

Marcus & Millichap
TAG INDUSTRIAL GROUP

EDCOUCH MULTI-TENANT FLEX

218 INDUSTRIAL STREET

EDCOUCH, TX 78538

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Activity ID: ZAG0490053

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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TABLE OF CONTENTS

01

INVESTMENT OVERVIEW

SECTION 1

Offering Summary • Property Details • Offering Highlights • Operating Statement • Regional Map Aerial Map • Property Photos • Acquisition Financing

02

MARKET OVERVIEW

SECTION 2

Market Analysis • Demographic Analysis

The background of the slide is a dark, blue-tinted photograph of an industrial interior. It shows a high ceiling with a complex network of metal beams and pipes. Several large, white, dome-shaped pendant lights are suspended from the ceiling. In the lower-left corner, a large, white, segmented industrial door is visible. The overall atmosphere is industrial and modern.

SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Vacant 15,235-Square-Foot Flex Property Situated on 1.58 Acres
- Featuring Three Suites, 18'-26' Clear Height, Three HVAC Units, Two Story Office Space with Mezzanine Floor, Three-Phase Heavy Power, & 40 Parking Spaces
- Renovated in 2022 With Major Capital Improvements Including New TPO Roof on Majority; New Metal Roof and Coating on Remaining Section
 - Primely Located within Rio Grande Valley with Proximity to Interstates 69C, 69E, & 2
- Multi-Tenant Configuration Allows Flexible Lease-Up and Diversified Tenant Mix | Priced at \$49.23 per SF, Among Lowest in Market Among Comparable Assets
 - Ideal For Small-Bay Industrial, Service-Oriented Users, or Local Distribution Tenants

The property is a vacant 15,235-square-foot flex property situated on 1.58 acres, offering ample space for a variety of users. It features three suites and an 18' to 26' clear height, making it suitable for businesses that require high ceilings. The property also boasts three HVAC units, providing efficient climate control throughout the building. Additionally, each suite features a two-story office space with a mezzanine floor, offering a flexible layout for tenants. With 40 parking spaces, the property provides ample parking for employees and visitors; convenient for flex spaces.

In 2022, the property underwent significant renovations, including major capital improvements such as a new TPO roof on the majority of the building and a new metal roof and coating on the remaining section. These upgrades have enhanced the property's overall condition and value. The renovations have also improved the property's energy efficiency and reduced maintenance costs. The three-phase heavy power supply is another notable feature, making it an attractive option for businesses that require a reliable and robust power source. The property's prime location within the Rio Grande Valley provides easy access to major transportation routes, including Interstates 69C, 69E, and 2. This strategic location makes it an ideal hub for distribution and logistics operations.

The property's multi-tenant configuration allows for a mix of small-bay industrial, service-oriented users, or local distribution tenants. This diversity can lead to a more stable and predictable income stream for investors. The property's location and features make it an ideal choice for a variety of businesses. The property is priced at \$49.23 per square foot, which is among the lowest in the market for comparable assets. This competitive pricing makes it an attractive option for buyers looking for a valuable investment opportunity.

PROPERTY DETAILS

218 INDUSTRIAL STREET, EDCOUCH, TX 78538

Number of Suites	3
Number of Buildings	1
Total Square Feet	15,235 SF
Warehouse Square Feet	15,235 SF
Year Built	1978
Lot Size	1.58 acres
Type of Ownership	Fee Simple
Clear Height	18'-26'
Parking Spaces	40
Parking Surface	Asphalt
Building Class	C
Tenancy	Multi-Tenant
Construction	Masonry
Power	3-Phase
Type of Lighting	LED
Zoning	CO
Roof Type	Metal/Flat TPO - Insulated
Age/Condition of Roofs	2/3 of Building New TPO Roof 2017 - Other 1/3 Metal Roof 2022
HVAC Units	3
Age/Condition of HVAC	2022
Market	TX-The Valley
Submarket	Outlying Hidalgo County
Market Vacancy	7.40%



218 INDUSTRIAL STREET

OFFERING PRICE

\$750,000

PRO FORMA CAP RATE

10.16%

Offering Price	\$750,000
Pro Forma Cap Rate	10.16%
Price/SF	\$49.23
Total Square Feet	15,235
Tenancy	Multi-Tenant
Occupancy	0.00%

