

Marcus & Millichap  
TAG INDUSTRIAL GROUP

PHARR PRODUCE DISTRIBUTION WAREHOUSE  
9005 TRAVIS DRIVE  
PHARR, TX 78577

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
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TAG INDUSTRIAL GROUP

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The background of the page is a photograph of an industrial building. The left side shows the interior of a large, empty warehouse with a high ceiling supported by a grid of dark steel beams. The right side shows the exterior of the building, featuring light-colored corrugated metal siding and a concrete base. A thin orange horizontal line is positioned above the main title.

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# SECTION 1

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## INVESTMENT OVERVIEW

Marcus & Millichap

## OFFERING SUMMARY

- Vacant 26,110-Square-Foot Cold Storage Facility Situated on 3.09 Acres
- Featuring Two-Story Office Space, 18'-27' Clear Height, 13 Dock-High Doors, & 10 Customizable Cold Rooms
  - Valley Cold Storage Market: 2.3% Vacancy in Q1 2026 vs. 7.9% National Average
- Located within Overweight Corridor In Close Proximity to Two Key International Ports: McAllen-Hidalgo Intl. Bridge & Pharr-Reynosa Intl. Bridge
  - Pharr-Reynosa - Ranked #1 U.S. Port for Produce Imports Coming From Mexico For Eight Consecutive Years
    - ~ 711 Pallet Positions in Cold Rooms 1-6; With Option to Increase Capacity by +10% In Cold Room 7 & 8

9005 Travis Dr is a vacant 26,110-square-foot cold storage facility situated on 3.09 acres of land. This facility is ideal for produce distributors and cold storage companies that need functional cooler space. The property features a two-story office space, providing ample room for administrative tasks and operations management. With 18 to 27 foot clear heights, 13 dock doors, 3 grade-level doors with concrete ramps, 10 customizable cold rooms, and 10 cooling units, the facility is a turnkey solution for businesses in search of cold storage space in the Rio Grande Valley. Cold rooms two, three, four, and eight are considered chillers, with temperatures holding as low as 27°F, and an ideal temperature of 33°F. Cold rooms one, five, six, and seven are considered coolers, with temperatures holding as low as 38°F and an ideal temperature of 45°F. Rooms one through six include drainage systems.

The Valley cold storage market is experiencing a period of low vacancy, with a rate of 2.3 percent in the first quarter of 2026, significantly lower than the national average of 7.9 percent. This indicates a high demand for cold storage facilities in the area, making the property a prime opportunity for investors or businesses looking to establish a presence in the market. The proximity to key international ports, including the McAllen-Hidalgo International Bridge and the Pharr-Reynosa International Bridge, further enhances its value. These ports service the greater Rio Grande Valley market, with the Pharr-Reynosa International Bridge being ranked as the number one US port for produce imports from Mexico for eight consecutive years. The property's location within an overweight corridor also allows for the transportation of up to 50 percent more goods per truck crossing from Mexico to the US and vice-versa, making it an ideal location for businesses that require the movement of large quantities of products. The combination of the property's features and its location make it a highly desirable asset as demand for cold storage facilities in the area is expected to continue to grow.

The location near the Pharr-Reynosa International Bridge is particularly significant, given the bridge's importance in the importation of produce from Mexico.

The property's proximity to this major transportation hub provides businesses with a competitive advantage, enabling them to quickly and efficiently transport goods to and from Mexico. The low vacancy rate in the Valley cold storage market further emphasizes the property's value and significant potential for investment or business growth. The property is well-positioned to meet the growing demand for cold storage facilities in the Valley.

# PROPERTY DETAILS

## 9005 TRAVIS DRIVE, PHARR, TX 78577

Number of Suites	1
Number of Buildings	3
Total Square Feet	26,110 SF
Warehouse Square Feet	23,701 SF
Office Square Feet	2,409 SF
Office Ratio	9.23%
Cold / Freezer Square Feet	22,501 SF
Year Built	1999/2015
Year Renovated	2024
Lot Size	3.09 acres
Type of Ownership	Fee Simple
Clear Height	18'-27'
Parking Spaces	26
Parking Surface	Asphalt/Concrete
Building Class	C
Tenancy	Single-Tenant
Dock-High Doors	13
Grade-Level Doors	3
Construction	Insulated Metal
Power	100 Amps, 3-Phase, 120/220V & 440V
Type of Lighting	LED
Zoning	Planned Unit Development
Roof Type	Insulated Metal
Age/Condition of Roofs	Original - Paint & Insulation Repairs in 2019 - Average Condition
HVAC Units	2
Age/Condition of HVAC	Good
Market	TX-The Valley
Submarket	RGV Cold Storage
Market Vacancy	2.30%

