



Marcus & Millichap  
TAG INDUSTRIAL GROUP

# INTERNATIONAL PARKWAY COLD STORAGE

6001 SOUTH INTERNATIONAL PARKWAY, MCALLEN, TX 78503

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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 \$23,750,000.

### 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 \$20.36 per square foot. Occupying roughly 10,000 to 20,000 square feet each, 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

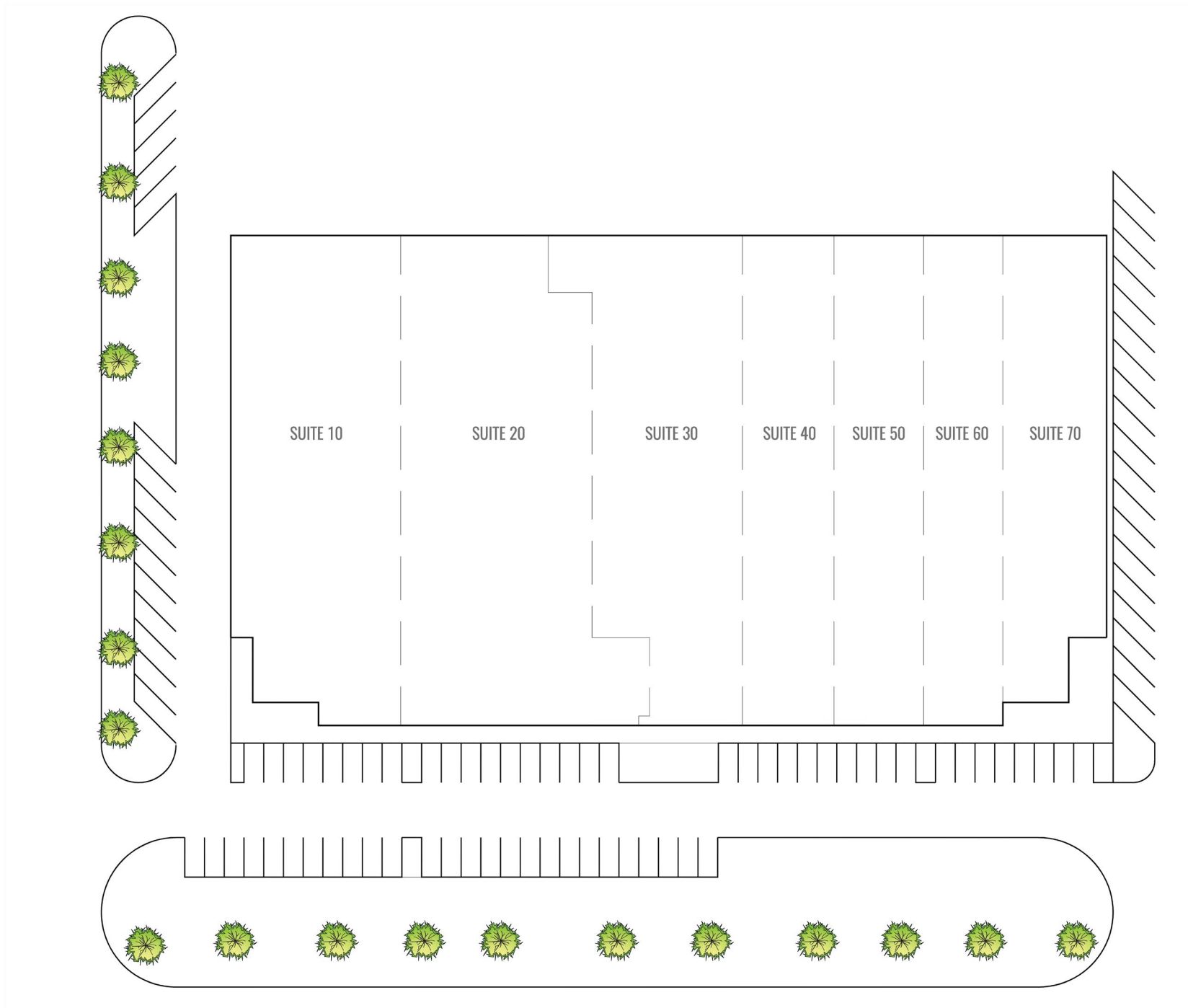
## 6001 INTERNATIONAL REFRIGERATION/HVAC EQUIPMENT LIST

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**



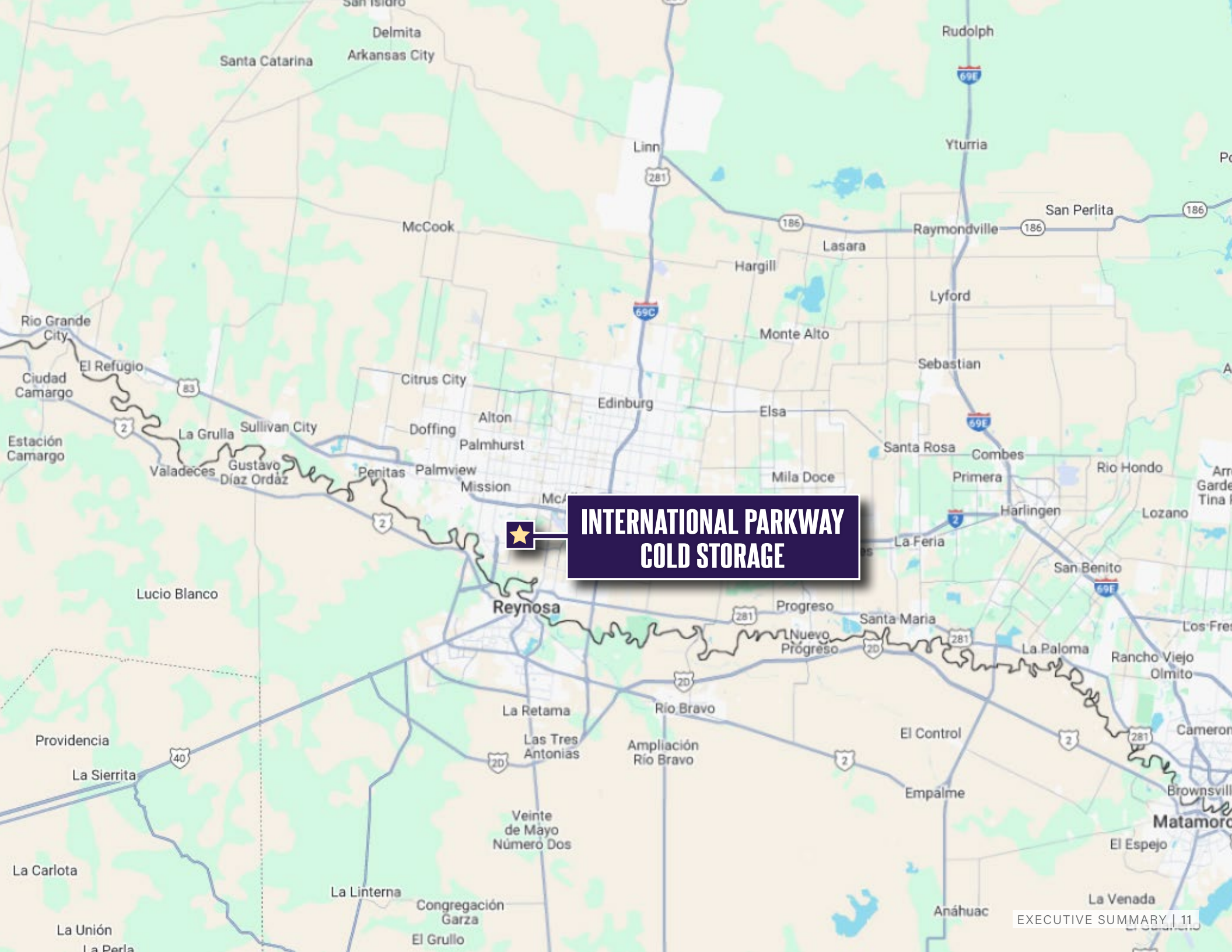
**Located within Overweight Corridor in Close Proximity to Two Key International Ports**



