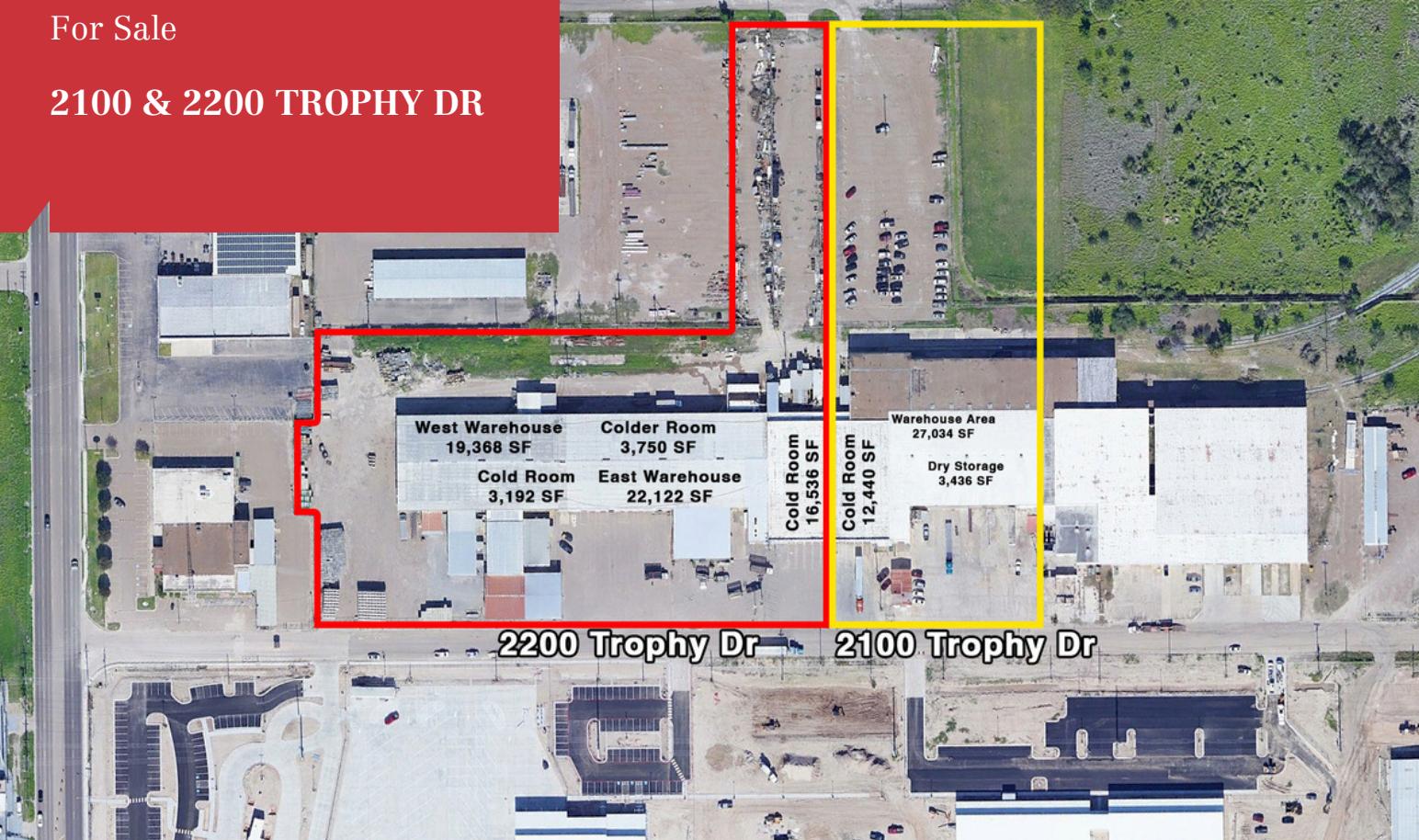


For Sale

## 2100 & 2200 TROPHY DR



### VAL VERDE VEGETABLE CO. INC

2100 & 2200 Trophy Dr  
McAllen, Texas 78504

#### Property Highlights

- In the City of McAllen with McAllen PUB utilities
- Rail access available, if required.
- Remote open land for trailer and auto parking

#### Property Description

Located on a 12.24-acre site at Trophy Drive and N. 23rd Street in northwest McAllen's industrial district, this facility offers a total of approximately 118,000 SF, including over 84,000 SF of cold storage @ 36 degrees, 23,978 SF of air-conditioned space, and 6,812 SF of office, break room, and support areas, and 3,210 SF of other. The property is in an excellent location with robust access and infrastructure ideal for distribution, processing, and food-related operations. It is also accessible via Interstate 2 through Ware Road and 3 Mile, providing efficient regional connectivity.

