



Marcus & Millichap
TAG INDUSTRIAL GROUP

DONNA COLD STORAGE

2243 NORTH GOOLIE ROAD, DONNA, TX 78537

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TABLE OF CONTENTS

- EXECUTIVE SUMMARY**
 - Offering Summary
 - Investment Overview
 - Investment Highlights
 - Regional Map
- PROPERTY DESCRIPTION**
 - Property Details
 - Refrigeration Units
 - Floor Plan
 - Photography
- FINANCIAL ANALYSIS**
 - Rent Roll
 - Operating Statement
 - Offering Highlights
- TENANT & INDUSTRY OVERVIEW**
 - Border Distribution Services
 - Cold Storage Industry
 - The Valley Cold Storage Market
 - Infrastructure Projects
- MARKET OVERVIEW**
 - McAllen-Edinburg-Mission Overview
 - Brownsville-Harlingen Overview
 - City Amenities
 - impressive Fundamentals
 - Demographics



SECTION 1

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Address	2243 North Goolie Road, Donna, TX 78537
Number of Suites	1
Number of Buildings	1
Total Square Feet	97,590
Year Built	2009/2017
Lot Size	15.48 Acres
Type of Ownership	Fee Simple

2243 NORTH
GOOLIE ROAD

DONNA COLD STORAGE

97,590 SF INDUSTRIAL
PROPERTY IN DONNA, TEXAS

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 2243 Goolie Road in Donna, Texas, anchored by the owner, Border Distribution Services (BDS). The subject property consists of approximately 97,590 square feet of industrial space and is situated on 15.48 acres of land. Delivered in 2009 and renovated in 2017, the asset features 47,719 square feet of cold storage space, a 29' to 36' clear height, 11 dock-high doors, two grade-level doors, three-phase heavy power with 480 volts, and a 365-kilowatt emergency generator.

This sale is ideal for investors seeking a negotiable equity stake in BDS along with a five-year triple-net leaseback at \$11.00 per square foot with 3.0 percent annual escalations. The formation of a new business partnership will allow BDS to expand its on-site facility to 128,000 square feet with the use of the proceeds from the sale. Buyers also have the opportunity to purchase the property as a direct sale-leaseback, acquire both the property and the business in full, or buy the property as vacant for owner use and/or lease-up opportunity. Established in 2023 after acquiring Bland Distribution Services, BDS offers specialty cold storage, logistics, packing, and repacking of fruits and vegetables imported from Mexico. BDS is supported by 174 years of combined experience among the management team. With an expanded facility, BDS expects revenues to grow 63 percent in the first year of operation.

Located along Interstate 2, the asset has proximity to the Pharr-Reynosa International Bridge and sits only 12 miles north of the Donna/Rio Bravo International Bridge. State Highway 68 is a proposed "loop" that will connect Interstates 2 and 69C, improving access to the Donna/Rio Bravo bridge. The \$248 million project has already been funded by the Texas Department of Transportation, and construction is expected to begin in the near future (HCRMA). Currently, the Donna/Rio Bravo port of entry can only accommodate passenger vehicles and southbound empty commercial trucks. However, the Donna/Rio Bravo bridge will undergo a \$72 million redevelopment to accommodate commercial cargo. Construction is expected to start by July 2026, with a targeted completion date of December 2027 (Pro Texas Industry). Together with State Highway 68 and the redeveloped Donna/Rio Bravo bridge, the subject property is strategically positioned to benefit economically. Lower Rio Grande Valley ranks as the top distribution point for produce goods between the U.S. and Mexico. During the second quarter of 2026, the "Valley" maintained an impressive 2.6 percent vacancy rate among cold storage properties, well below the national cold storage average of 8.3 percent.

McAllen-Harlingen-Brownsville Metroplex is composed of two metropolitan statistical areas, the McAllen-Edinburg-Mission metro and the 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 an important driver 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.

INVESTMENT HIGHLIGHTS



97,590-Square-Foot Industrial Cold Storage Asset
Situated On 15.48 Acres



Delivered 2009 and Renovated in 2017, Featuring 29'-36' Clear Heights, 11 Dock Doors, Two Grade Doors, 47,719 Square Feet of Cold Storage Space, & Three-Phase Heavy Power with 480V and 365 KW Emergency Generator



Ideal for Investors Seeking Equity Stake in BDS with Five-Year NNN Sale-Leaseback at \$11.00/SF and 3.0% Escalations | Additional Sale Opportunities Available



