

JEFFERSON DEPOT

211 WEST JEFFERSON STREET, HARLINGEN, TEXAS 78550

- > IMMEDIATE CASH FLOW AT AN ATTRACTIVE YIELD
- > MODERN, HIGH QUALITY 2004 CONSTRUCTION
- > HIGHLY MARKETABLE SMALL-BAY CONFIGURATION
- > STRONG SUBMARKET FUNDAMENTALS
- > STRATEGIC LOCATION IN A HIGH-GROWTH LOGISTICS CORRIDOR
- > TURNKEY & LOW-MANAGEMENT INTENSITY
- > RARE OPPORTUNITY IN A SUPPLY-CONSTRAINED MARKET



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EXECUTIVE OVERVIEW

EXECUTIVE SUMMARY
INVESTMENT HIGHLIGHTS



EXECUTIVE SUMMARY

Jefferson Depot (the “Property”) is a 12,250 SF, seven-suite small-bay industrial property situated on 0.64 acres in the Greater Harlingen submarket of Harlingen, Texas. Built in 2004 and offered at an attractive 8.0% cap rate, the Property delivers immediate cash flow backed by high-quality, modern construction and durable long-term yield potential.

Each suite features a glass storefront with HVAC-conditioned office/showroom space fronting Jefferson Avenue and rear warehouse access via 14' grade-level overhead doors. The flexible design provides an average suite size of approximately 1,750 SF, with a well-balanced mix of ~39% finished office/showroom and ~61% warehouse/shop space — ideal for light industrial, service, contractor, and logistics users.

The Greater Harlingen industrial submarket exhibits strong fundamentals, with current vacancy at just 5.9% and no new competitive supply forecasted through 2029 (CoStar Analytics).

Strategically positioned in the heart of the NAFTA corridor and the dynamic Borderplex trade region, Harlingen benefits from the Rio Grande Valley’s ~1.4 million population (growing rapidly) and its role as a critical logistics hub supporting cross-border trade, manufacturing, e-commerce fulfillment, and distribution.

With stable in-place income, a compelling 8.0% cap rate, modern 2004 construction, and highly marketable 1,750 SF average suite sizes, Jefferson Depot represents a rare opportunity to acquire a turnkey, cash-flowing small-bay industrial asset in one of South Texas’ fastest-growing logistics markets.





INVESTMENT HIGHLIGHTS



Immediate Cash Flow at an Attractive Yield: Offered at an 8.0% cap rate with stable in-place income from seven tenants, providing Day-1 cash flow significantly above many competing industrial offerings.



Modern, High-Quality 2004 Construction: Built in 2004 with well-maintained improvements, minimizing near-term capital expenditure requirements and offering a newer product relative to much of the small-bay inventory in the Rio Grande Valley.



Highly Marketable Small-Bay Configuration: Seven suites averaging $\pm 1,750$ SF with a flexible $\pm 39\%$ office/showroom and $\pm 61\%$ warehouse layout, glass storefronts, HVAC-conditioned front space, and rear 14' grade-level doors — ideal for service contractors, light manufacturing, e-commerce last-mile, and logistics users.



Strong Submarket Fundamentals: Greater Harlingen industrial vacancy at only 5.9% with zero new competitive supply forecasted through 2029 (CoStar Analytics), supporting continued occupancy and rental growth.



Strategic Location in a High-Growth Logistics Corridor: Positioned in the heart of the NAFTA/Borderplex trade zone in the rapidly expanding Rio Grande Valley (population ~ 1.4 million and growing), directly benefiting from cross-border trade, nearshoring trends, manufacturing resurgence, and e-commerce distribution demand.



Turnkey & Low-Management Intensity: 100% occupied, multi-tenant small-bay asset with individual metering (electric) and tenant-paid utilities, creating a passive, diversified income stream.



Scarcity of Comparable Product: Limited supply of modern small-bay industrial space in Harlingen and the broader RGV, combined with virtually no new development, positions Jefferson Depot for long-term appreciation and rent growth.



Rare Opportunity in a Supply-Constrained Market: Infill 0.64-acre parcel with alley access and excellent visibility/frontage on Jefferson Avenue — difficult to replicate in today's entitlement and construction cost environment.

