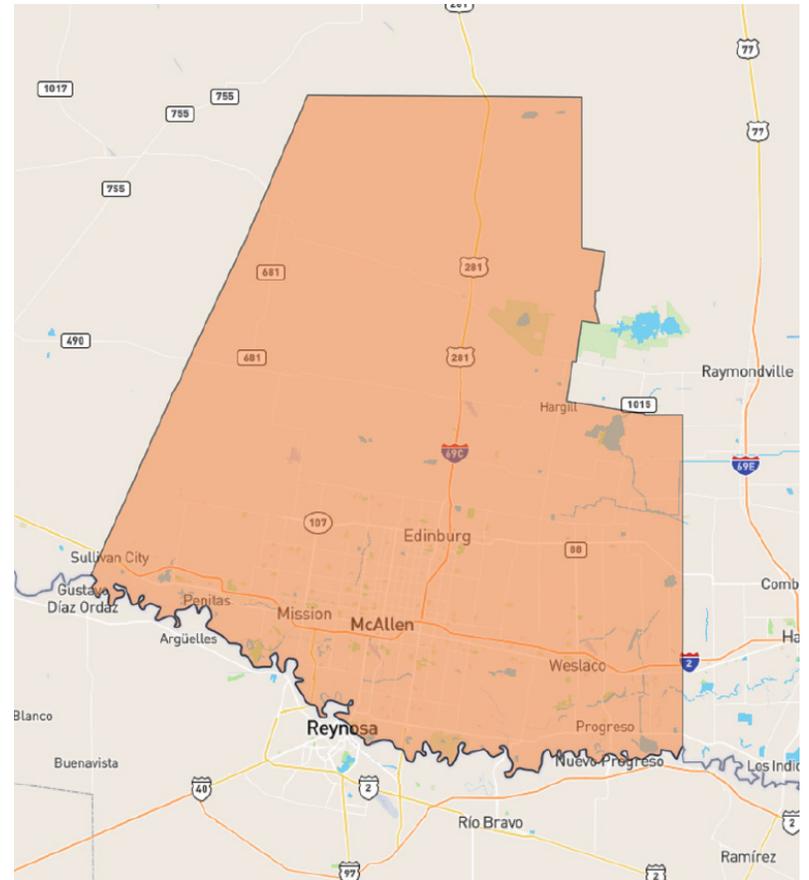
The metro has a diverse employment base, featuring sectors such as health care, retail and trade. Health care is a significant part of the economy; several large hospitals are located here, including Rio Grande Regional Hospital, South Texas Health System McAllen and McAllen Heart Hospital. GE Aerospace and Royal Technologies Corp. have major manufacturing facilities in the metro, supplying hundreds of jobs. South Texas College is located within McAllen and provides manufacturing training. Texas A&M University also maintains a satellite campus in Tres Lagos.

POPULATION
912K
GROWTH 2024-2029*
4.2%

HOUSEHOLDS
278K
GROWTH 2024-2029*
5.2%

MEDIAN AGE
31.0
U.S. MEDIAN
39.0

MEDIAN HOUSEHOLD
INCOME
\$53,700
U.S. MEDIAN
\$76,100



INTERNATIONAL PARKWAY COLD STORAGE BROWNSVILLE-HARLINGEN

Situated at the southernmost tip of Texas, the Brownsville-Harlingen metro comprises all of Cameron County. Almost half of the market’s population lives within the city limits of Brownsville. The metro’s location on the Gulf Coast and the Texas-Mexico border make trade a large economic driver. The area is also known for its growing aerospace industry, as well as its strong education and health care sectors. Brownsville-Harlingen offers visitors a mix of cultures, outdoor activities and unique experiences. Overall affordability allows nearly 55 percent of all households to own a home.