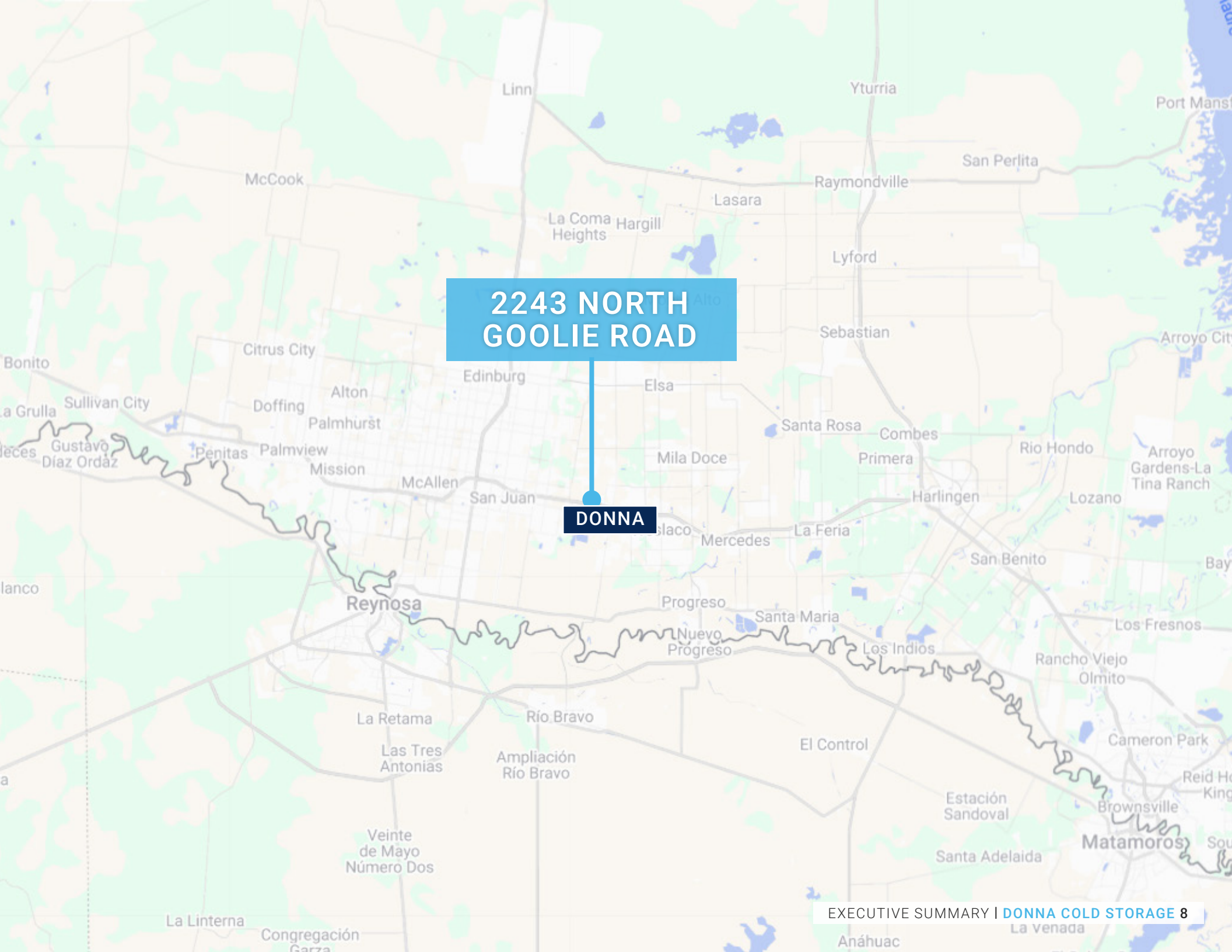
Supported by 174 Years of Combined Experience, BDS Provides Specialty Cold Storage Services for Mexican Produce Imports | BDS Seeks to Expand On-site Facility to Increase Revenues



Proximity to I-2 and the Donna/Rio Bravo and Pharr-Reynosa International Bridges



#1 Market for Produce Distribution Between the U.S. and Mexico with 1.5% Vacancy Among Cold Storage in Outlying Hidalgo County Submarket (Q1 2026)



2243 NORTH
GOOLIE ROAD

DONNA



SECTION 2

PROPERTY DESCRIPTION

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PROPERTY DETAILS

Address	2243 North Goolie Road, Donna, TX 78537
Number of Suites	1
Number of Buildings	1
Total Square Footage	97,590 SF
Cold Storage Space	47,719 SF
Dry Warehouse Space	21,260 SF
Canopy Space	21,312 SF
Office Square Footage	7,299 SF
Office Buildout %	4.48%
Year Built	2009/2017
Lot Size	15.48 Acres
Clear Height	29'-36'
Parking Spaces	33
Parking Surface	Asphalt
Building Class	B
Tenancy	Owner-User
Dock High Doors	11
Grade-Level Doors	2
Construction	Tilt Wall + Metal
Power	480V / 3 Phase Main + 365kW Emergency Generator
Type of Lighting	LED
Zoning	B-2
Roof Type	Metal
Age/Condition of Roofs	2009/2017
HVAC Units	3
Age/Condition of HVAC	6-15 Years
Sprinklers	Wet
Market	TX-The Valley
Submarket	TX - RGV Cold Storage
Market Vacancy	2.30%

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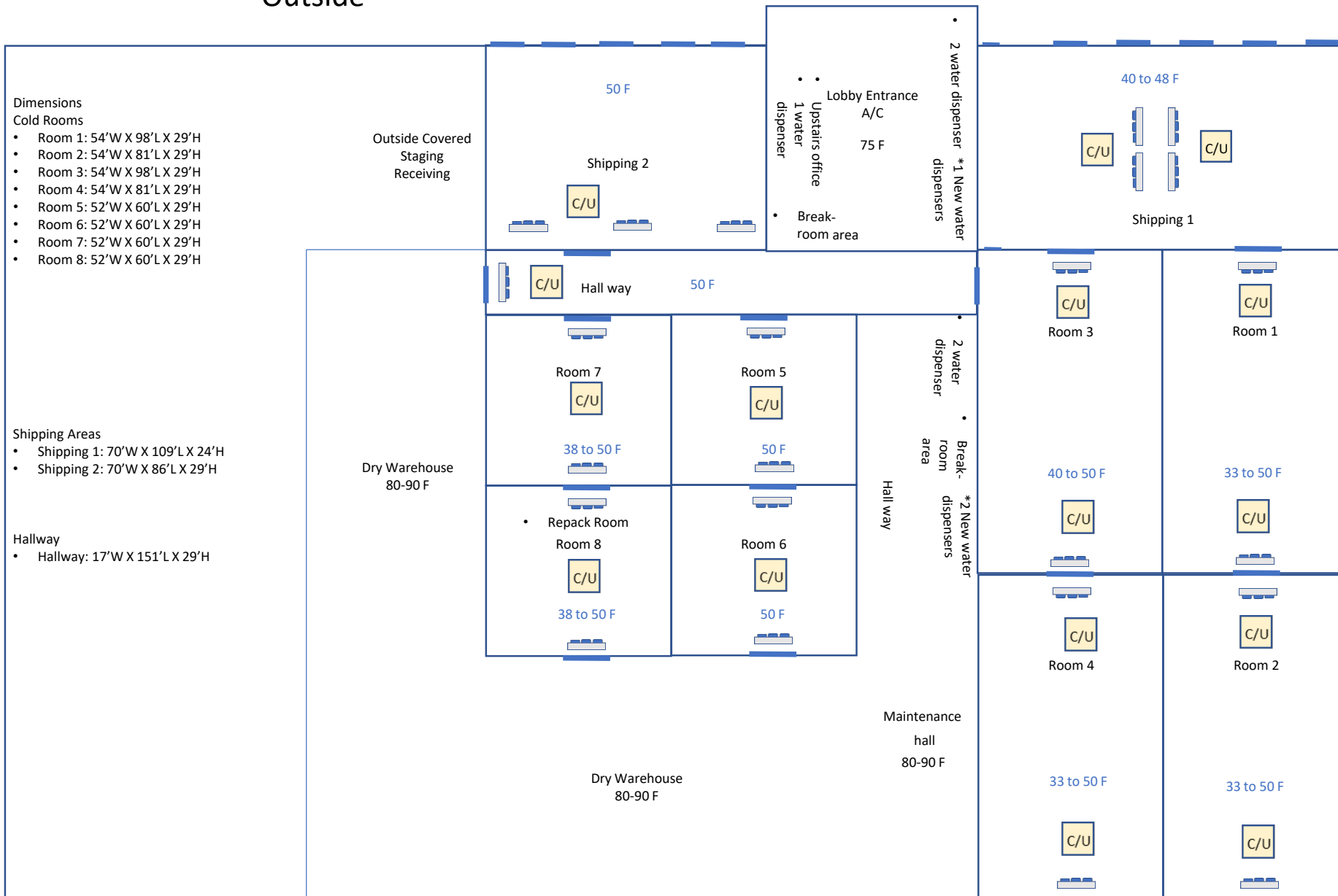