PROPERTY OVERVIEW

PROPERTY AT A GLANCE
BUILDING DESIGN & CONSTRUCTION
FLOOR PLAN
AERIALS





PROPERTY AT A GLANCE



ADDRESS

211 W Jefferson St, Harlingen, TX 78550



NET RENTABLE AREA

±12,250 Square Feet



PERCENT LEASED

100%



YEAR BUILT

2004



PERCENT FINISHED

±39% Office
±61% Warehouse



CLEAR HEIGHT

14-16 Feet



LAND AREA

±0.64 Acres (28,000 SF)



PARKING

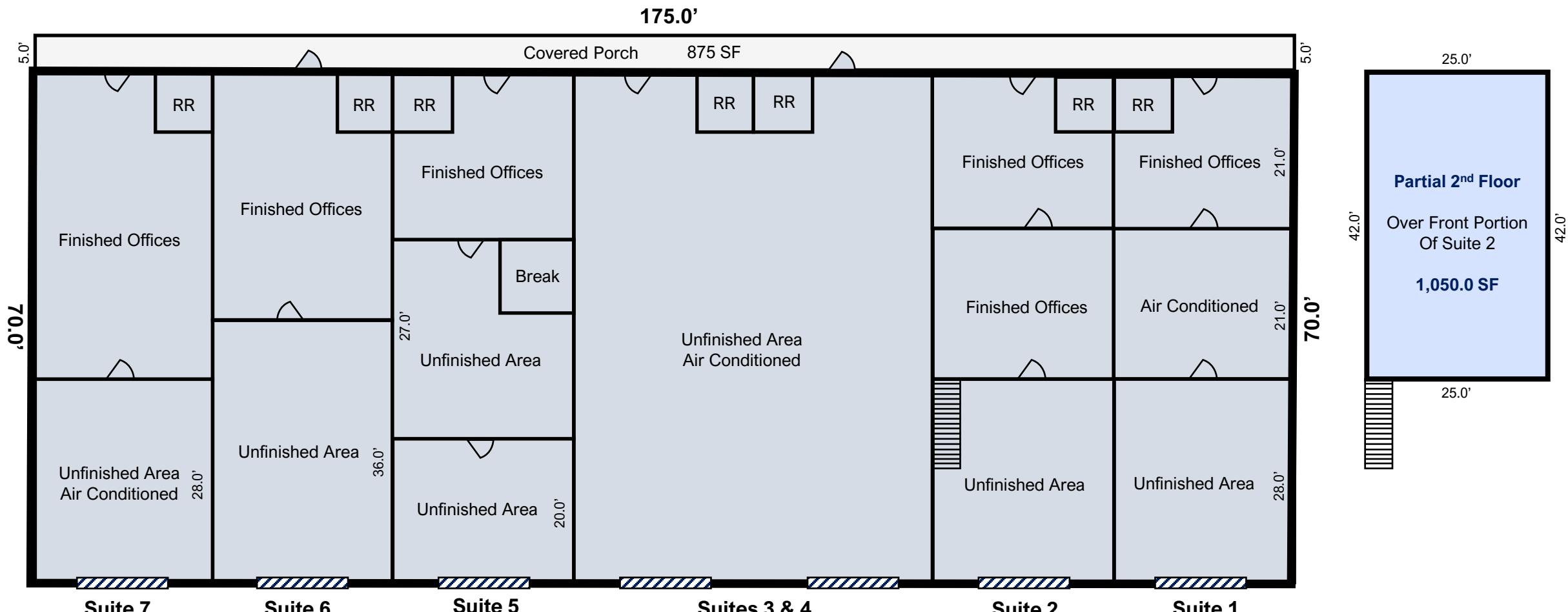
±18 Spaces
(1.46:1,000 SF)



APN

64214

FLOOR PLAN



**GBA 1st Floor
12,250.0 SF**

BUILDING DESIGN & CONSTRUCTION

ACCESS

The Property has two points of access on W Jefferson St.