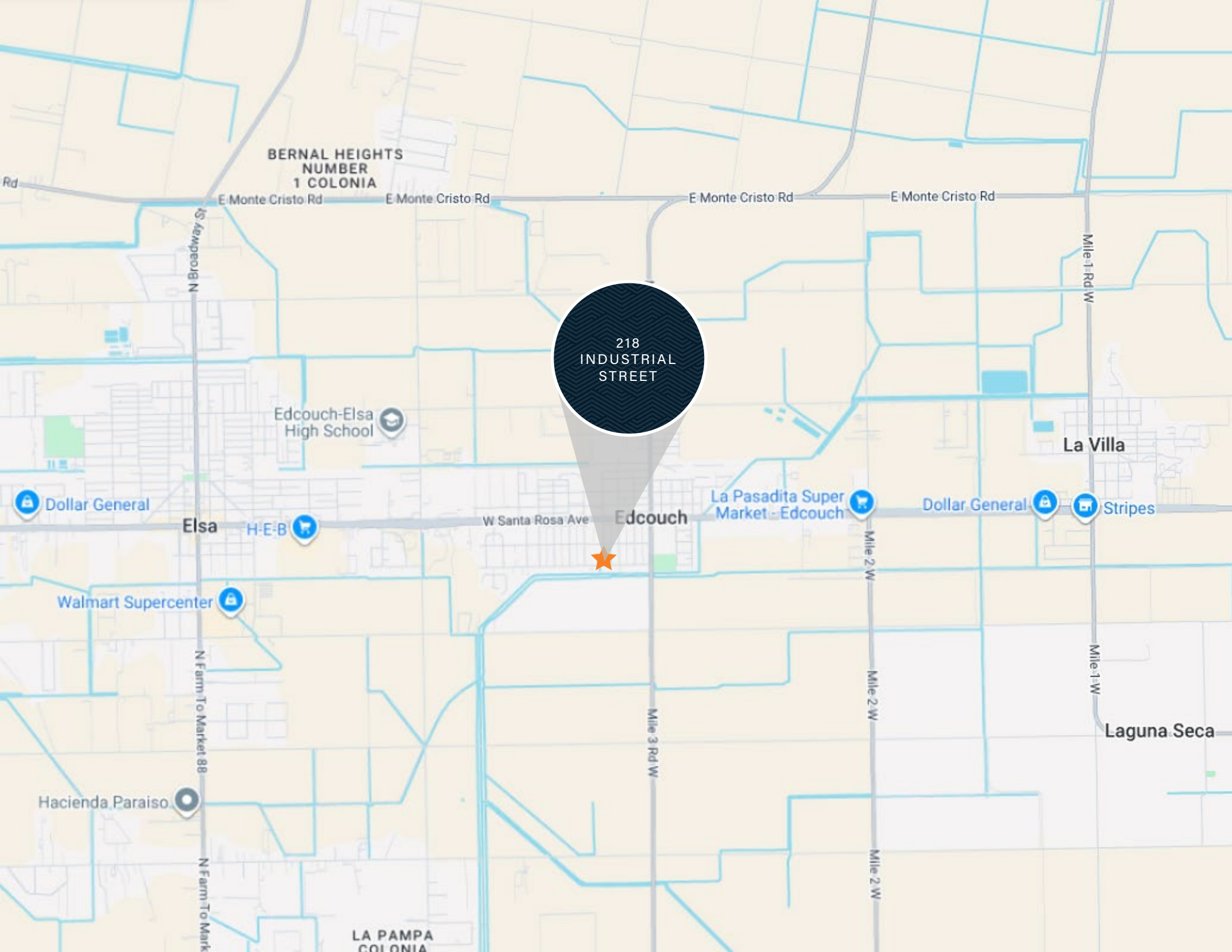
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services of Nevada, Inc. © 2026 Marcus & Millichap. All rights reserved. (Activity ID: ZAG0490053)

OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF	Notes
Scheduled Base Rental Income	0	0.00	76,175	5.00	
Expense Reimbursement Income					
Net Lease Reimbursement					
Insurance	0	0.00	9,903	0.65	
Real estate Taxes	0	0.00	10,337	0.68	
Total Reimbursement Income	\$0 0.0%	\$0.00	\$20,240 100.0%	\$1.33	
Effective Gross Revenue	\$0	\$0.00	\$96,415	\$6.33	