REFRIGERATION UNITS (WAREHOUSE & PRODUCTION)

AREA/LOCATION	UNITS/QUANTITY	CAPACITY (TONS)	BRAND/NOTES
Shipping 1	2 Units	15 Tons Each	Keeprite
Cold Room 1	2 Units	25 Tons Each	Keeprite
Cold Room 2	2 Units	25 Tons Each	Keeprite
Cold Room 3	2 Units	25 Tons Each	Keeprite
Cold Room 5	2 Units	25 Tons Each	Keeprite
Cold Rooms 5, 6, 7 & 8	4 Units (1 Per Room)	~18 Tons Each	Witt
Main Hallway	1 Evaporator	20 Tons Each (Compressors)	Witt
Shipping 2	3 Evaporators/ 2 Compressors	20 Tons Each Compressors	Maintains Uniform Temperature

FLOOR PLAN

Outside



*This floor plan is not a professional drawing. All dimensions and square footage are estimates and should be independently verified by prospective purchasers.

Outside













SECTION 3

FINANCIAL ANALYSIS

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
Border Distribution Services	A	97,590	100.0%	COE	COE + 5-Years	\$11.00	\$89,458	\$1,073,490	\$1,105,695	COE + 1 Year	3.00%	NNN
Total		97,590				\$11.00	\$89,458	\$1,073,490	\$1,105,695			
			Occupied Tenants: 1	Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%				
				Total Current Rents: \$89,458		Occupied Current Rents: \$89,458		Unoccupied Current Rents: \$0				

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OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF	Notes
Scheduled Base Rental Income	1,073,490		11.00	1,105,695		11.33	
Expense Reimbursement Income							
Net Lease Reimbursement							
CAM	236,112		2.42	243,195		2.49	
Insurance	75,952		0.78	78,231		0.80	
Real estate Taxes	138,480		1.42	152,328		1.56	
Total Reimbursement Income	\$450,544	93.7%	\$4.62	\$473,754	93.7%	\$4.85	
Effective Gross Revenue	\$1,524,034		\$15.62	\$1,579,449		\$16.18	

Operating Expenses	Current		Per SF	Pro Forma		Per SF	
Electric	210,000		2.15	216,300		2.22	Grossed 3%
Trash Removal	10,380		0.11	10,691		0.11	Grossed 3%
Landscaping	5,000		0.05	5,150		0.05	Grossed 3%
Water/Sewer	10,732		0.11	11,054		0.11	Grossed 3%
Insurance	75,952		0.78	78,231		0.80	Grossed 3%
Real Estate Taxes	138,480		1.42	152,328		1.56	Grossed 10% at Sale
Management Fee	30,478	2.0%	0.31	32,002	2.0%	0.33	Broker Estimate - Grossed 3%
Total Expenses	\$481,022		\$4.93	\$505,756		\$5.18	
Expenses as % of EGR	31.6%			32.0%			
Net Operating Income	\$1,043,012		\$10.69	\$1,073,693		\$11.00	

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OFFERING HIGHLIGHTS

PROPERTY DESCRIPTION		DEBT QUOTE	
Address	2243 North Goolie Road	Loan Amount	\$8,400,000 (60% LTV)
City, State & Zip Code	Donna, TX 78537	Term	5 Years
Total Rentable Area (SF)	97,590	Amortization	25 Years
		Interest Rate	6.35% Interest Rate (5YR 1-Mo Term SOFR Swap + 2.50%)
		Recourse	Full
PRICING			
Sales Price	\$14,000,000		
Sale Price/SF	\$143.46		
Cap Rate	7.45%		
Pro Forma Cap Rate	7.67%		
Rental Rate	\$11.00		
Lease Term	COE + 5 Years		
Lease Type	NNN		
Rental Increases	3% Annually		
Occupancy	100.00%		

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SECTION 4

TENANT & INDUSTRY OVERVIEW

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BORDER DISTRIBUTION SERVICES

Border Distribution Services (BDS) was formed in 2023 when Tony Godinez acquired Bland Distribution Services, operating out of a former Walmart distribution center. Godinez brings over 30 years of industry experience, managing up to \$22 million in annual revenues and as many as 400,000 pallets per year. Notably, Godinez helped to pioneer the cold storage distribution market in the Rio Grande Valley. Along with his team of industry experts, BDS is supported by 174 years of combined experience. As a licensed customs broker and third-party logistics provider, BDS offers specialty cold storage services, handling a variety of year-round and seasonal fruits and vegetables imported from Mexico, including lemons, limes, pineapples, mangos, berries, onions, and broccoli. The company's packing and repacking services for direct sale differentiate BDS from its competitors.