SIGNAGE

Multi-tenant monument sign along W Jefferson St

CLEAR HEIGHTS

14-16 Feet

CEILING HEIGHTS

8 Feet

FAÇADE DESCRIPTION

Metal

LOADING DOORS

Seven 14' grade-level doors

FOUNDATION

Concrete slab

BAY DEPTH

70.5 Feet

ROOF

Metal

TENANT FINISHES

Varies by tenant. Standard finishes consist of commercial steel stud walls, commercial grade doors, with carpet or tile flooring. Ceilings consist of acoustical tile with varying styles of lighting.

RESTROOMS / OFFICES

Property contains individual restroom facilities and offices for each suite with varying build outs.

HVAC

HVAC in office areas, Suite 3 & 4 100% HVAC

UTILITIES

Electricity – Separately Metered, Various Providers
Water & Sewer – Shared Meter, Harlingen Waterworks System
Gas – None
Fiber/Telephone – Various

ZONING

City of Harlingen Light Industrial District (LI)





W JEFFERSON ST
±1,100 VPD

N COMMERCE ST
±8,505 VPD

JEFFERSON DEPOT





VALLEY
INTERNATIONAL
AIRPORT

W JEFFERSON ST
±1,100 VPD

JEFFERSON DEPOT

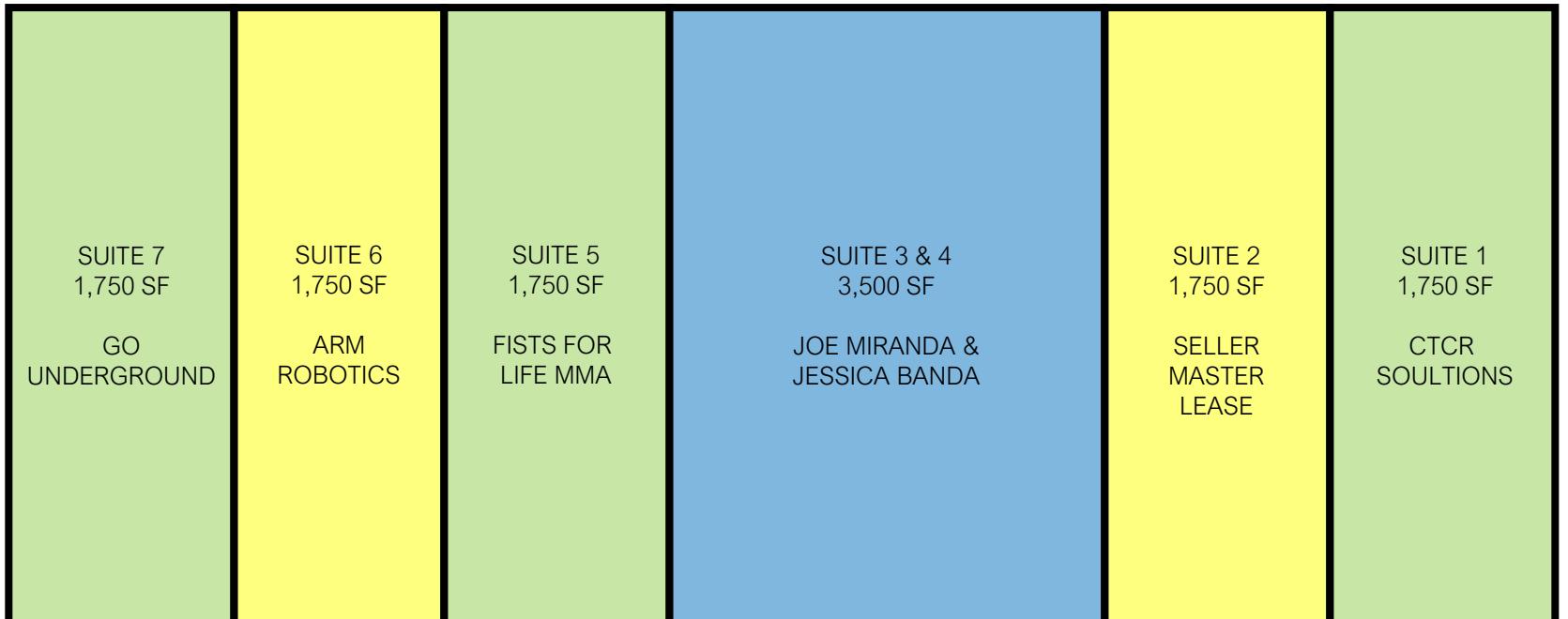


TENANT OVERVIEW

LEASE PLAN
TENANT PROFILES



LEASE PLAN



EXPIRATIONS

2025 2026 2027 2028
2029 2030 VACANT



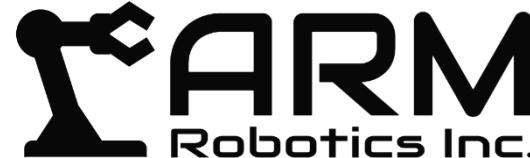
TENANT PROFILES



CTCR SOLUTIONS



FISTS FOR LIFE MMA
FIGHTING TO DEFEAT HUNGER



GO UNDERGROUND
EXECUTING GENUINE WORKMANSHIP

CTCR SOLUTIONS		FISTS FOR LIFE MMA		ARM ROBOTICS, INC.		GO UNDERGROUND, LLC	
WEBSITE	ctcrsolutions.com	WEBSITE	facebook.com/fists-for-life-mma	WEBSITE	armroboticsinc.com	WEBSITE	gounderground.net
SQUARE FEET	1,750 SF	SQUARE FEET	1,750 SF	SQUARE FEET	1,750 SF	SQUARE FEET	1,750 SF
% OF PROJECT	14.29%	% OF PROJECT	14.29%	% OF PROJECT	14.29%	% OF PROJECT	14.29%
ANNUAL RENT STEPS	2.67%	ANNUAL RENT STEPS	3.0%	ANNUAL RENT STEPS	None remaining	ANNUAL RENT STEPS	5.0%