Operating Expenses	Current	Per SF	Pro Forma	Per SF	
Insurance	9,903	0.65	9,903	0.65	
Real Estate Taxes	10,337	0.68	10,337	0.68	[2025]
Total Expenses	\$20,240	\$1.33	\$20,240	\$1.33	
Expenses as % of EGR	0.0%		21.0%		
Net Operating Income	-\$20,240	(\$1.33)	\$76,175	\$5.00	

218
INDUSTRIAL
STREET



BERNAL HEIGHTS
NUMBER
1 COLONIA

E Monte Cristo Rd E Monte Cristo Rd E Monte Cristo Rd E Monte Cristo Rd

N Broadway St

Mile 1 Rd W

Edcouch-Elsa
High School

La Villa

Dollar General

Elsa

H-E-B

W Santa Rosa Ave Edcouch

La Pasadita Super
Market - Edcouch

Dollar General

Stripes

Walmart Supercenter

N Farm To Market 88

Mile 2 W

Mile 2 W

Mile 1 W

Hacienda Paraiso

N Farm To Mark

Mile 3 Rd W

Mile 2 W

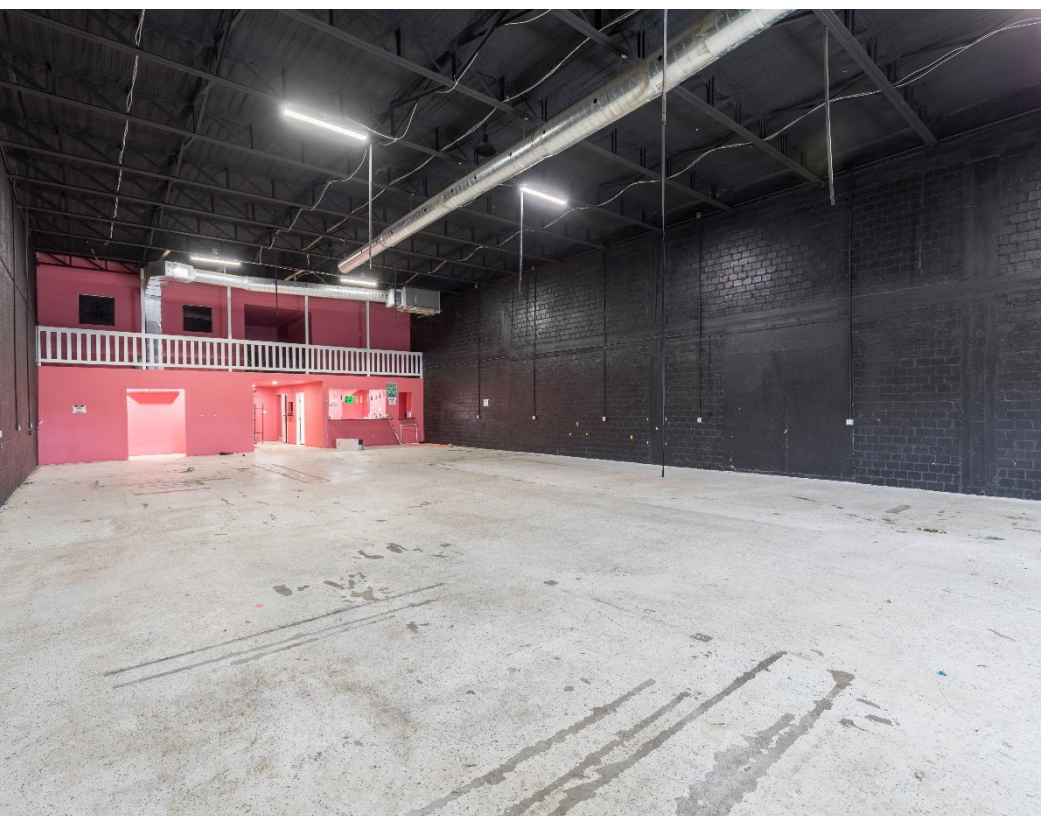
Laguna Seca

LA PAMPA
COLONIA

218
INDUSTRIAL
STREET







CAPABILITIES

MMCC — our fully integrated, dedicated financing arm — is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 1,659 Debt and equity financings in 2025



National platform operating within the firm's brokerage offices



\$11.9 billion total national volume in 2025



Access to more capital sources than any other firm in the industry

WHY MMCC?