**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**







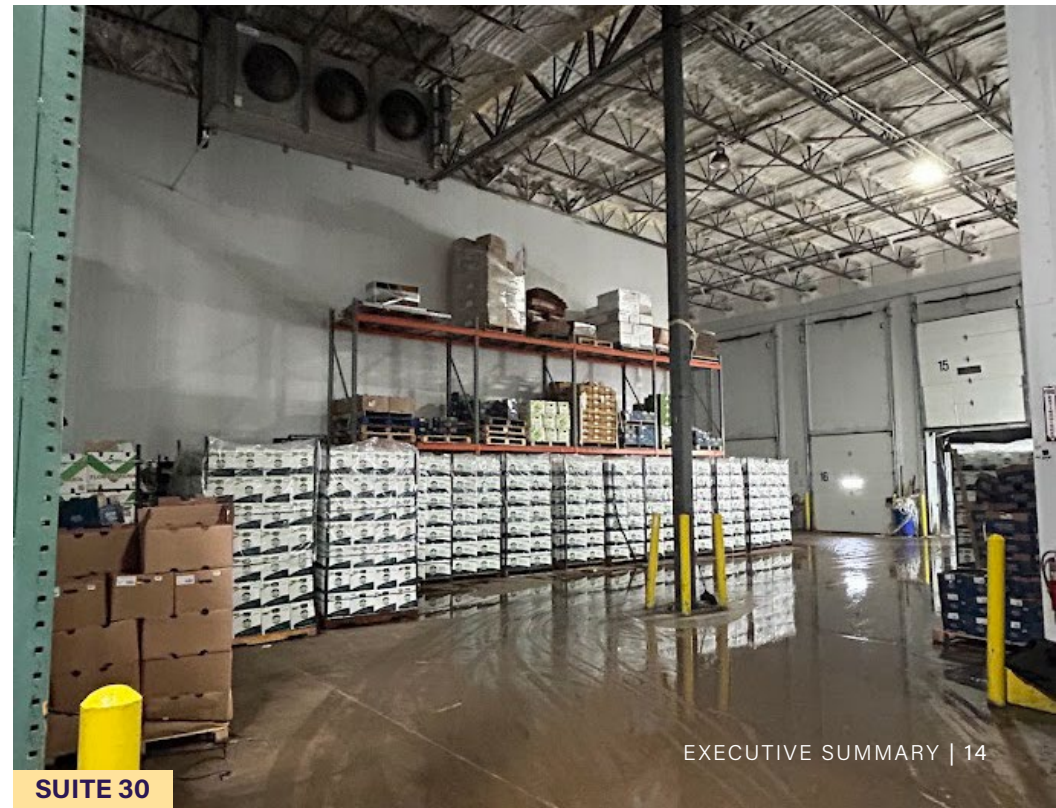
SUITE 10



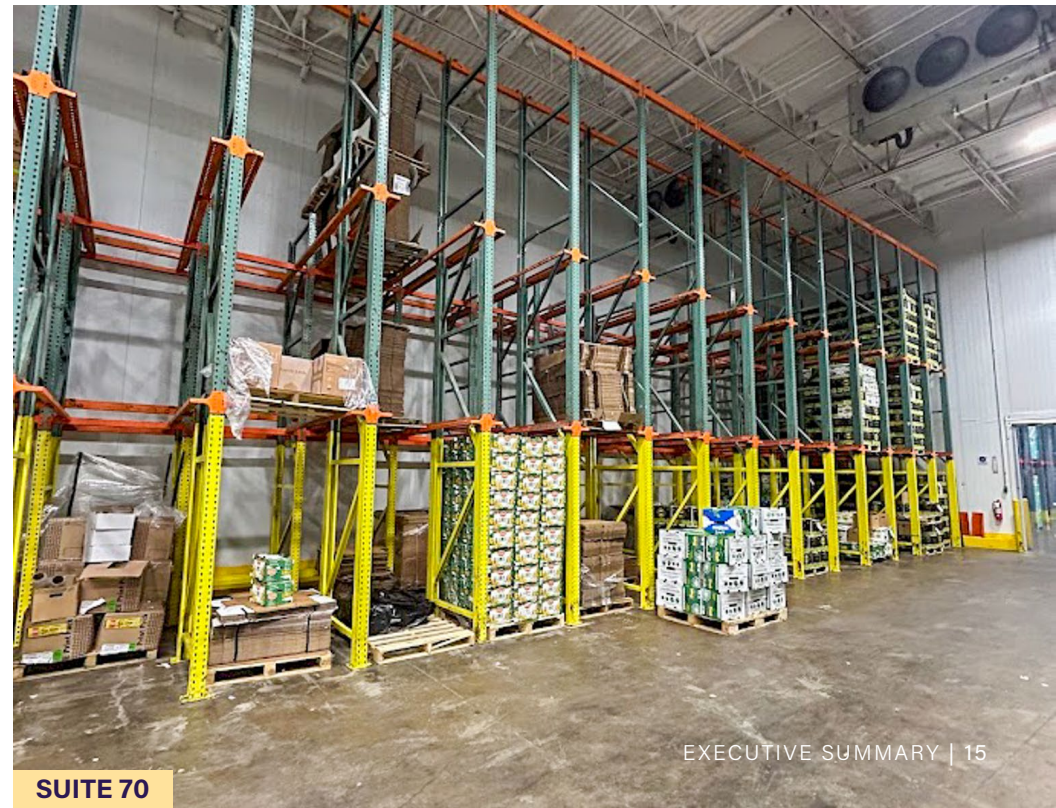
SUITE 10



SUITE 20



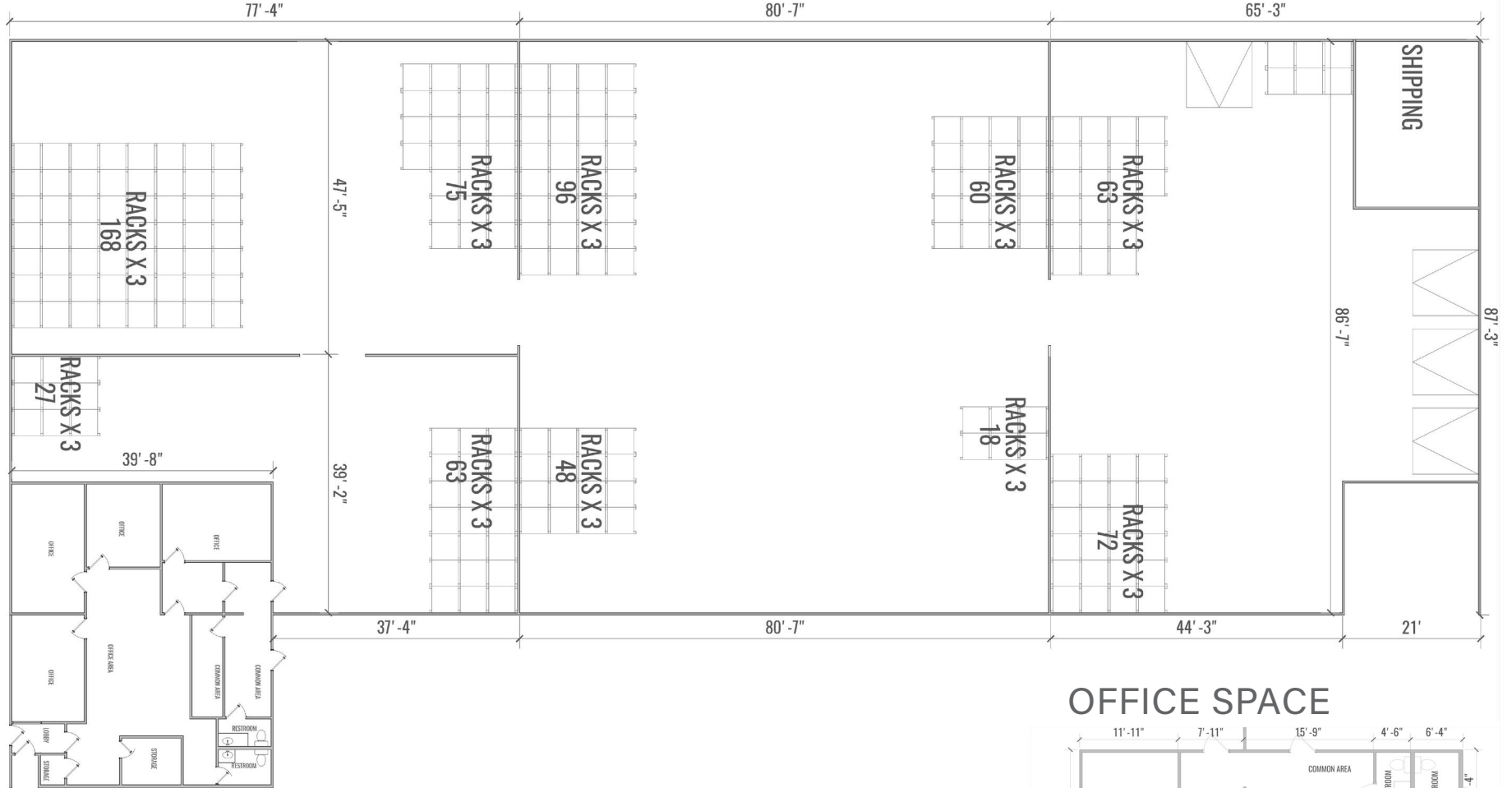
SUITE 30



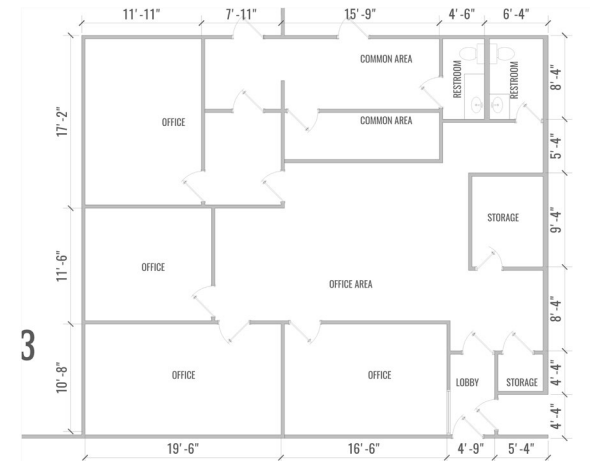