CTCR Solutions, headquartered in Harlingen, Texas, is a leading provider of technology and business solutions specializing in telecommunications, IT infrastructure, and managed services. With a strong track record of supporting businesses, schools, and government entities across South Texas, CTCR Solutions delivers reliable, customized technology to improve efficiency and connectivity. Their Harlingen presence highlights their long-standing commitment to the region and positions them as a stable, well-established tenant with deep community and business ties.

Fists for Life MMA is a locally owned martial arts and fitness academy in Harlingen, Texas, offering high-quality training in mixed martial arts, self-defense, and personal fitness. The gym serves youth, adults, and competitive athletes alike, with programs designed to build strength, discipline, and confidence. Known for its supportive community environment and experienced coaching, Fists for Life MMA has become a destination for both recreational members and serious fighters in the Rio Grande Valley.

ARM Robotics, Inc., based in Harlingen, Texas, is an innovative technology company specializing in advanced automation and robotics solutions. The firm designs and manufactures robotics systems that support industries such as manufacturing, logistics, and healthcare, helping businesses improve efficiency, precision, and scalability. With a commitment to cutting-edge engineering and a growing regional footprint, ARM Robotics, Inc. represents a forward-looking tenant contributing to the development of South Texas's technology and industrial economy.

Go Underground LLC, headquartered in Harlingen, Texas, is a specialized contractor focused on underground utility construction and infrastructure services. The company provides expertise in telecommunications, fiber optic installation, and utility line development, supporting both private and public sector projects across the Rio Grande Valley. Known for reliability, safety, and technical skill, Go Underground LLC plays a vital role in strengthening regional infrastructure and is a stable, service-driven tenant with strong ties to the local community.