#### OFFERING SUMMARY

Sale Price	\$10 MILLION
Lot Size	12.24 Acres
Building Size	118,000 SF

#### DEMOGRAPHICS

Stats	Population	Avg. HH Income
3 Miles	101,602	\$85,745
5 Miles	241,243	\$82,251
10 Miles	624,066	\$72,579

For more information

#### Mike Blum

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mikeb@nairgv.com

#### Rick Flores

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rflores@nairgv.com

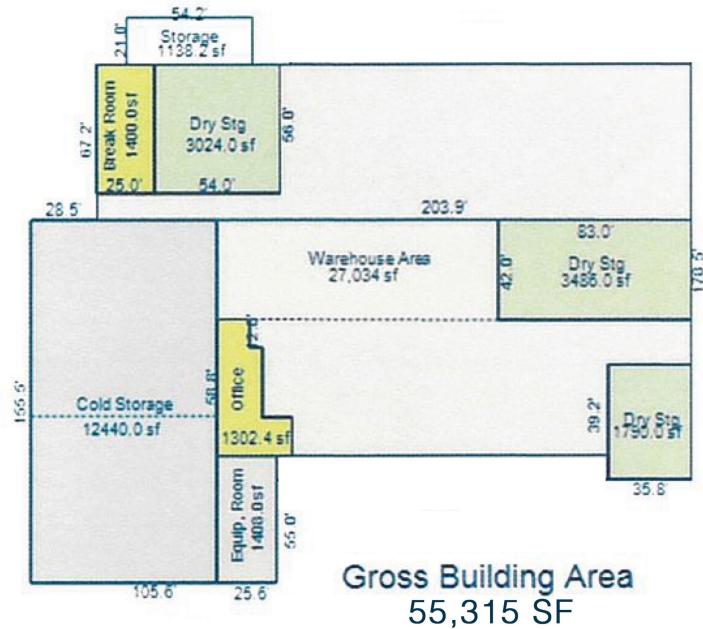
#### Foss Jones

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fossj@nairgv.com

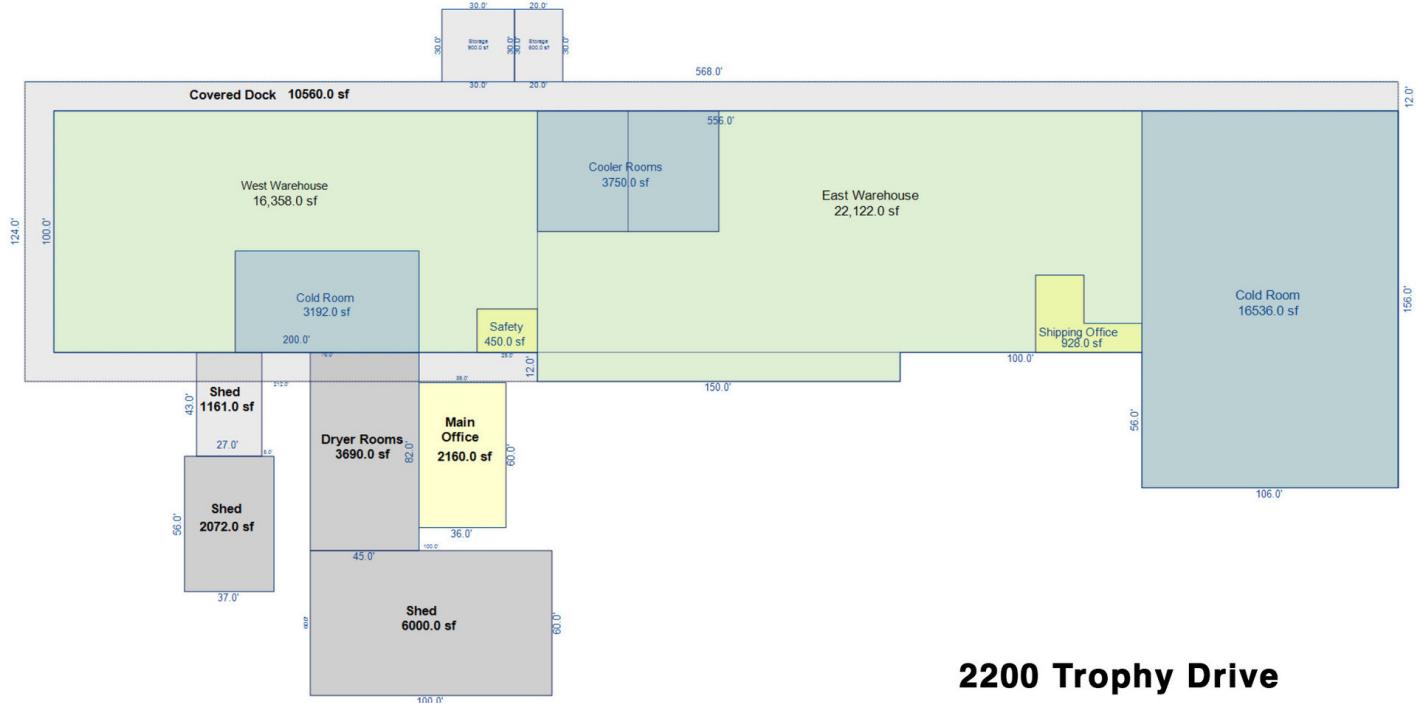
For Sale

# 2100 & 2200 Trophy Dr. Bldg

118,000 SF



## 2100 Trophy Drive



## 2200 Trophy Drive

For Sale

# 55,315 sf space

**Primary improvement: dock-height refrigerated produce warehouse**

**Total building area: 55,315 SF**

**Building features:**

- 27,034 SF non-air-conditioned
- warehouse space 8,300 SF
- dry storage space 12,440 SF
- cold storage space 2,702 SF
- office/breakroom space 3,431 SF
- covered dock space 1,408 SF
- mechanical room

**Additional space (not included in total):**

- 16,760 SF mezzanine space within the warehouse