# SUITE 20 FLOOR PLAN

## COLD ROOM

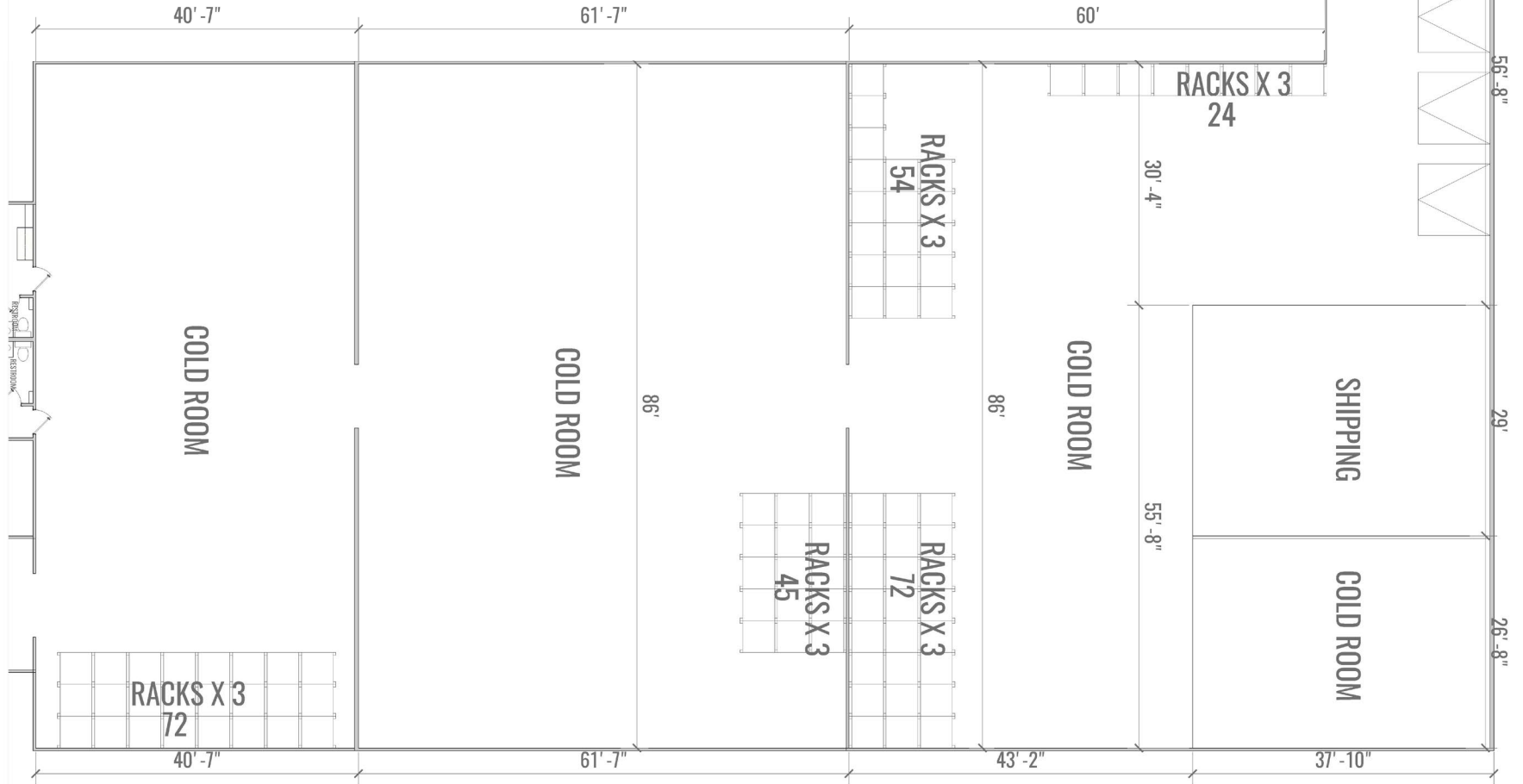


## OFFICE SPACE

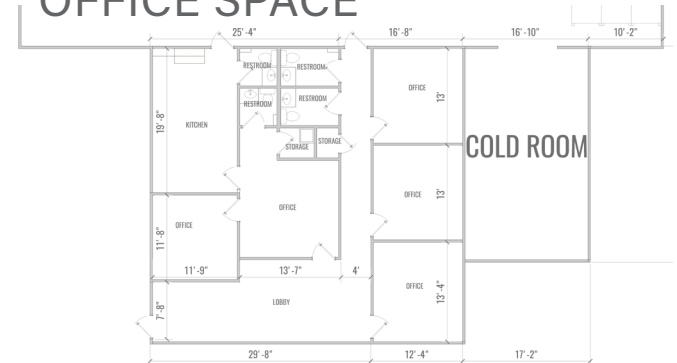


# SUITE 30 FLOOR PLAN

## COLD ROOM

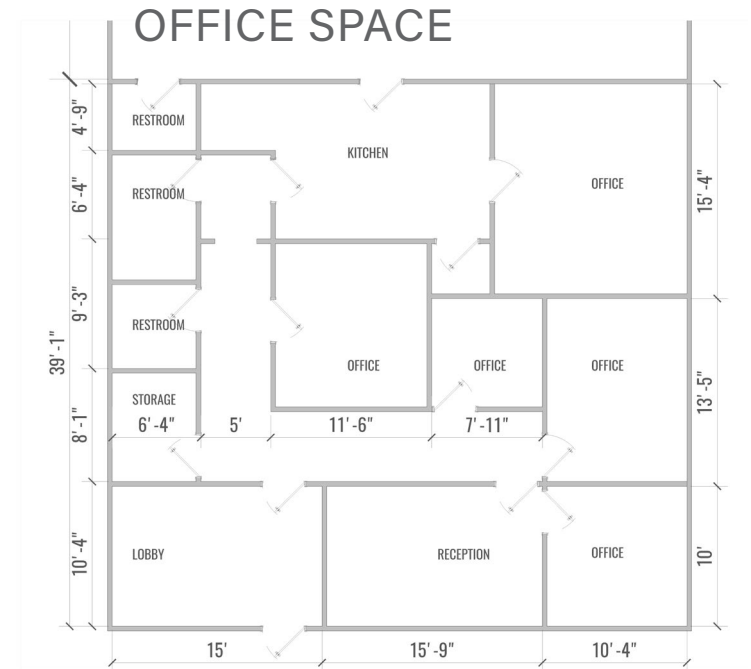
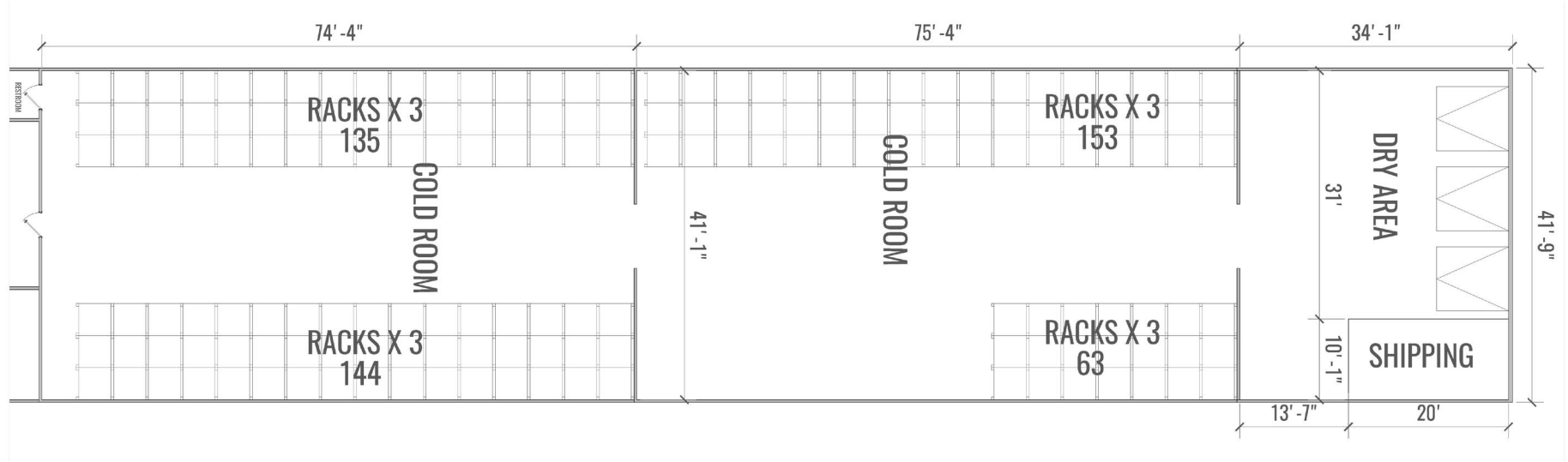