KEY CUSTOMERS:



At the start of 2025, BDS lost two of its key customers due to outside circumstances, but still maintains an estimated market share of 2.1 percent in the Rio Grande Valley. Refusing to be deterred, BDS quickly rebounded with commitments from three new warehouse customers with services starting in 2026. Today, BDS maintains six key customers but plans to significantly expand its business with a groundbreaking program that changes how produce moves from Mexico to retail outlets in the U.S. The development of Direct to Store Delivery trucks will allow BDS to receive produce imported by a retailer's existing supplier to be sorted and shipped by BDS directly to the retailer's store.

BDS plans to also expand business by enhancing the size of its facility, funded by the proceeds from the sale-leaseback and partial sale of the business. At an estimated cost of \$8.5 million, Phase I will add approximately 26,406 square feet to the existing property, expanding the asset to 128,000 square feet. The expansion will include extra loading docks, three additional cold storage rooms, dry storage, dedicated onion repacking space, and a high-tech ripening room. The upgraded existing facility will allow BDS to expand capacity by 52 percent from 3,780 pallet positions to 5,740. As a result, the company expects annual revenues to grow 63 percent from \$5.2 million to \$8.5 million. Under Phase II, BDS plans to add an additional 100,000 square feet at an estimated cost of \$17 million. At 228,000 square feet, the property would become one of the largest cold storage facilities in the Valley, increasing pallet positions to 12,000 and generating expected revenues of \$16.0 million.