- Two ancillary storage buildings

TYPE OF SPACE	SF AREA	% TABLE
OFFICE/BREAKROOM	2,702	5%
COLD STORAGE	12,440	22%
WAREHOUSE NON AC	27,034	49%
DRY SPACE NO AC	8,300	15%
MECH SPACE	1,408	3%
COVERED DOCK	3,431	6%
	<b>55,315</b>	<b>100%</b>

For Sale

**92,576 SF**

**Primary improvement: Dock-height refrigerated produce warehouse**

**Total building area: 73,608 SF**

**Building features:**

**23,978 SF air-conditioned warehouse space**

**17,505 SF non-air-conditioned warehouse space**

**19,422 SF cold storage space**

**1,950 SF office space (including 975 SF on 2nd floor)**

**11,728 SF covered dock space**

**Supporting improvements:**

**2,160 SF mobile home finished out as office**

**900 SF shop building**

**14,933 SF shed space (in four structures)**

**Additional space (not included in total):**

**11,250 SF mezzanine space in the warehouse**

TYPE OF SPACE	SF AREA	% TOTAL
OFFICE	4,110	4%
REFRIGERATED	19,422	21%
WAREHOUSE NON-AC	18,405	20%
WAREHOUSE AC	23,978	26%
COVERED DOCK	11,728	13%
SHED	14,933	16%
	<b>92,576</b>	<b>100%</b>