## OFFICE SPACE



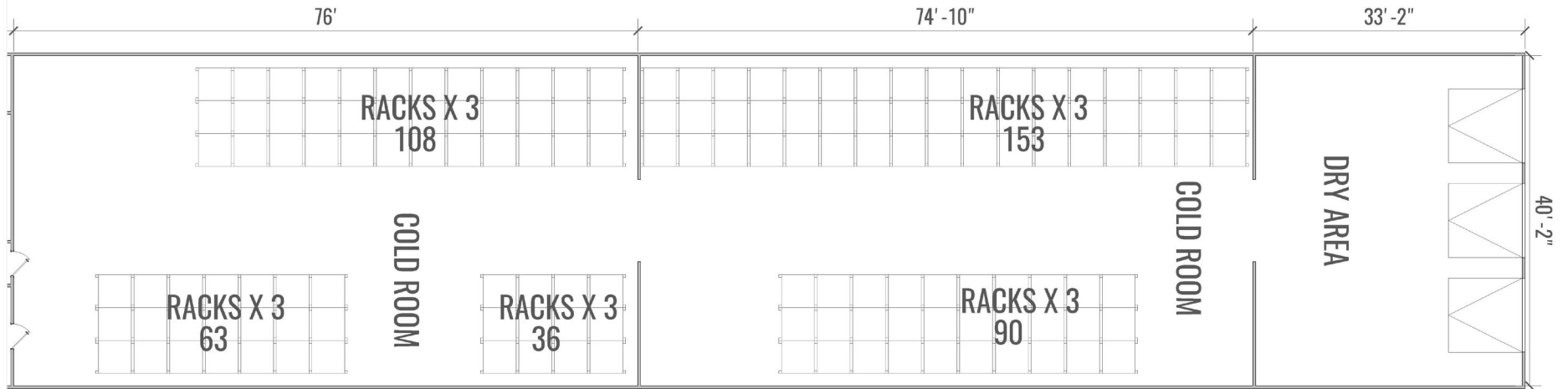
# SUITE 40 FLOOR PLAN

## COLD ROOM

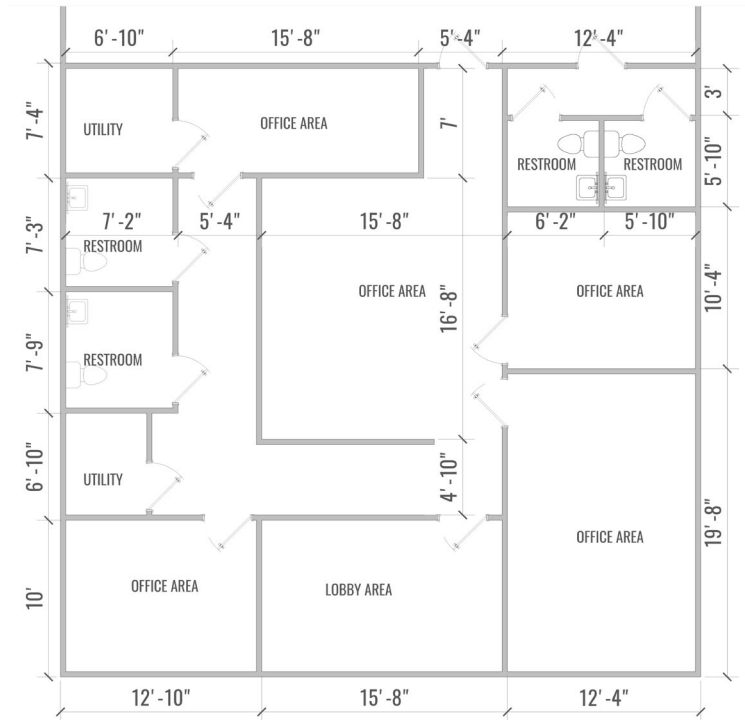


# SUITE 50 FLOOR PLAN

## COLD ROOM

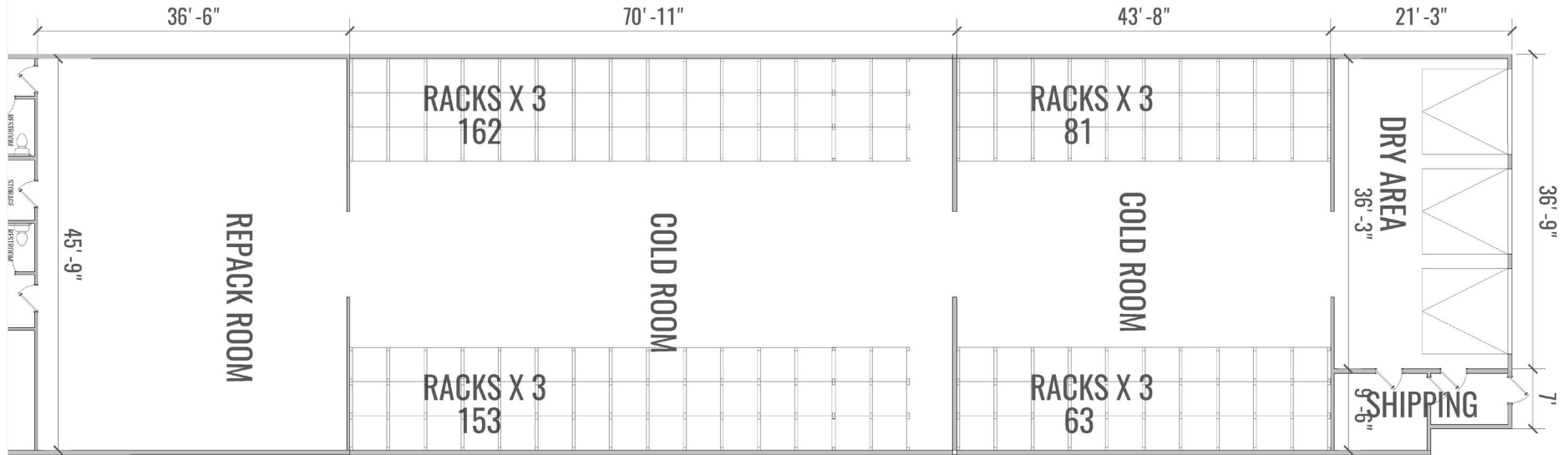


## OFFICE SPACE

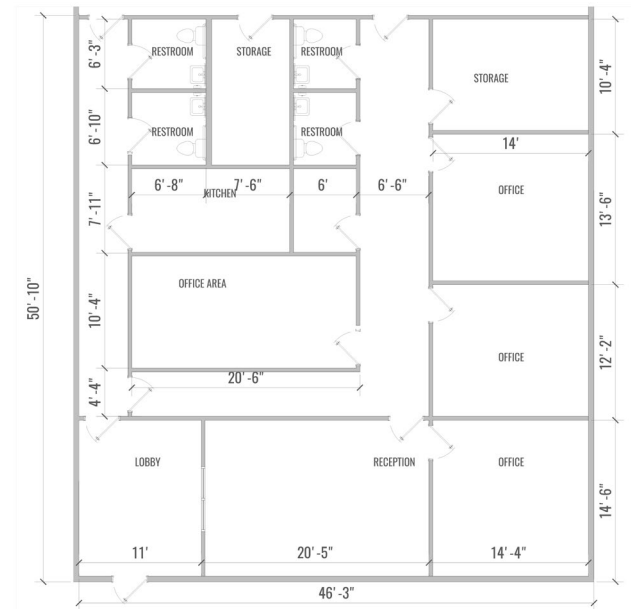


# SUITE 60 FLOOR PLAN

## COLD ROOM

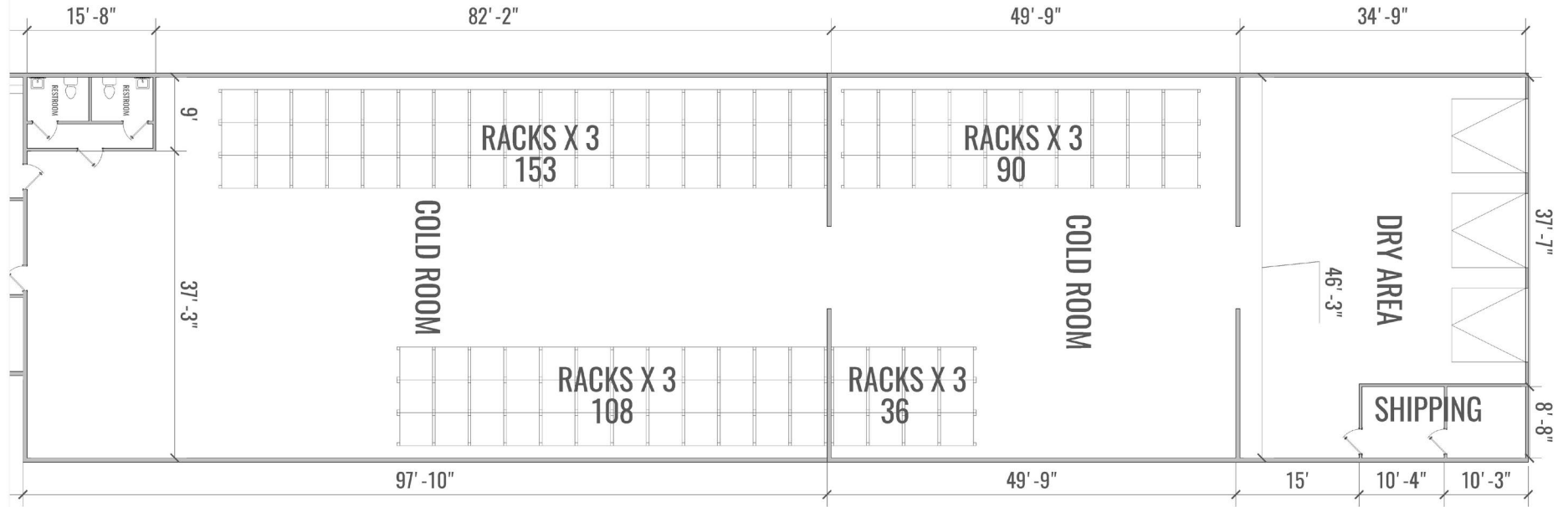


## OFFICE SPACE

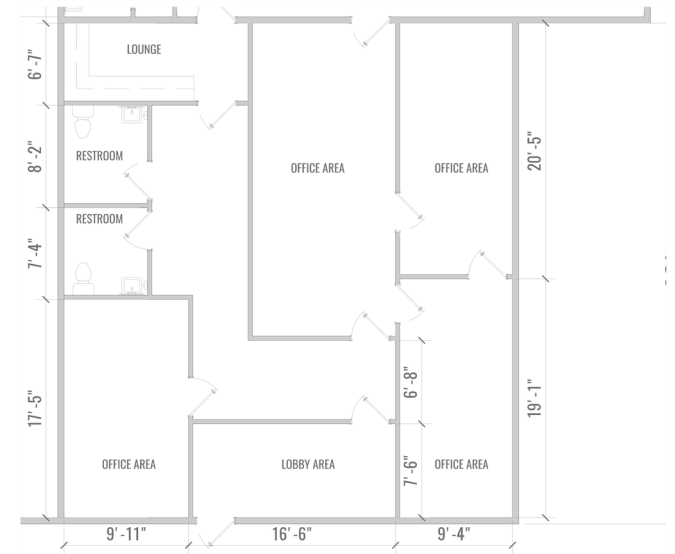


# SUITE 70 FLOOR PLAN

## COLD ROOM



## OFFICE SPACE





# SECTION 2

FINANCIAL ANALYSIS

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# OFFERING HIGHLIGHTS

## PRICING

Offering Price	\$23,750,000
Cap Rate	7.60%
Pro Forma Cap Rate	7.67%
Price Per-Square-Foot	\$233.51
Total Square Feet	101,710
Rental Rate (Average)	\$20.36
Lease Type	Modified Gross
WALT	1.68 Years
Rental Increases	3.5% Annually
Tenancy	Multi-Tenant
Occupancy	100.00%