PORT
ACTIVITY



AEROSPACE
INDUSTRY



DIVERSE
ECONOMY

ECONOMY

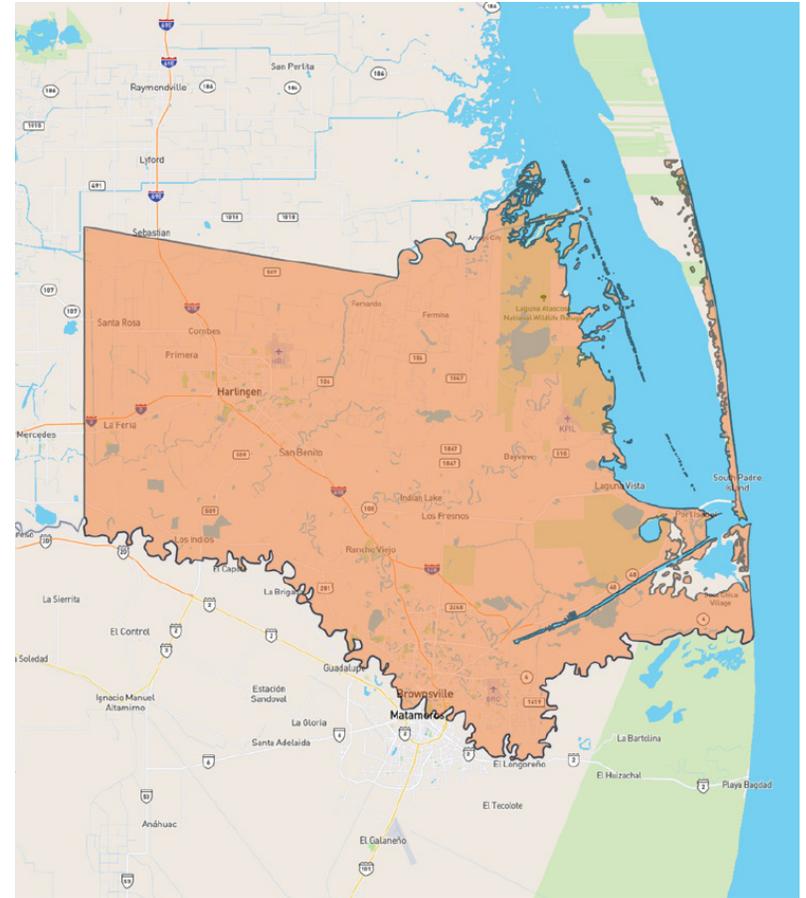
SpaceX has partnered with the University of Texas Rio Grande Valley for training and research into aerospace, radio and electronics. Brownsville is home to the Valley Regional Medical Center and the Valley Baptist Medical Center. Additionally, the University of Texas Rio Grande Valley operates a school of medicine. The education and health care sectors employ roughly 30 percent of the workforce. Manufacturing firms in the area include Keppel AmFELS, SteelCoast, Trico Technologies and National Electric Coil.