### 9005 TRAVIS DR - EQUIPMENT LIST

Freon-Based Refrigeration System	
CONDENSERS	5 X 12 HP, 3 X 15 HP
EVAPORATORS	10



## 9005 TRAVIS DRIVE

OFFERING PRICE  
**\$4,200,000**

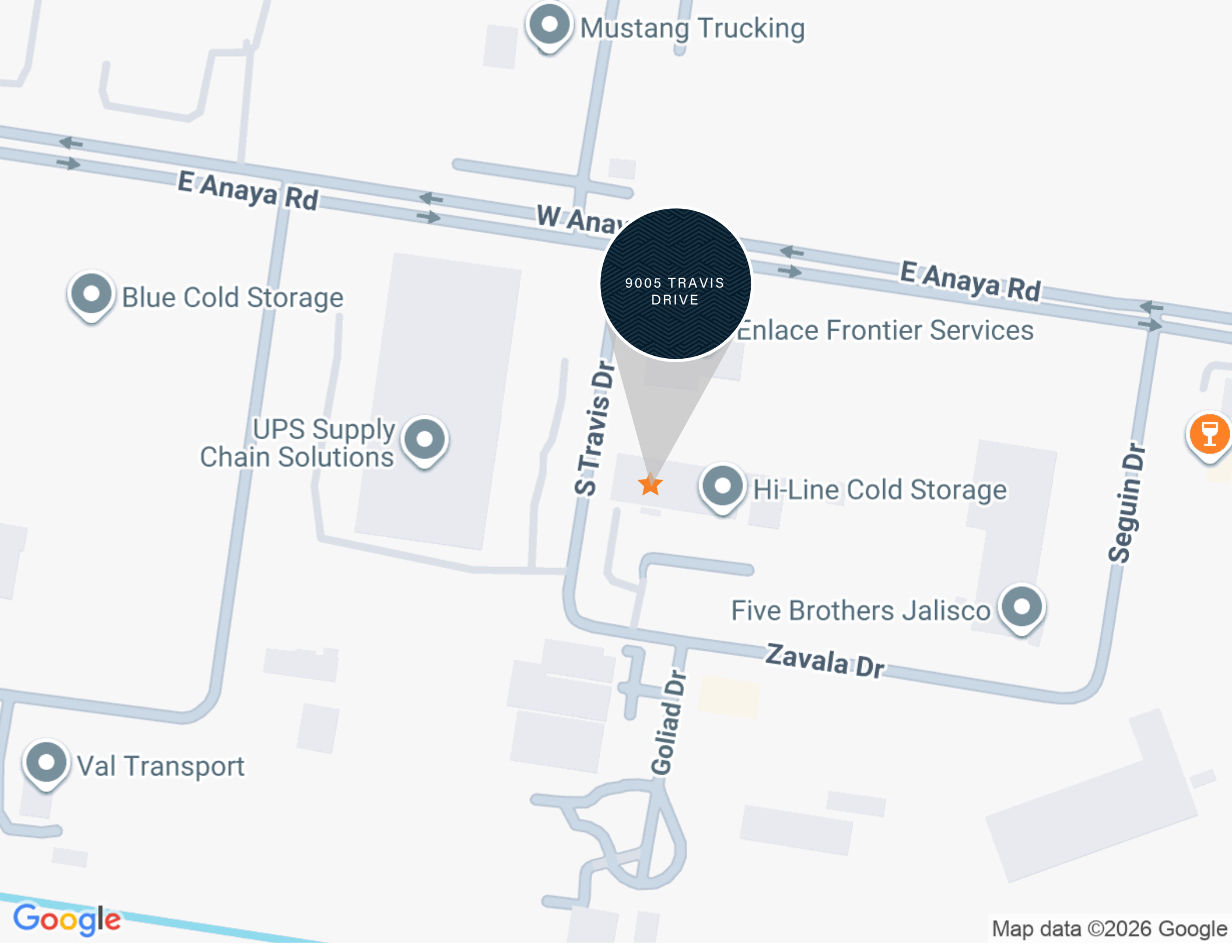
PRO FORMA CAP RATE  
**9.31%**

Offering Price	\$4,200,000
Pro Forma Cap Rate	9.31%
Price/SF	\$160.86
Total Square Feet	26,110
Tenancy	Single-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: ZAH0490046)

## OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	0	0.00	398,560	15.26
Expense Reimbursement Income				
Net Lease Reimbursement				
CAM	0	0.00	84,415	3.23
Insurance	0	0.00	25,803	0.99
Real estate Taxes	0	0.00	35,607	1.36
Total Reimbursement Income	\$0	0.0%	\$145,825	95.1%
Effective Gross Revenue	\$0	\$0.00	\$544,385	\$20.85
<b>Operating Expenses</b>				
	Current	Per SF	Pro Forma	Per SF
Electric	79,157	3.03	79,157	3.03
Water	1,290	0.05	1,290	0.05
Waste Management	3,968	0.15	3,968	0.15
Insurance	25,803	0.99	25,803	0.99
Real Estate Taxes	29,673	1.14	35,607	1.36
Management Fee	0	0.0%	7,473	1.4%
Total Expenses	\$139,891	\$5.36	\$153,298	\$5.87
Expenses as % of EGR	0.0%		28.2%	
Net Operating Income	-\$139,891	(\$5.36)	\$391,087	\$14.98