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# DEBT QUOTE

<b>Origination Date</b>	June-2026
<b>LTV</b>	65.0%
<b>Loan Balance</b>	\$15,437,500
<b>Interest Rate</b>	6.40%
<b>Term (Years)</b>	5 Years
<b>Maturity Date</b>	May-2031
<b>Amortization Period (Years)</b>	30 Years
<b>Loan Constant</b>	7.51%
<b>Annual Debt Service Payment (P&amp;I only)</b>	(\$1,158,750)
<b>Equity</b>	\$8,312,500
<b>Outstanding Loan Balance at Maturity</b>	\$14,434,460
<b>Term Remaining (Months)</b>	60 Months
<b>Loan Origination Fee (0.00%)</b>	1.00%

## DEBT CONTACT

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Year Ending	May-2027	May-2028	May-2029	May-2030	May-2031
<b>Interest</b>	\$982,901	\$971,311	\$958,957	\$945,788	\$931,751
<b>Principal</b>	\$175,848	\$187,439	\$199,793	\$212,962	\$226,998
<b>Total Interest</b>	\$982,901	\$971,311	\$958,957	\$945,788	\$931,751
<b>Total Principal</b>	\$175,848	\$187,439	\$199,793	\$212,962	\$226,998
<b>Cash Flow From Financing</b>	\$1,158,750	\$1,158,750	\$1,158,750	\$1,158,750	\$1,158,750

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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.							
Mega Produce	10	20,244	19.9%	6/1/26	5/31/28	\$20.75	\$35,000	\$420,000	\$434,700	Jun-2027	3.50%	Modified Gross
J&C Tropicals	20	20,244	19.9%	6/1/25	5/31/27	\$21.47	\$36,225	\$434,700	\$449,915	Jun-2027	3.50%	Modified Gross
San Jorge Produce	30	20,244	19.9%	4/1/26	3/31/28	\$20.15	\$34,000	\$408,000	\$424,743	Apr-2027	3.50%	Modified Gross
Abasto Corporation*	40	10,244	10.1%	6/1/26	5/31/28	\$19.91	\$17,000	\$204,000	\$216,125	Aug-2027	2.94%	Modified Gross
San Jose Produce & Imports	50	10,244	10.1%	11/1/24	10/31/27	\$18.74	\$16,000	\$192,000	\$202,777	Nov-2027	3.50%	Modified Gross
Art MX	60	10,244	10.1%	4/1/26	3/31/28	\$19.74	\$16,850	\$202,200	\$210,498	Apr-2027	3.50%	Modified Gross
Line Master Transportation	70	10,246	10.1%	5/1/25	4/30/28	\$20.50	\$17,500	\$210,000	\$217,984	May-2027	3.50%	Modified Gross
<b>Total</b>		<b>101,710</b>				<b>\$20.36</b>	<b>\$172,575</b>	<b>\$2,070,900</b>	<b>\$2,156,742</b>			
				Occupied Tenants: 7	Unoccupied Tenants: 0	Occupied GLA: 100.00%		Unoccupied GLA: 0.00%				
						Total Current Rents: \$173,666		Occupied Current Rents: \$173,666		Unoccupied Current Rents: \$0		

Notes: Suite 40 will be Master Leased by Abasto Corporation for \$17,000/month until the space is filled. Estimated 2-Months to backfill after Mega Produce moves from Suite 40 into Suite 10.

# OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF	Notes
Scheduled Base Rental Income	2,083,992		20.49	2,156,742		21.20	
Expense Reimbursement Income							
Net Lease Reimbursement							
Total Reimbursement Income	\$0	0.0%	\$0.00	\$0	0.0%	\$0.00	
Effective Gross Revenue	\$2,083,992		\$20.49	\$2,156,742		\$21.20	

Operating Expenses	Current		Per SF	Pro Forma		Per SF	Notes
Condo Fees	6,400		0.06	6,592		0.06	Grossed 3% Annually
Repairs & Maintenance	82,000		0.81	84,460		0.83	Grossed 3% Annually
Fire Alarm	882		0.01	909		0.01	Grossed 3% Annually
Electric	6,500		0.06	6,695		0.07	Grossed 3% Annually
Water	10,436		0.10	10,749		0.11	Grossed 3% Annually
Insurance	42,000		0.41	43,260		0.43	Grossed 3% Annually
Real Estate Taxes	101,387		1.00	152,080		1.50	Grossed 50% After Sale
Management Fee	30,513	1.5%	0.30	31,428	1.5%	0.31	Market Estimate - \$0.30/SF
Total Expenses	\$280,118		\$2.75	\$336,173		\$3.31	
Expenses as % of EGR	13.4%			15.6%			
Net Operating Income	\$1,803,874		\$17.74	\$1,820,569		\$17.90	



# SECTION 3

TENANT & INDUSTRY

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## 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/](http://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](http://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).

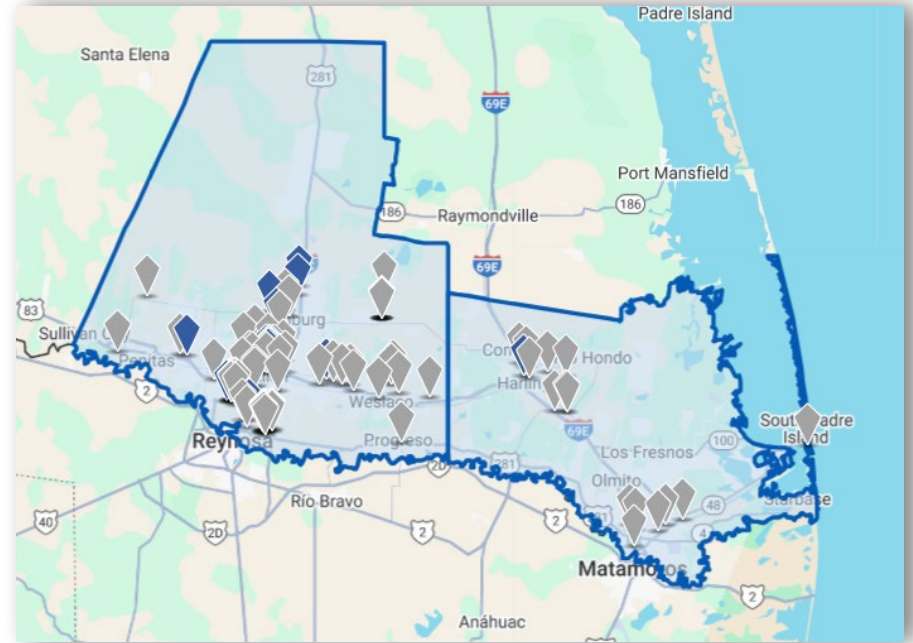
While estimates vary, the global cold storage market was valued at \$159.7 billion in 2024 and is projected to grow to \$427.6 billion by 2030. North America accounted for the largest market share at 34.1 percent (Grandview Research). The cold storage market within the U.S. was valued at \$39.6 billion 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.