For Sale

# 2100 Trophy Drive

Interior Warehouse Photos



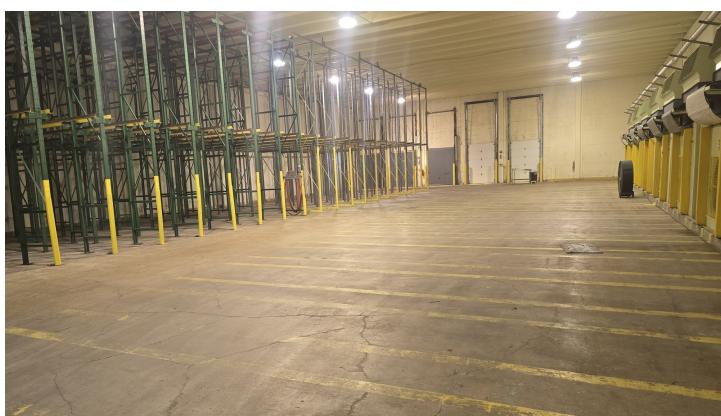
For Sale

# 2200 Trophy Drive

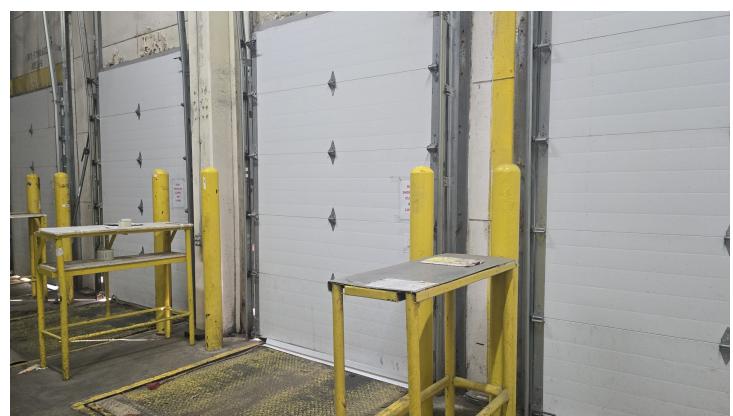
Cold Room



Cold Room Air Conditioning



Cold Room



Cold Room



Cold Room

For Sale

# 2200 Trophy Drive

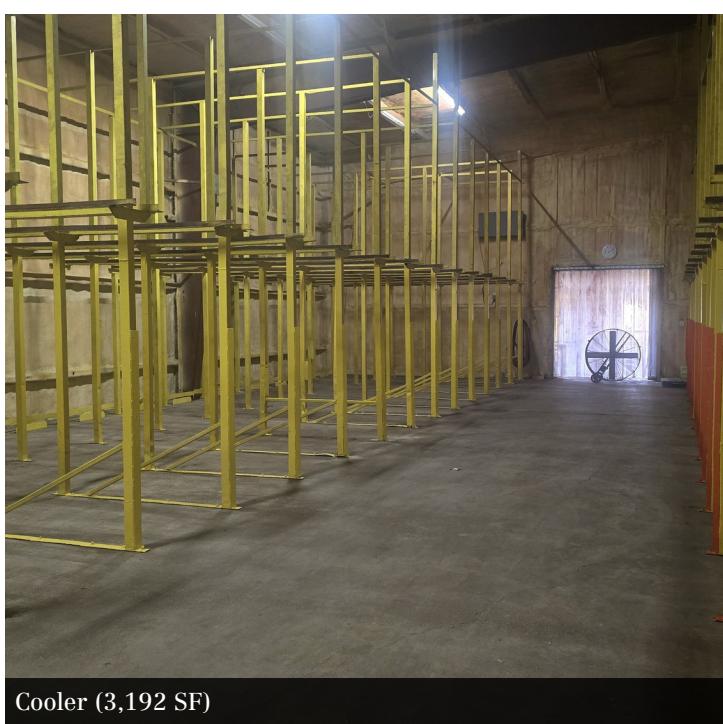
Cooler & Cooler Room



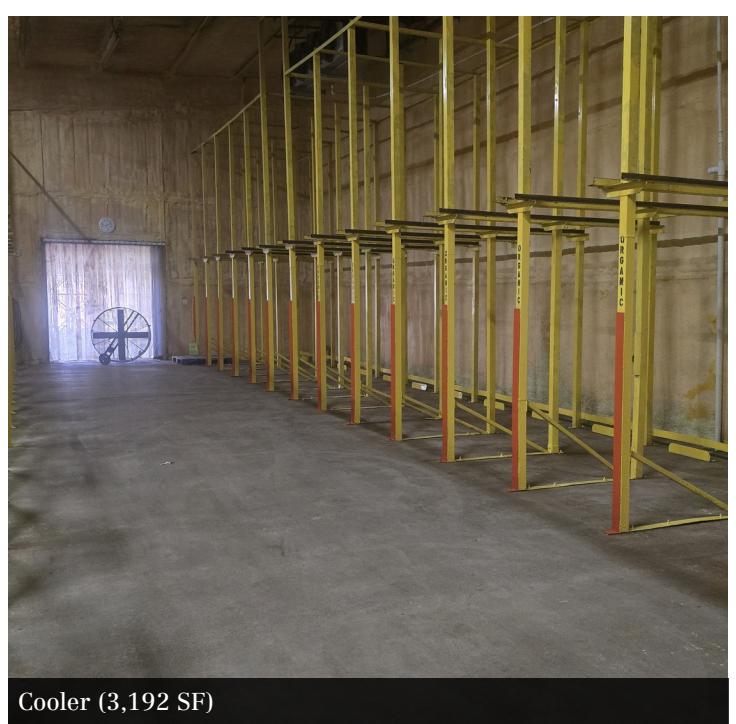
Cooler (3,750 SF)