TENANT:
BORDER DISTRIBUTION SERVICES



HEADQUARTERS:
DONNA, TX



DATE FOUNDED:
2023



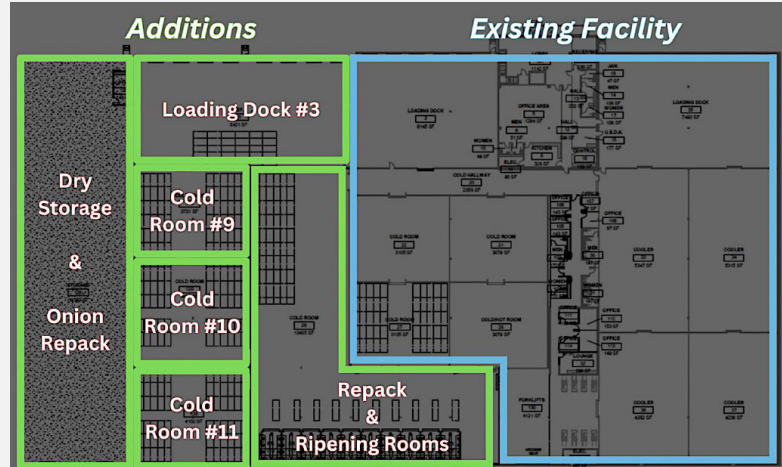
2025 REVENUE:
\$5,214,000



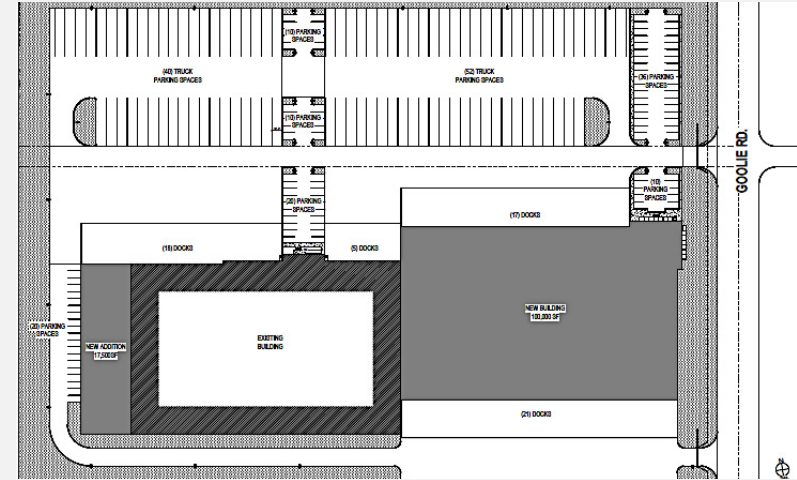
WEBSITE:
WWW.BDSWAREHOUSE.COM

BORDER DISTRIBUTION SERVICES

PHASE I



PHASE 2



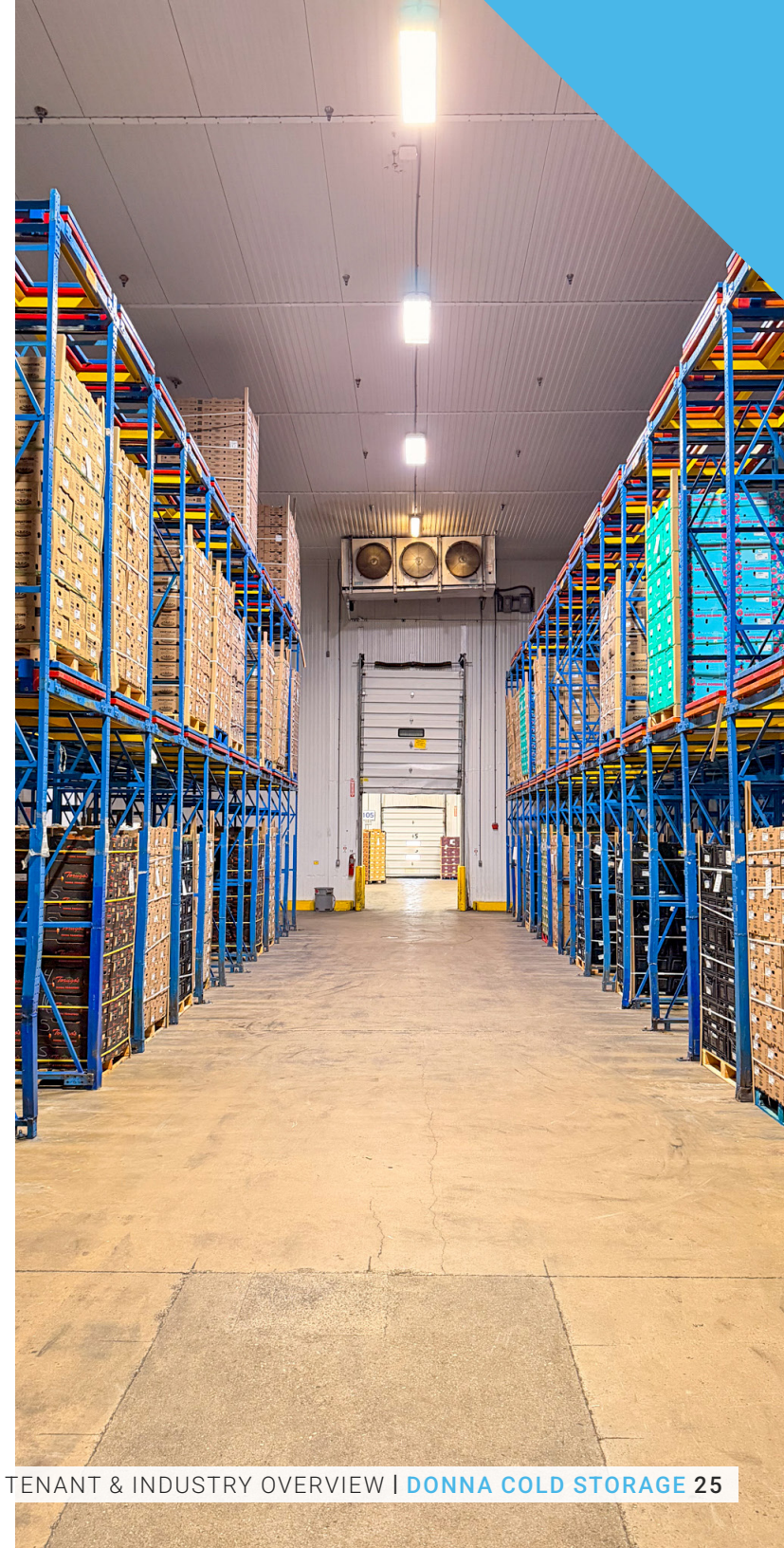
COLD STORAGE INDUSTRY

INDUSTRY FACTS

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 pushed rental rates up more than 100 percent from 2020 to 2025 (Globe Street).** With 15.3 million square feet of cold storage space under construction across the top 50 metros in the U.S. during the second quarter of 2026, the cold storage market is still considered a niche segment, making up roughly 5.2 percent of the industrial pipeline (CoStar).

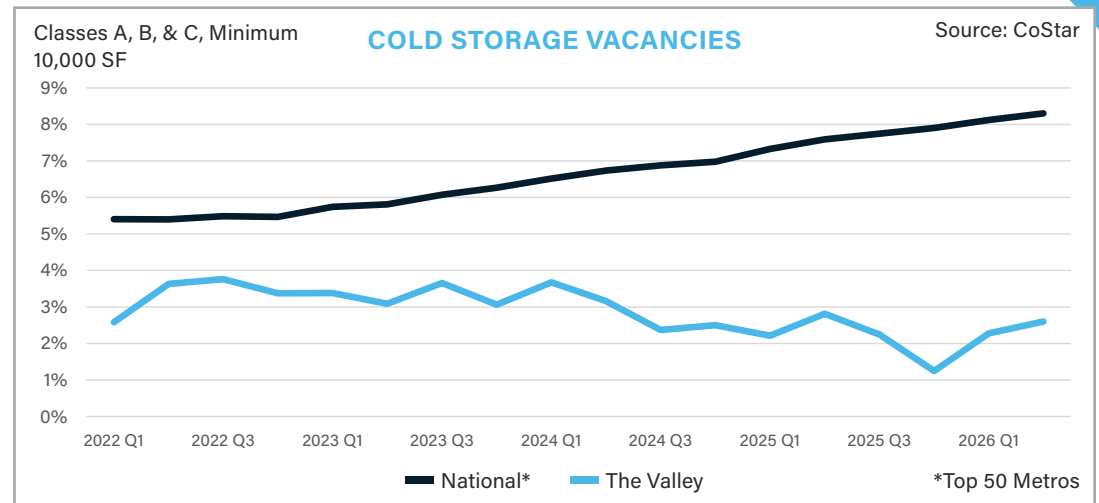
While estimates vary, the global cold storage market was valued at \$159.7 billion as of 2024 and was projected to grow to \$427.6 billion by 2030. North America accounted for the largest market share at 34.1 percent (Grandview Research). The cold storage market within the U.S. was valued at \$39.6 billion 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, the cold storage market has cooled off in recent years as vacancy rates have 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 (Globe Street). Nonetheless, the cold storage market in the Lower Rio Grande Valley holds a distinct advantage, creating a sound opportunity for investors.