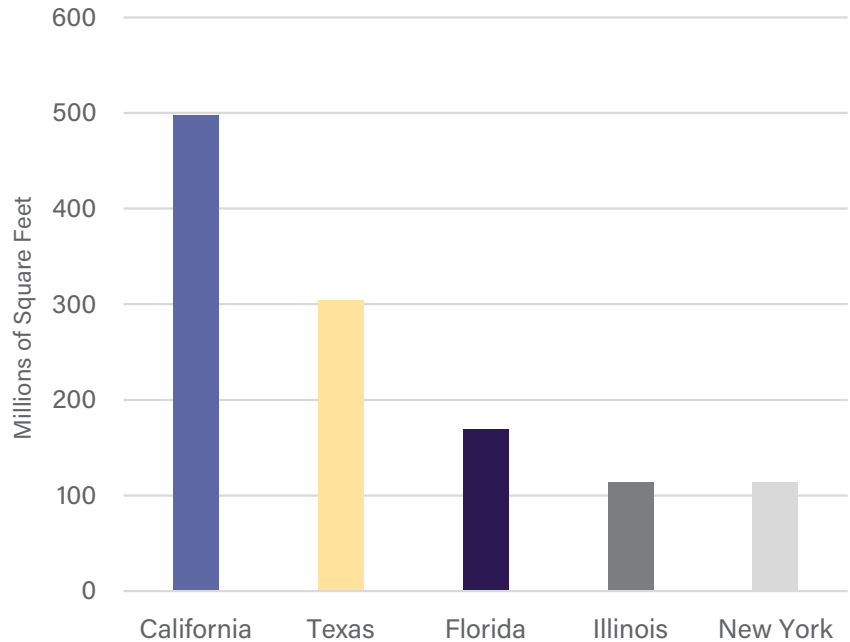


## TEXAS COLD STORAGE MARKET

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.

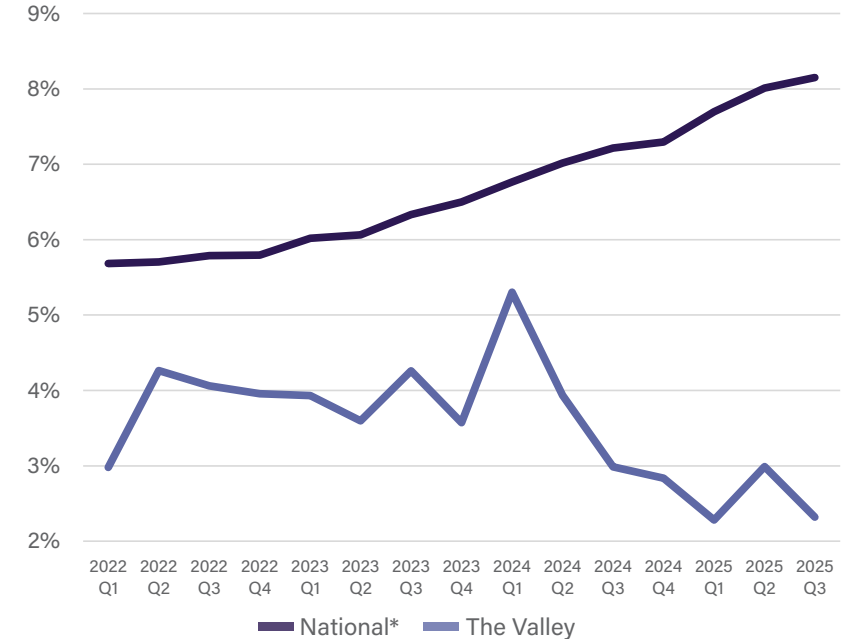


### NOTABLE COLD STORAGE MARKETS



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).

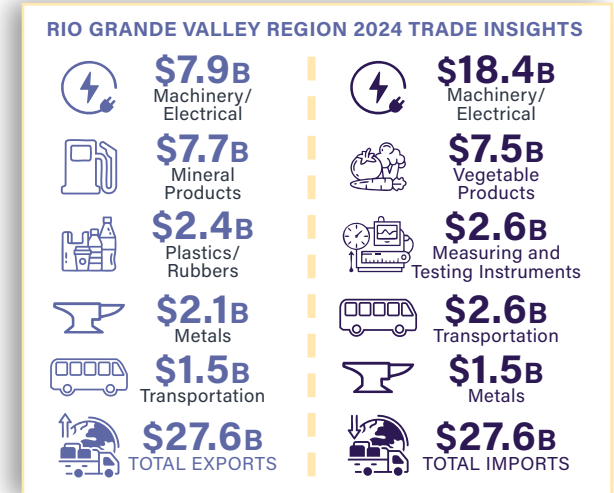
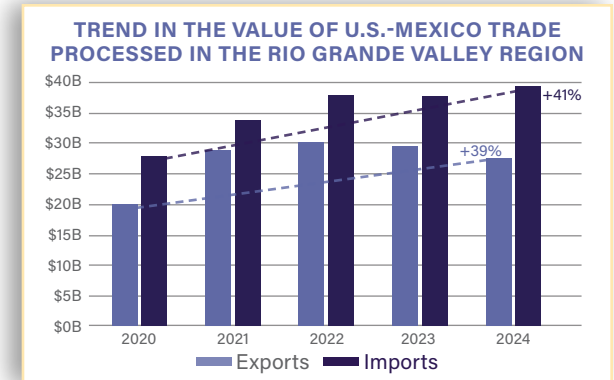
**Due to proximity, economic strength, and infrastructure, Mexico serves as the largest foreign market for the state of Texas, which ranks as the nation’s largest exporter.** In 2024, Texas shipped \$123.5 billion in goods to Mexico, representing 27 percent of the state’s total goods exports. Before 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

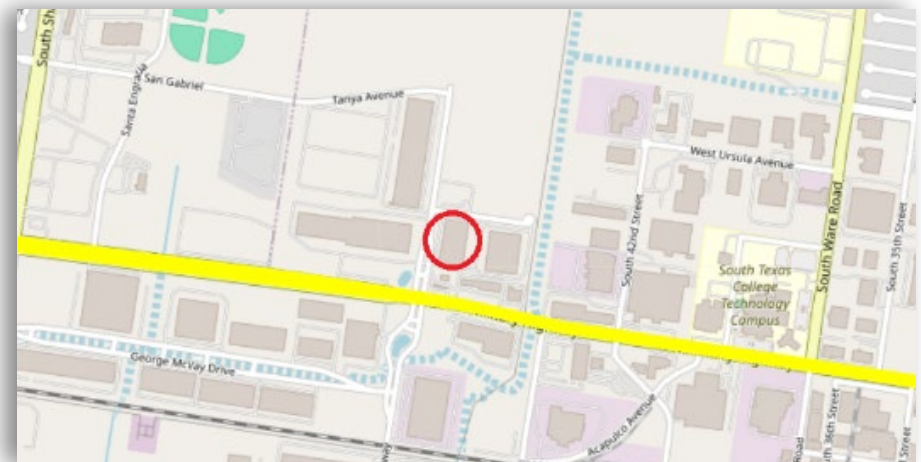
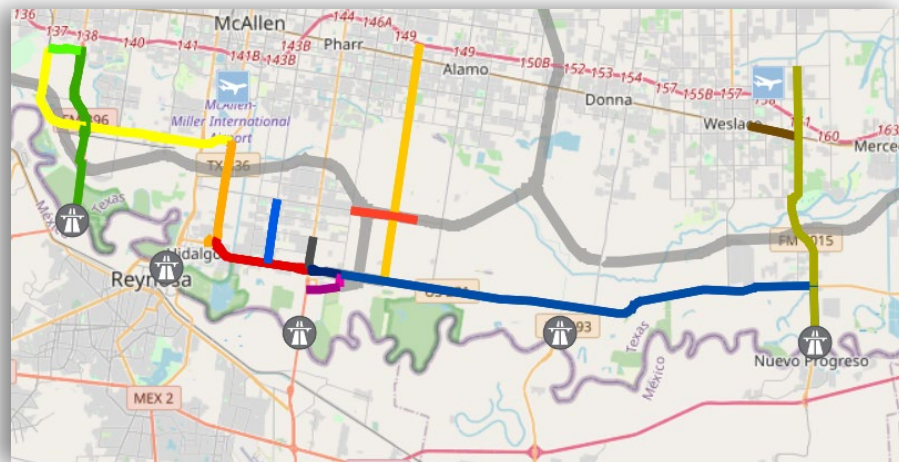


Two key bridges in the RioPlex sit in close proximity to the subject property: the McAllen-Hidalgo International Bridge situated six miles away, and the Pharr Port of Entry (feeding into the Pharr-Reynosa International Bridge) positioned 10 miles away. The Anzalduas Port of Entry, located only three 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