Cooler (3,750 SF)



Cooler (3,192 SF)



Cooler (3,192 SF)

For Sale

# 2200 Trophy Drive

West Warehouse



West Warehouse



West Warehouse

For Sale

# 2200 Trophy Drive

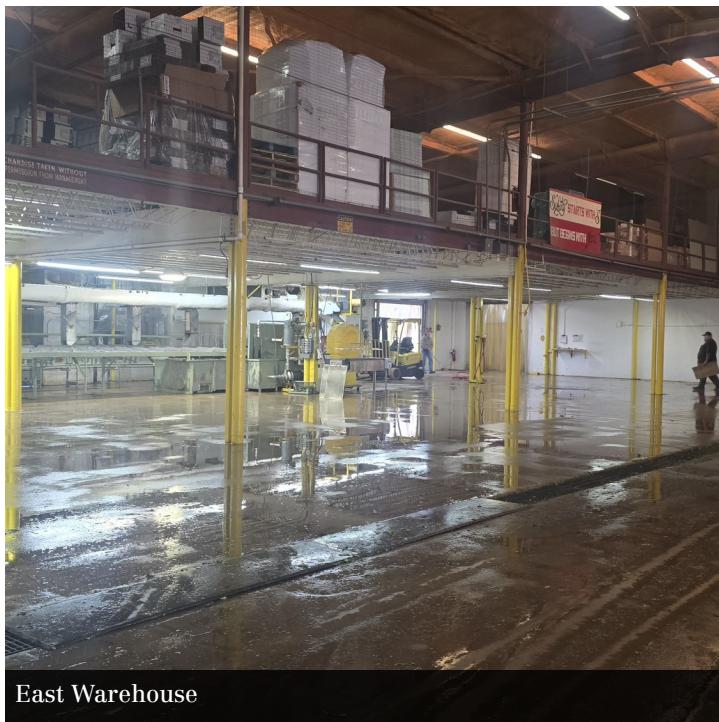
East Warehouse



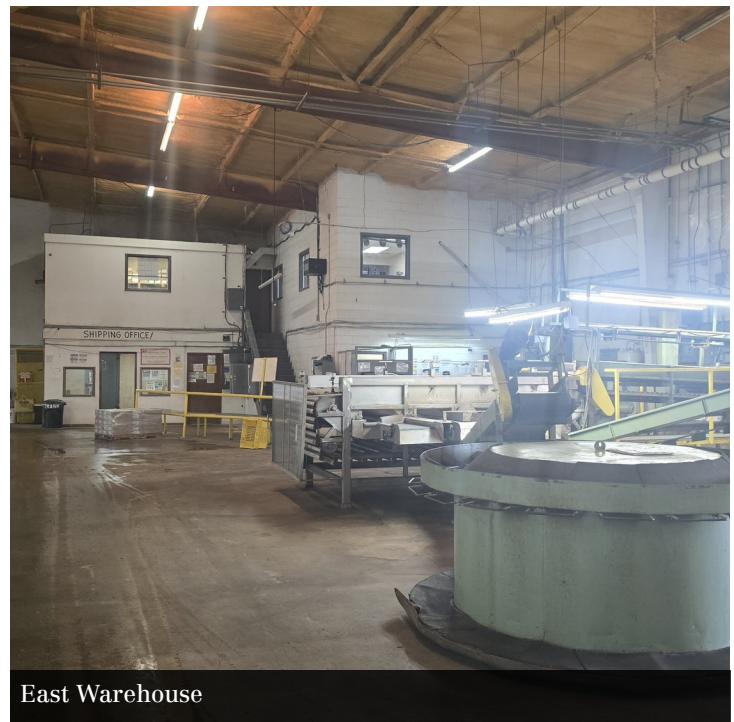