Optimum financing solutions to enhanced value

Enhanced control through MMCC's ability to qualify investor finance contingencies.

Enhanced control through quickly identifying potential debt/equity sources, processing, and closing buyer's finance alternatives.

Enhanced control through MMCC's ability to monitor investor/due diligence and underwriting to ensure timely, predictable closings.



SECTION 2

MARKET OVERVIEW

Marcus & Millichap

MCALLEN | EDINBURG | MISSION TEXAS

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

METROPLEX GROWTH

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
2025-2029* Growth
4.2%



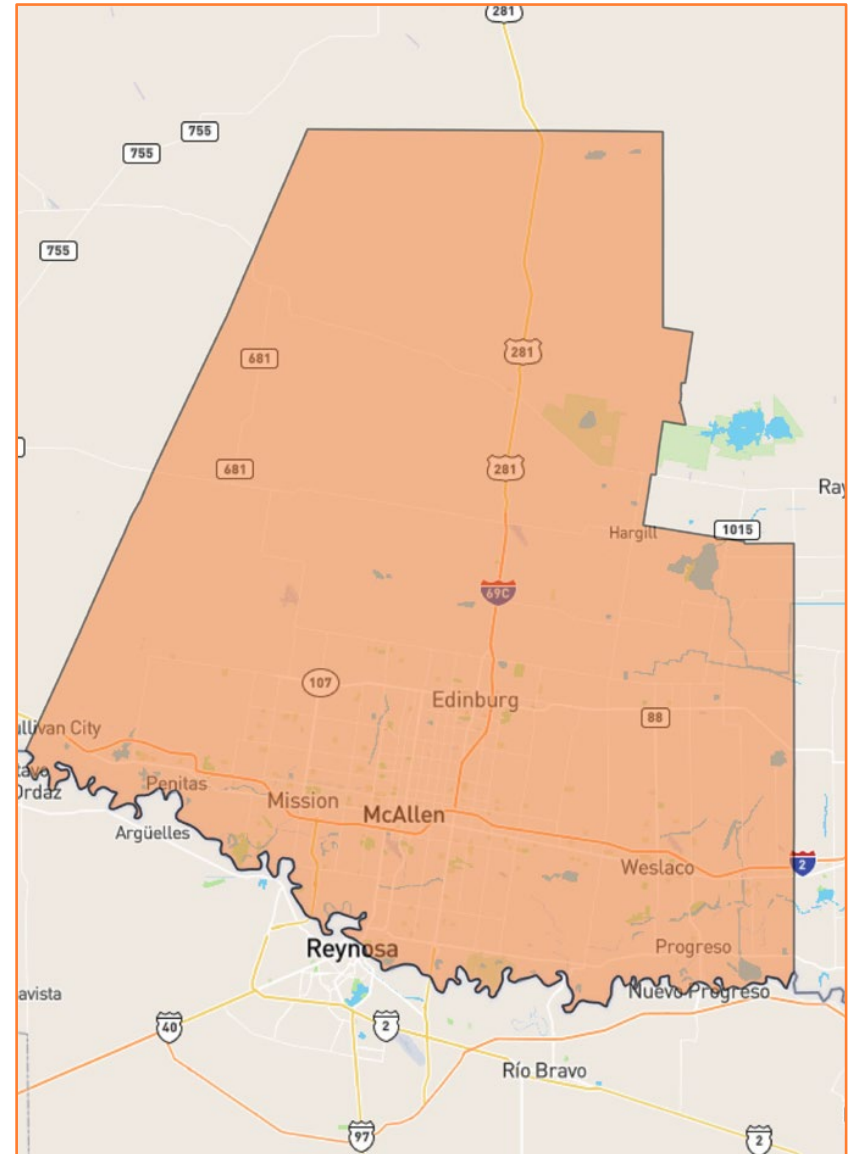
HOUSEHOLDS
278K
2025-2029* Growth
5.2%



MEDIAN AGE
31
U.S. Median
39



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





Information About Brokerage Services

11-03-2025

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code, **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

Buyer/Tenant/Seller/Landlord's Initials

Date

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