Mustang Trucking

E Anaya Rd

W Anaya

E Anaya Rd

9005 TRAVIS  
DRIVE

Blue Cold Storage

Enlace Frontier Services

UPS Supply  
Chain Solutions

S Travis Dr

Hi-Line Cold Storage

Seguin Dr

Five Brothers Jalisco

Zavala Dr

Goliad Dr

Val Transport



9005 TRAVIS  
DRIVE





## 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

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### MARKET OVERVIEW

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# 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, as well as the Texas-Mexico border, makes trade a large economic driver. The area is also known for its growing aerospace industry, and strong education and health care sectors. Brownsville-Harlingen offers visitors a mix of cultures, outdoor activities, and unique experiences. Overall, affordability allows nearly 67 percent of all households to own a home.



PORT  
ACTIVITY



AEROSPACE  
INDUSTRY



DIVERSE  
ECONOMY

# 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 metro's proximity to Mexico makes trade and logistics an important driver of the local economy. 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 45,000 residents over the next five years.



LOGISTICS  
INDUSTRY



HEALTH  
CARE

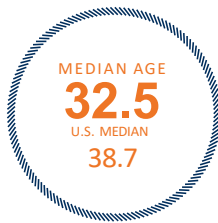
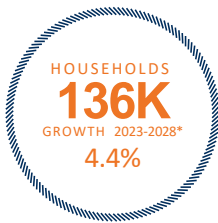


FOOD STORAGE  
AND PROCESSING

## METROPLEX GROWTH

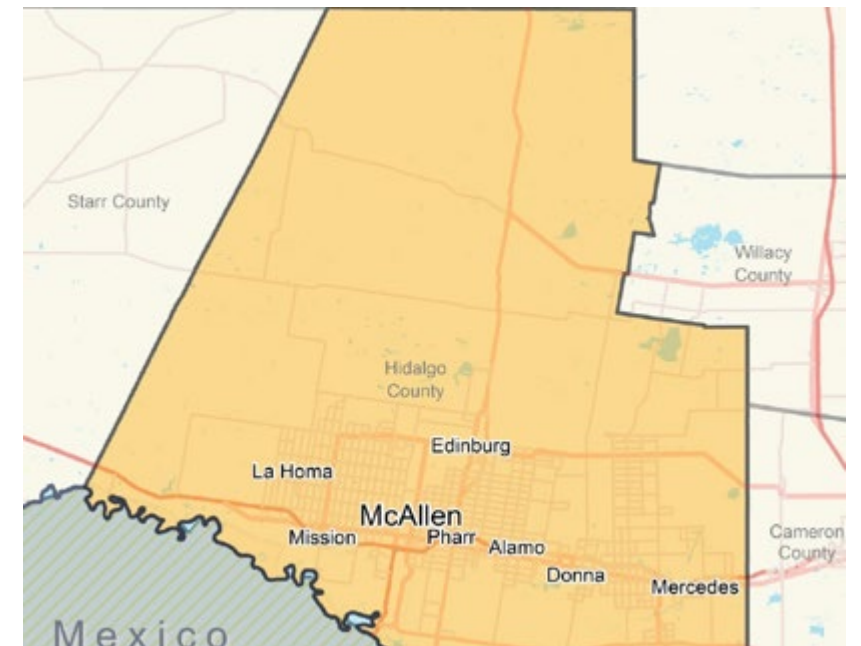
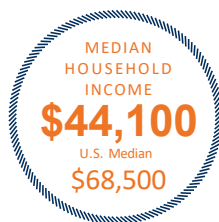
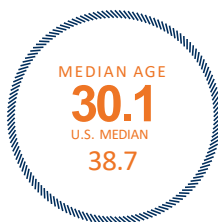
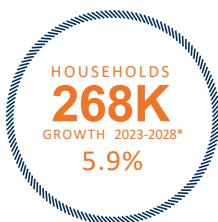
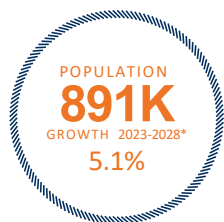
### BROWNSVILLE-HARLINGEN ECONOMY

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 approximately 30 percent of the workforce. Manufacturing firms in the area include Keppel AmFELS, ESCO Marine, Trico Technologies, and National Electric Coil.



### MCALLEN-EDINBURG-MISSION ECONOMY

The metro has a diverse employment base, including sectors like health care, retail, and trade. Health care is a significant part of the economy, and several large hospitals are located here, including Rio Grande Regional Hospital, McAllen Medical Center, 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 in McAllen. It regularly receives grants to provide equipment upgrades and manufacturing training. Texas A&M University opened a satellite campus in the recently developed community of Tres Lagos.





# 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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Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

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IABS 1-2

Buyer/Tenant/Seller/Landlord's Initials

Date

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