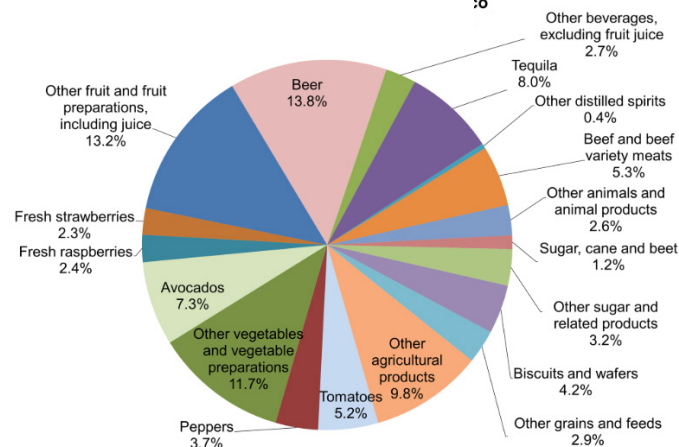
THE VALLEY COLD STORAGE MARKET

Supported by about 80 facilities, each bringing in an average of about \$3 million annually, the cold storage industry in Rio Grande Valley grosses approximately \$240 million, up 5 percent annually (BDS). Since 2022, the Valley has experienced little leasing activity and minimal development, allowing the market to maintain a remarkably low availability. During Q2 2026, the vacancy rate stood at only 2.6 percent. Despite the low vacancy rate, annual rent growth among cold storage facilities in the Valley flatlined at 0.0 percent during Q2 (CoStar). However, thanks in part to a special exemption, produce trade with Mexico is holding up well in the face of tariff uncertainty, providing critical support to The Valley.



TRADE WITH MEXICO

In 2025, 70.0 percent of U.S. agricultural imports from Mexico consisted of vegetables, fruits, beverages, or distilled spirits.



While President Trump's reciprocal tariffs were overturned by the Supreme Court in early 2026, the administration has continued to seek other means to levy duties. Regardless of the uncertainty, the United States-Mexico-Canada Agreement ushered in by President Trump during his first term in office, allows qualifying goods, particularly fresh produce, to enter the U.S. tariff-free. Given the low vacancy rate among cold storage properties in the Valley, the subject property creates somewhat of a tariff safe-haven for investors. In 2023, Mexico overtook China as America's top importer and has continued to extend its lead, with Mexican imports jumping 6.2 percent last year to a new high of \$534.3 billion. While much of the increase can be attributed to "frontloading," when importers increased their foreign inventories during the first half of 2025 before tariffs were fully enacted last August, imports from Mexico are up 9.1 percent annually in the first four months of 2026. This compares to overall imports that are down -8.7 percent (U.S. Census Bureau).

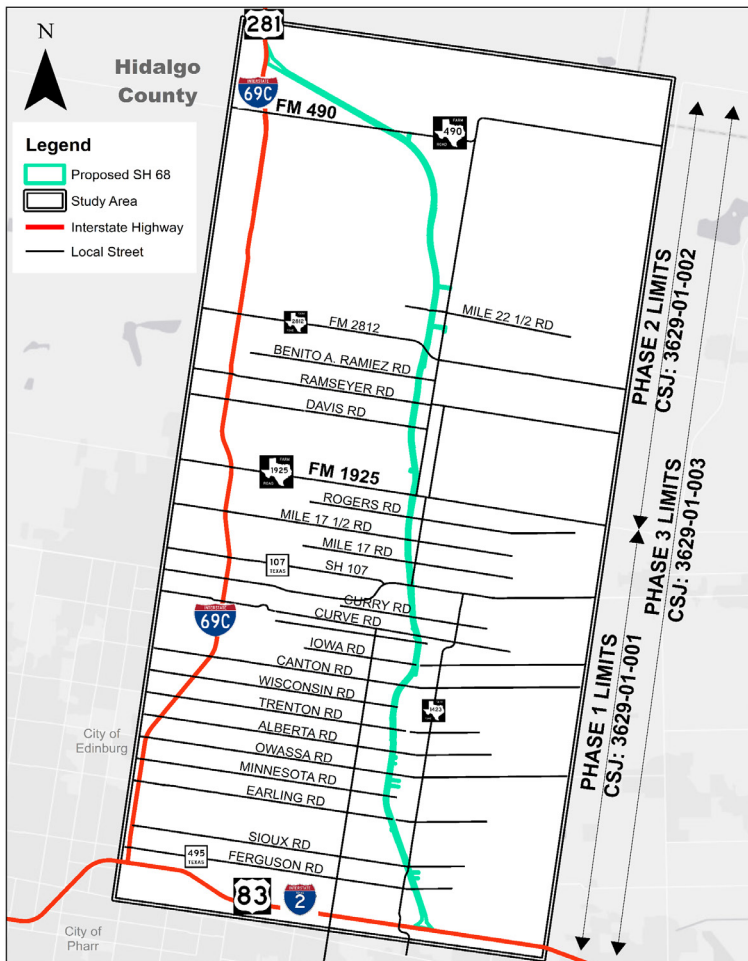
Of the \$43.8 billion in agricultural imports from Mexico in 2025, nearly one-third (\$14.2 billion) was comprised of fresh produce such as fruit, avocados, peppers, tomatoes, and

other vegetables. Texas serves as the largest entry point for Mexican produce, largely dominated by the Rio Grande Valley. **The Pharr-Reynosa International Bridge, positioned 21.5 miles from the subject property, is the central gateway, handling over 65 percent of the nation's fresh produce imports from Mexico (City of Pharr).** The Donna/Rio Bravo International Bridge, which sits just east of the Pharr-Reynosa bridge and 12 miles south of the subject property, is well-positioned to become a beneficiary of the local infrastructure projects underway.