East Warehouse



East Warehouse

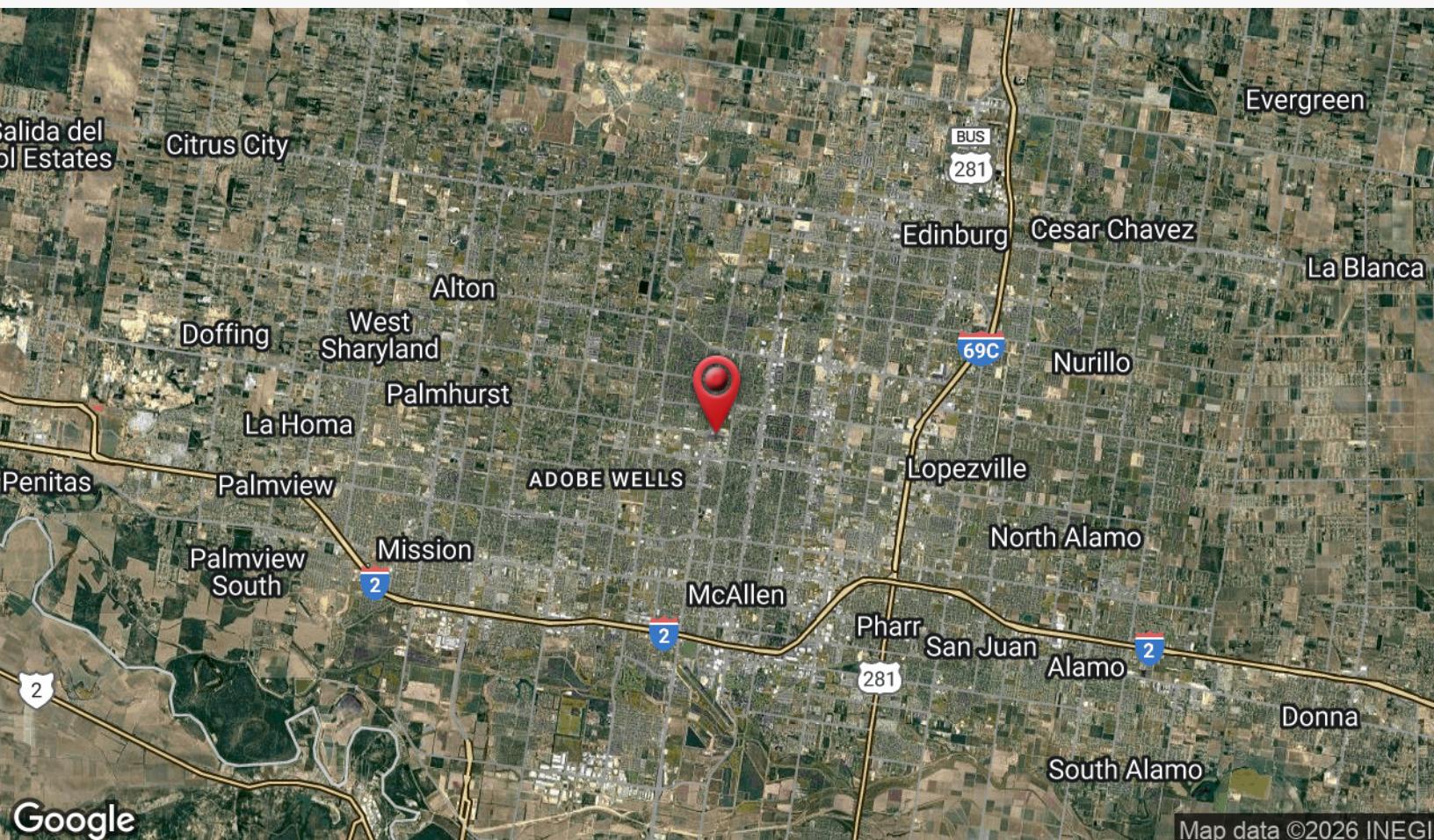
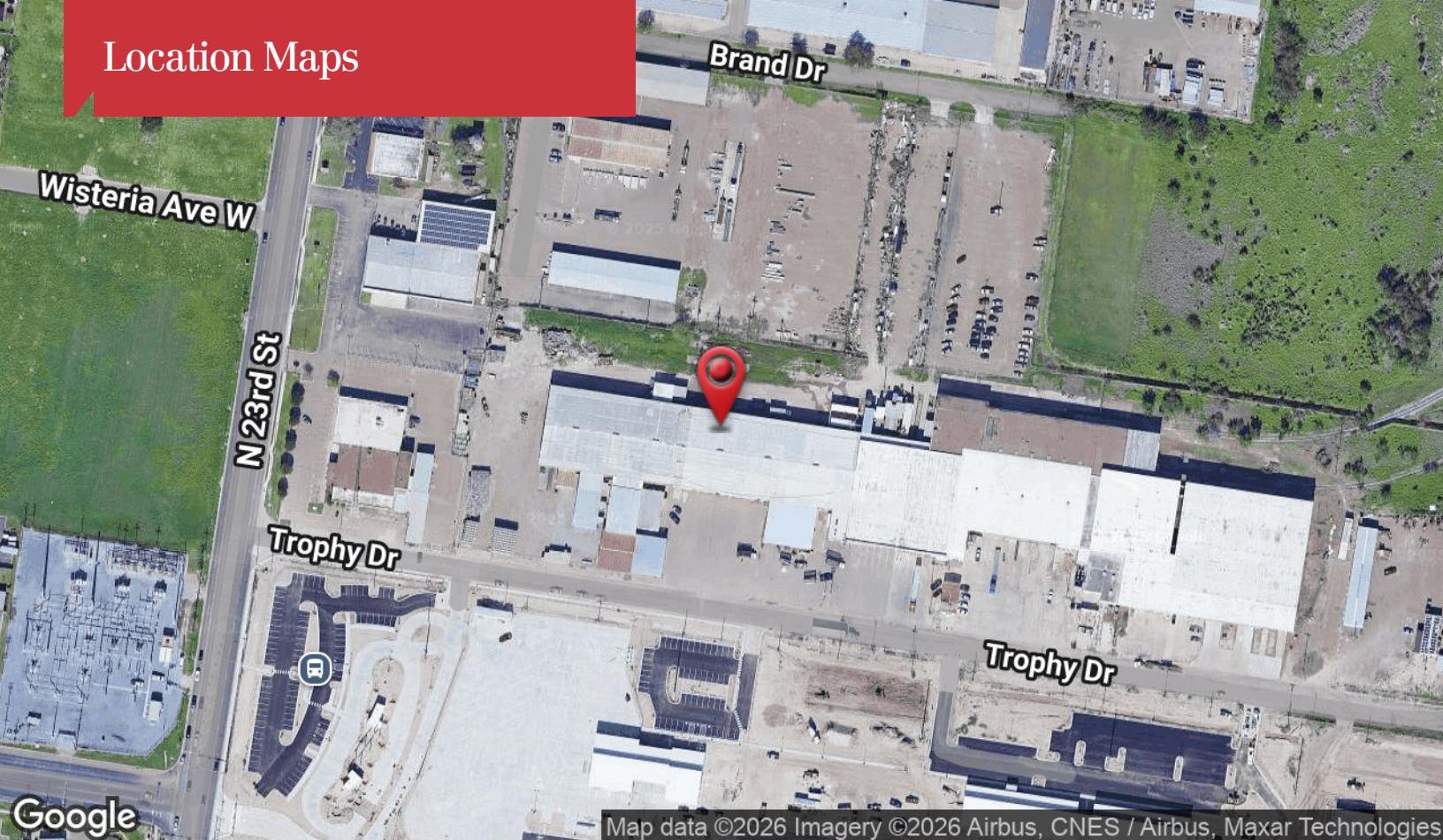