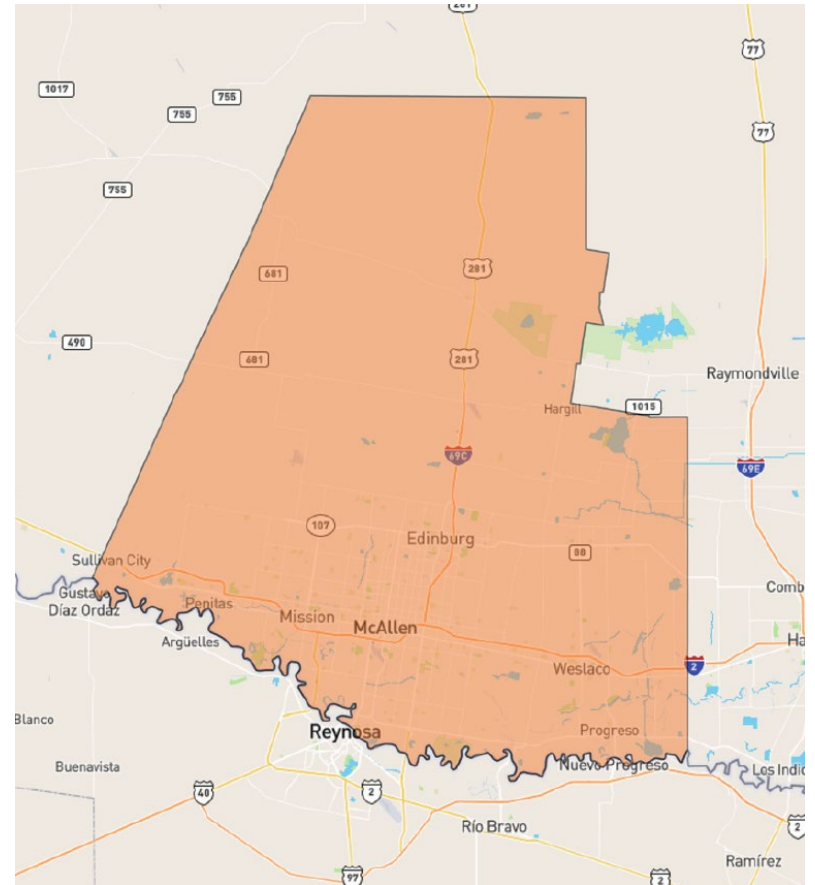
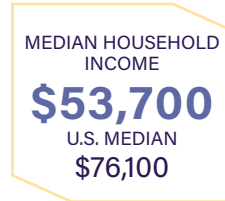
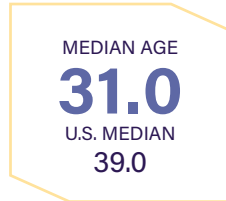
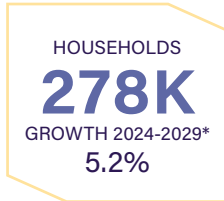
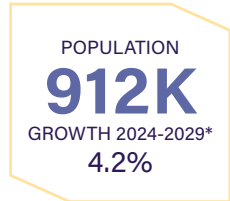
HEALTH  
CARE



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.



# 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



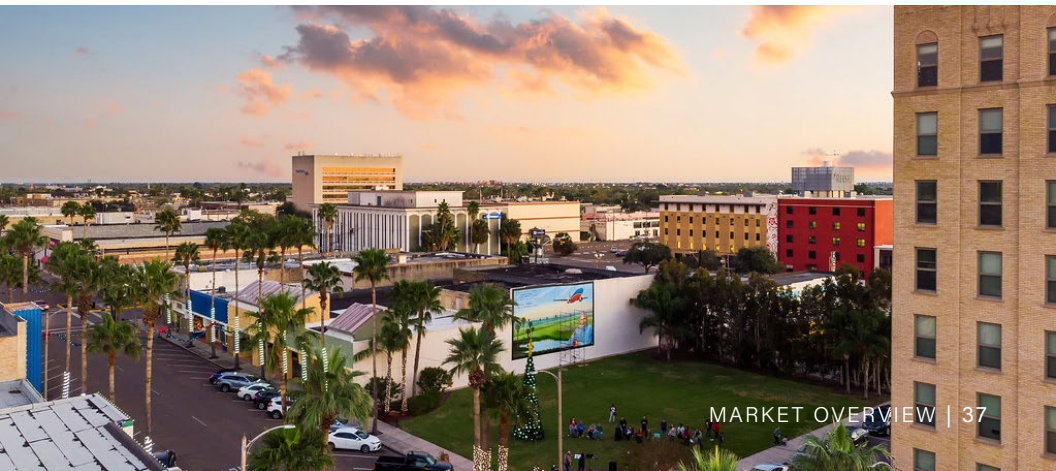
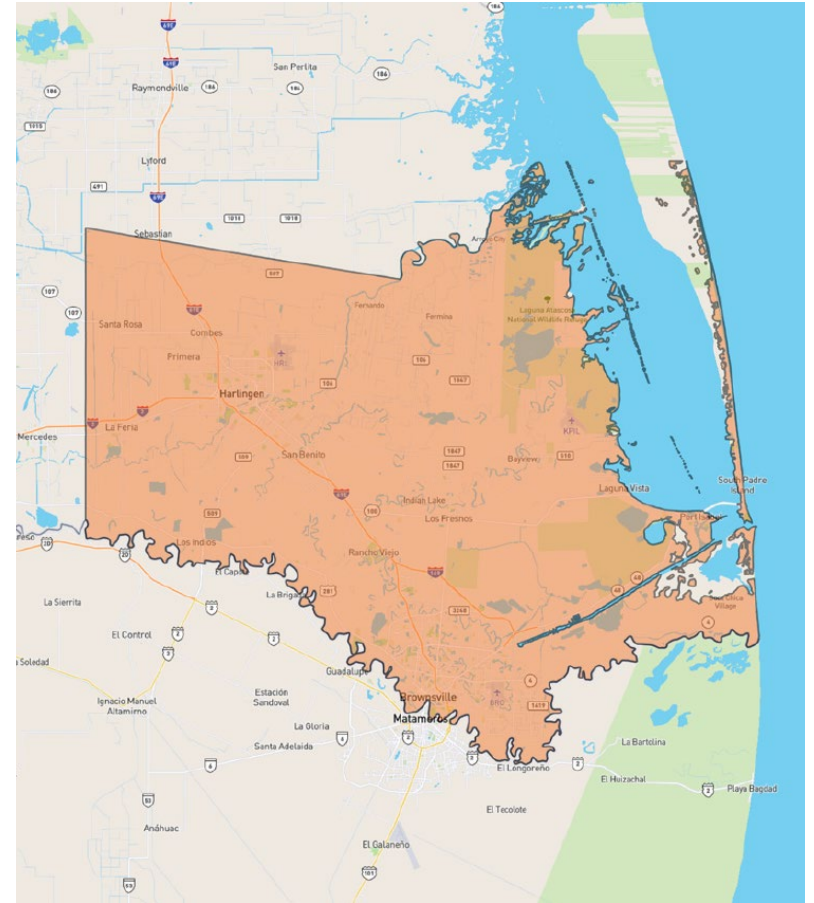
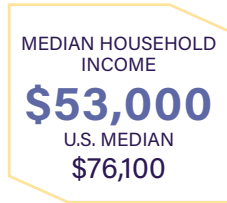
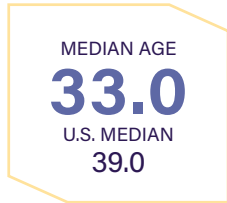
AEROSPACE  
INDUSTRY



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.



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

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

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
<b>2024 Estimate</b>			
\$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
<b>Population By Age</b>			
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
<b>Population 25+ by Education Level</b>			
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%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	22.0	21.0	21.0

# INTERNATIONAL PARKWAY COLD STORAGE

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