POPULATION
430K
GROWTH 2024-2029*
2.6%

HOUSEHOLDS
139K
GROWTH 2024-2029*
3.5%

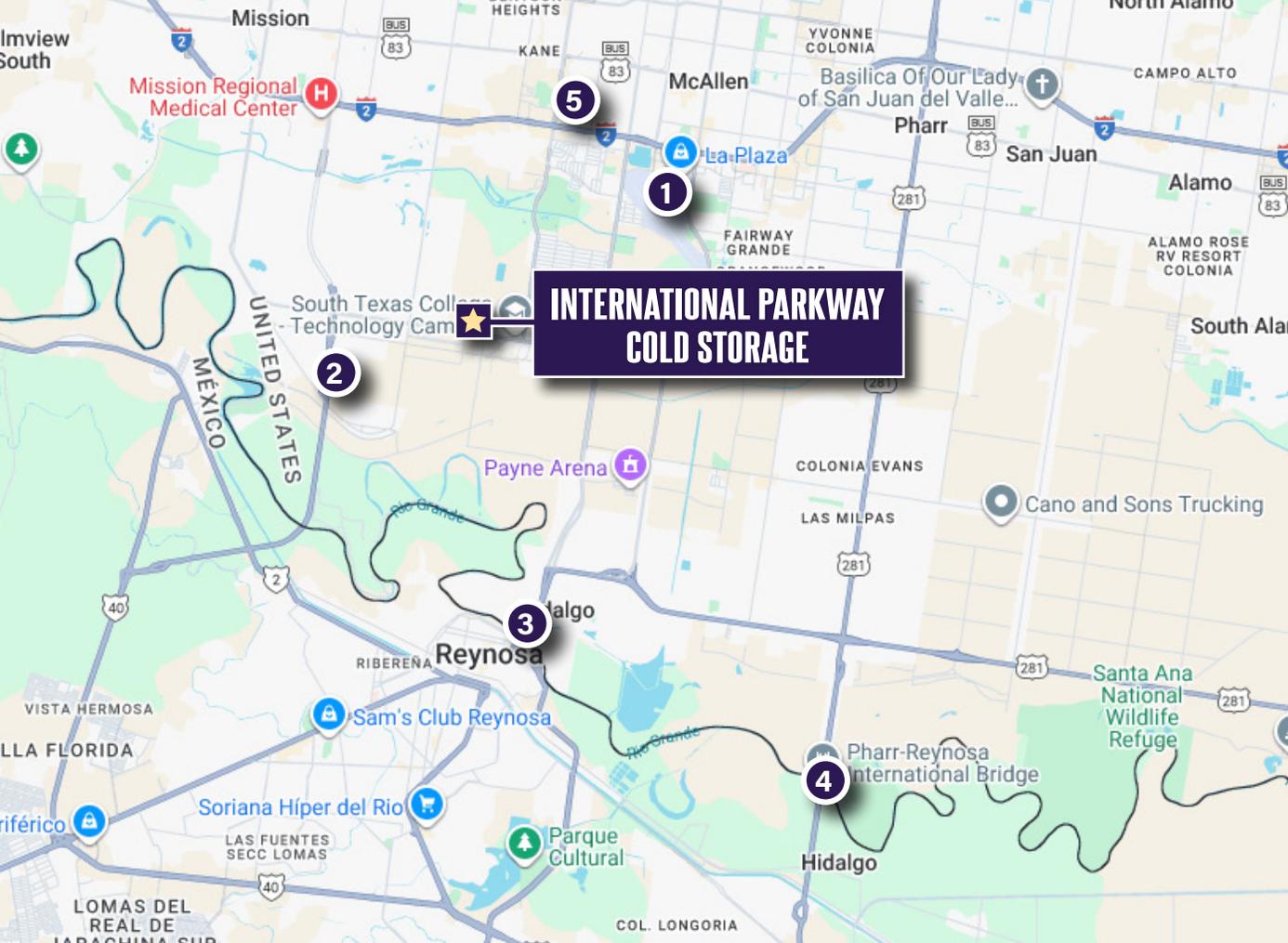
MEDIAN AGE
33.0
U.S. MEDIAN
39.0

MEDIAN HOUSEHOLD
INCOME
\$53,000
U.S. MEDIAN
\$76,100



CITY AMENITIES MAP

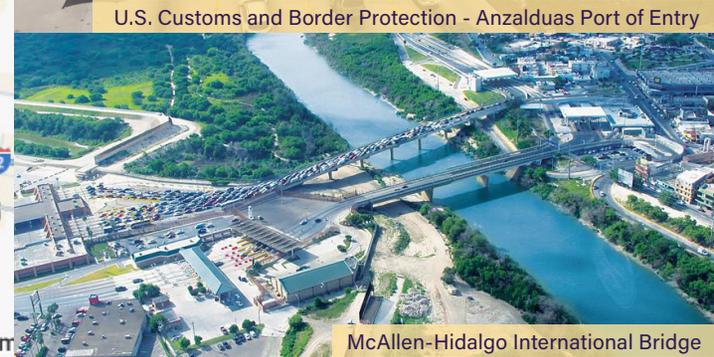
- 1 McAllen International Airport**
2500 S Bicentennial Blvd, McAllen, TX 78503
- 2 U.S. Customs and Border Protection - Anzalduas Port of Entry**
6100 S Stewart Rd, Mission, TX 78572
- 3 McAllen-Hidalgo International Bridge**
1023 International Blvd, Hidalgo, TX 78557
- 4 Pharr-Reynosa International Bridge**
South Cage Boulevard 9900, 78577, Mexico
- 5 McAllen Convention Center**
700 Convention Center Blvd, McAllen, TX 78501