East Warehouse

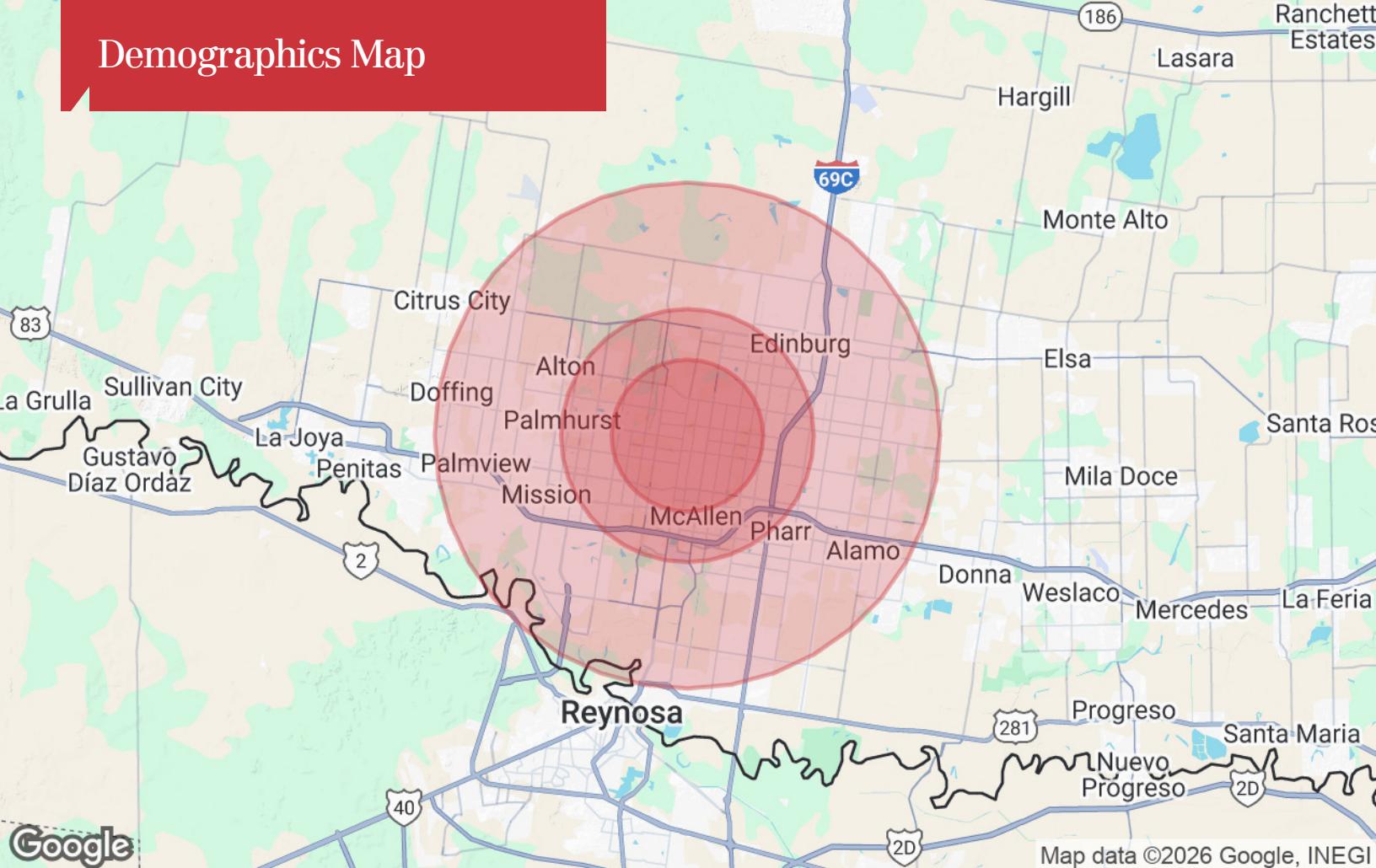


East Warehouse

# Location Maps



# Demographics Map



## Population

	3 Miles	5 Miles	10 Miles
TOTAL POPULATION	101,602	241,243	624,066
MEDIAN AGE	38	37	35
MEDIAN AGE (MALE)	36	36	34
MEDIAN AGE (FEMALE)	39	38	37

## Households & Income

	3 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	36,011	82,946	195,566
# OF PERSONS PER HH	2.8	2.9	3.2
AVERAGE HH INCOME	\$85,745	\$82,251	\$72,579
AVERAGE HOUSE VALUE	\$220,844	\$213,383	\$184,314

\* Demographic data derived from 2020 ACS - US Census

# VAL VERDE VEGETABLE CO. INC.

2100 & 2200 Trophy Dr  
Mcallen, Texas 78504

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## For more information

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## Information About Brokerage Services

*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.

**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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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
Michael J. Blum	426545	mikeb@nairgv.com	956-994-8900
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date