INFRASTRUCTURE PROJECTS

STATE HIGHWAY 68

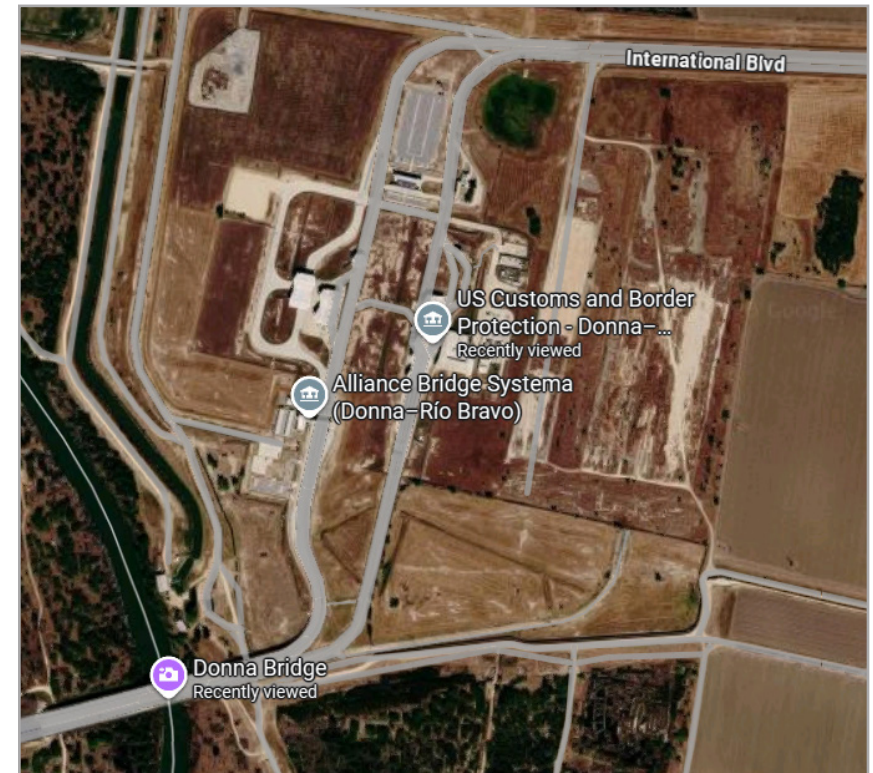
Once constructed, the 13.15-mile State Highway 68 will connect Interstates 69 and 2. Running through the cities of Pharr, Alamo, and Donna, the toll-free highway will enhance mobility to international trade routes in Hidalgo County, namely the Donna/Rio Bravo International Bridge. The \$248 million project has been funded by the Texas Department of Transportation and is expected to begin construction in the near future (HCRMA).



Source: Texas Department of Transportation

DONNA/RIO BRAVO BRIDGE

The Donna/Rio Bravo International Bridge is one of the last Texas points of entry that does not accommodate commercial traffic, but that will soon change. Donna authorities reported as \$72 million investment from the U.S. side to redevelop the port of entry. Mexico plans to invest \$17 million to upgrade its side of the bridge. Groundbreaking is expected to take place between late June and early July 2026. The construction period will be approximately 18 months, with a target completion date of December 2027, allowing operations to begin in 2028. Upon completion, the new Donna/Rio Bravo International Bridge will be capable of moving between 75 and 100 trucks per hour, exceeding initial estimates.





SECTION 4

MARKET OVERVIEW

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TEXAS

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
INDUSTRYHEALTH
CAREFOOD 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