McAllen International Airport



U.S. Customs and Border Protection - Anzalduas Port of Entry



McAllen-Hidalgo International Bridge



Pharr-Reynosa International Bridge



McAllen Convention Center

IMPRESSIVE FUNDAMENTALS

COLD STORAGE INDUSTRY

Rents Up **100%+**
Since 2020

U.S. Market Valued at **\$39.6 BILLION**

North America **#1 MARKET**

Produce is the **#2 IMPORT**
from Mexico

August Imports Up **3.2% YOY** vs. Drop with World **-5.3%**

RGV/ MEXICO TRADE

4.7 MILLION
SF of Inventory

COLD STORAGE IN THE VALLEY

2.3% vs. **8.2%**
Vacancy Rate National Average

Pharr Bridge Handles **65%+**
of All Mexican Fresh Produce Imports

International Bridge & Airport

Overweight Corridor
Allowing Up to **125,000 LB TRUCKS**

MCALLEN ADVANTAGE

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2029 Projection			
Total Population	4,122	30,044	118,522
2024 Estimate			
Total Population	4,066	29,465	114,476
2020 Census			
Total Population	3,906	28,988	110,511
2010 Census			
Total Population	3,553	26,605	103,957
Daytime Population			
2024 Estimate	5,799	34,408	157,302

HOUSEHOLDS	1 MILE	3 MILES	3 MILES
2029 Projection			
Total Households	1,374	9,280	39,775
2024 Estimate			
Total Households	1,337	9,025	38,121
Average (Mean) Household Size	3.1	3.2	3.0
2020 Census			
Total Households	1,287	8,675	35,853
2010 Census			
Total Households	973	7,139	31,616

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
2024 Estimate			
\$200,000 or More	10.5%	8.7%	6.2%
\$150,000-\$199,999	9.1%	6.4%	4.7%
\$100,000-\$149,999	19.7%	13.4%	11.9%
\$75,000-\$99,999	5.6%	9.7%	10.2%
\$50,000-\$74,999	13.6%	13.3%	16.5%
\$35,000-\$49,999	10.8%	12.1%	12.1%
\$25,000-\$34,999	7.8%	10.8%	10.8%
\$15,000-\$24,999	11.5%	11.6%	11.9%
Under \$15,000	11.5%	14.1%	15.7%
Average Household Income	\$95,596	\$84,848	\$74,857
Median Household Income	\$69,711	\$59,121	\$54,108
Per Capita Income	\$30,647	\$26,293	\$25,067

POPULATION PROFILE	1 MILE	3 MILES	3 MILES
Population By Age			
2024 Estimate Total Population	4,066	29,465	114,476
Under 20	32.8%	32.2%	30.0%
20 to 34 Years	24.1%	20.2%	20.2%
35 to 39 Years	6.0%	6.2%	5.7%
40 to 49 Years	13.9%	14.5%	12.7%
50 to 64 Years	15.1%	15.4%	15.6%
Age 65+	8.1%	11.5%	15.7%
Median Age	30.0	33.0	35.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	2,383	17,633	71,434
Elementary (0-8)	19.5%	16.4%	16.8%
Some High School (9-11)	5.4%	11.3%	10.9%
High School Graduate (12)	20.2%	18.5%	20.9%
Some College (13-15)	16.1%	15.2%	16.7%
Associate Degree Only	4.6%	3.8%	6.3%
Bachelor's Degree Only	24.5%	25.0%	20.1%
Graduate Degree	9.6%	9.8%	8.3%
Travel Time to Work			
Average Travel Time to Work in Minutes	22.0	21.0	21.0

INTERNATIONAL PARKWAY COLD STORAGE

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