2025-2029* Growth

4.2%

HOUSEHOLDS

278K

2025-2029* Growth

5.2%

MEDIAN AGE

31

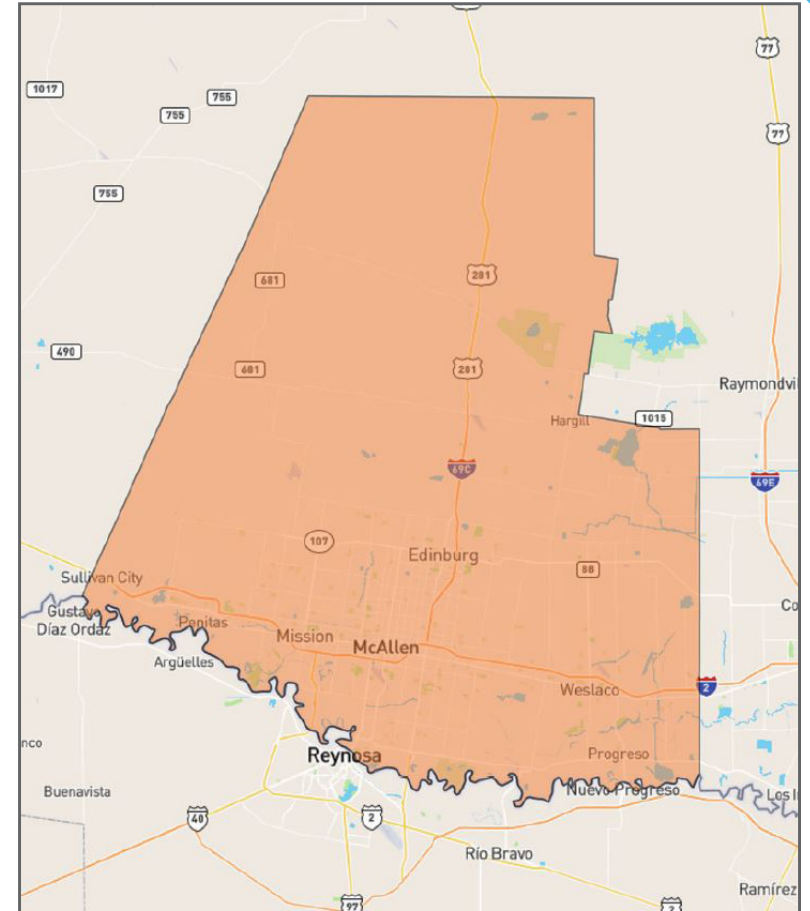
U.S. Median

39

MEDIAN HOUSEHOLD INCOME

\$53,700

U.S. Median

\$76,100

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

TEXAS

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
2025-2029* Growth
2.6%



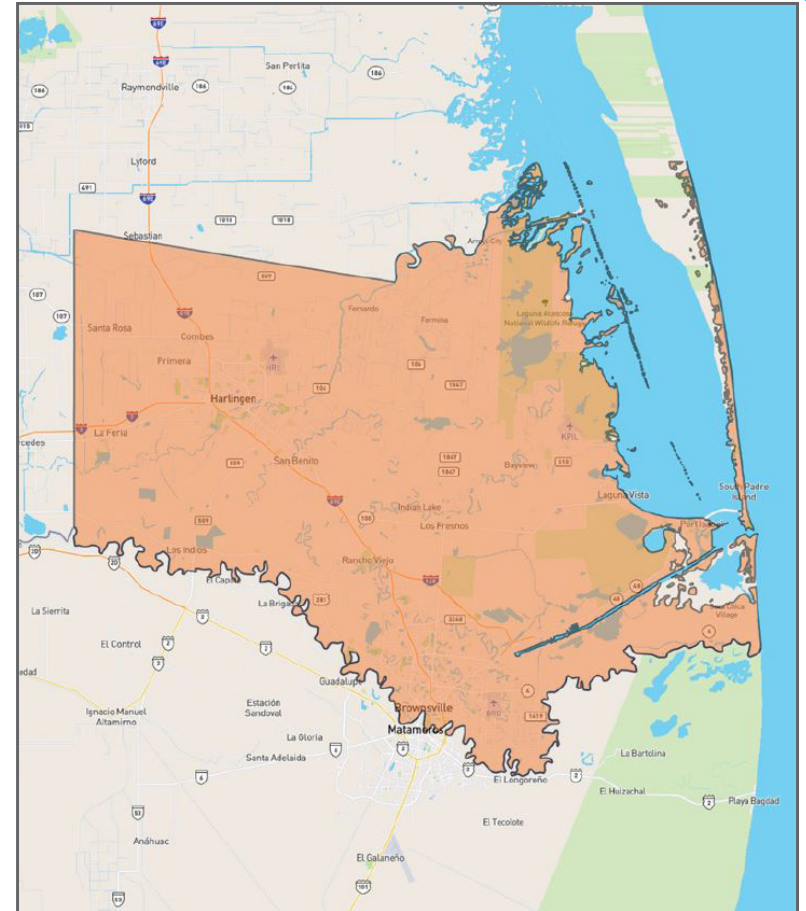
HOUSEHOLDS
139K
2025-2029* Growth
3.5%



MEDIAN AGE
33
U.S. Median
39



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



Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

CITY AMENITIES

- 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**
9900 S. Cage Blvd, Pharr, TX 78577
- 5 Donna International Bridge**
8000 S. International Blvd, Donna, TX, 78537



IMPRESSIVE FUNDAMENTALS

COLD STORAGE INDUSTRY

The Valley Grosses
\$240 MILLION
Annually

Rents Up
100%+
Since 2020

2.6%
Vacancy Rate
in RGV

\$5M in Revenue,
Expected to Grow **63%**
with **\$8.5M** in Upgrades

174 YEARS
of Combined Industry
Experience

#1 Importer to U.S.
Record **\$534B** in 2025

TEXAS:
Top Entry Point for
Mexican Produce

65%
of All Mexican Fresh
Produce Imports
Pass via Nearby
Pharr Bridge

\$248M
Project to Develop S.H.
68 to Connect I-69C & I-1

\$89M
Redevelopment of Donna
Bridge for Commercial Use

MEXICO TRADE

BORDER DISTRIBUTION SERVICES

INFRASTRUCTURE IMPROVEMENTS

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection			
Total Population	6,924	46,307	129,308
2025 Estimate			
Total Population	6,549	44,672	123,970
2020 Census			
Total Population	6,161	44,203	120,723
2010 Census			
Total Population	6,017	39,405	106,894
Daytime Population			
2023 Estimate	6,599	40,456	109,513

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2030 Projection			
Total Households	2,239	14,264	40,168
2025 Estimate			
Total Households	2,106	13,641	38,210
Average (Mean) Household Size	3.1	3.4	3.4
2020 Census			
Total Households	1,851	12,441	34,446
2010 Census			
Total Households	1,667	10,648	29,249

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
2025 Estimate			
\$200,000 or More	3.0%	1.1%	1.9%
\$150,000 - \$199,000	3.5%	3.2%	3.9%
\$100,000 - \$149,000	14.5%	11.5%	12.5%
\$75,000 - \$99,999	7.6%	10.7%	11.4%
\$50,000 - \$74,999	14.2%	18.0%	17.9%
\$35,000 - \$49,999	10.1%	11.3%	11.5%
\$25,000 - \$34,999	6.8%	11.1%	10.5%
\$15,000 - \$24,999	8.7%	13.0%	12.5%
Under \$15,000	31.5%	20.1%	17.9%
Average Household Income	\$60,646	\$55,747	\$61,293
Median Household Income	\$39,621	\$42,468	\$47,699
Per Capital Income	\$19,732	\$17,164	\$18,925

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
Population By Age			
2025 Estimate Total Population	6,549	44,672	123,970
Under 20	33.4%	35.6%	35.5%
20 to 34 Years	21.0%	20.3%	20.8%
35 to 39 Years	5.3%	5.5%	5.7%
40 to 49 Years	11.8%	11.3%	11.5%
50 to 64 Years	14.9%	14.0%	13.8%
Age 65+	13.6%	13.2%	12.7%
Median Age	31.0	31.0	30.0
Population 25+ by Education Level			
2023 Estimate Population Age 25+	3,844	25,343	70,293
Elementary (0-8)	22.7%	23.9%	21.5%
Some High School (9-11)	12.5%	15.2%	16.3%
High School Graduate (12)	23.6%	25.4%	25.3%
Some College (13-15)	21.9%	19.7%	18.2%
Associate Degree Only	1.9%	3.7%	4.7%
Bachelors Degree Only	9.6%	8.8%	10.4%
Graduate Degree	7.8%	3.3%	3.6%
Travel Time to Work			
Average Travel Time in Minutes	30.0	27.0	26.0

Source: Marcus & Millichap Research Services

Marcus & Millichap
TAG INDUSTRIAL GROUP

DONNA COLD STORAGE

2243 NORTH GOOLIE ROAD
DONNA, TX 78537

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