FINANCIAL OVERVIEW

PRICING
RENT ROLL
OPERATING STATEMENT
CASH FLOW
UNDERWRITING ASSUMPTIONS
FINANCING OPTIONS



PRICING

PRICE \$1,345,000
CAP RATE 8.00%
AVERAGE RENT PER SF \$8.78

GROSS LEASABLE AREA 12,250 SF
NOI \$107,557
PRICE PER SF \$109.80



RENT ROLL

SUITE	TENANT	SF	% OF PROPERTY	LEASE TERM		ANNUAL BASE RENT		ESCLATIONS			LEASE TYPE	TENANT SINCE	ASSIGNED MLA	RENEWAL OPTIONS
				START	END	PSF	TOTAL	DATE	PSF	TOTAL				
1	CTCR Solutions	1,750	14.29%	5/15/2025	5/15/2027	\$9.00	\$15,750	5/15/2026	\$9.24	\$16,170	NNN	5/15/2025	\$9.00/SF NNN	One two-year term at market
2	Seller Master Lease	1,750	14.29%	1/1/2026	12/31/2026	\$9.00	\$15,750				NNN		\$9.00/SF NNN	
3+4	Joe Miranda and Jessica Banda	3,500	28.57%	9/1/2024	1/31/2030	\$8.04	\$28,140	2/1/2027	\$8.28	\$28,980	NNN	9/1/2024	\$9.00/SF NNN	
								2/1/2028	\$8.52	\$29,280				
								2/1/2029	\$8.76	\$30,660				
5	Fists for Life MMA	1,750	14.29%	10/1/2024	10/31/2027	\$9.00	\$15,750	11/1/2026	\$9.55	\$16,709	NNN	10/1/2024	\$9.00/SF NNN	
6	Arm Robotics, Inc.	1,750	14.29%	9/1/2024	8/31/2026	\$8.92	\$15,612				NNN	9/1/2024	\$9.00/SF NNN	
7	Go Underground, LLC	1,750	14.29%	11/1/2024	12/31/2027	\$9.19	\$15,312	1/1/2027	\$9.65	\$16,887	NNN	11/1/2024	\$9.00/SF NNN	
TOTAL		12,250	100.00%			\$8.78	\$107,557							
TOTAL OCCUPIED		12,250	100.00%											
VACANT		0	0.00%											
TOTAL RENTABLE		12,250	100.00%											

Notes: [1] Seller to master lease suite 2 for \$9/SF NNN with the term to commence at closing and run through the earlier of one year or when a new lease for the suite commences.



OPERATING STATEMENT

INCOME & EXPENSES	ACTUAL	\$/SF
INCOME		
Base Rent	\$107,557	\$8.78
GROSS POTENTIAL RENT	\$107,557	\$8.78
EXPENSE REIMBURSEMENTS		
Reimbursables	\$31,204	\$2.55
TOTAL EXPENSE REIMBURSEMENTS	\$31,204	\$2.55
GROSS POTENTIAL INCOME	\$138,761	\$11.33
EFFECTIVE GROSS INCOME	\$138,761	\$11.33
EXPENSES		
Real Estate Taxes	\$8,877	\$0.72
Insurance	\$4,979	\$0.41
Utilities	\$2,709	\$0.22
Pest Control	\$3,500	\$0.29
Landscaping & Grounds	\$2,284	\$0.19
Repair & Maintenance	\$1,009	\$0.08
Tax Consulting	\$907	\$0.07
Management Fee	\$6,938	\$0.57
TOTAL EXPENSES	\$31,204	\$2.55
NET OPERATING INCOME	\$107,577	\$8.78

*Expenses based on Seller's reported 2024 operating costs



CASH FLOW

FOR THE YEARS ENDING	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
	DEC-2026	DEC-2027	DEC-2028	DEC-2029	DEC-2030	DEC-2031	DEC-2032	DEC-2033	DEC-2034	DEC-2035
RENTAL REVENUE										
Potential Base Rent	107,876	110,761	112,698	116,800	124,713	129,654	132,628	136,112	141,412	145,373
Absorption & Turnover Vacancy	-1,313	-3,401	-1,392	0	-2,954	-1,522	-4,702	-1,614	0	-3,425
Free Rent	-328	-1,014	-348	0	-739	-380	-784	-807	0	-856
Scheduled Base Rent	106,236	106,346	110,957	116,800	121,020	127,752	127,143	133,690	141,412	141,092
TOTAL RENTAL REVENUE	106,236	106,346	110,957	116,800	121,020	127,752	127,143	133,690	141,412	141,092
OTHER TENANT REVENUE										
Total Expense Recoveries	30,744	30,901	32,525	34,058	34,238	35,879	35,795	37,968	39,799	39,732
TOTAL OTHER TENANT REVENUE	30,744	30,901	32,525	34,058	34,238	35,879	35,795	37,968	39,799	39,732
TOTAL TENANT REVENUE	136,979	137,247	143,482	150,858	155,258	163,631	162,938	171,659	181,210	180,824
POTENTIAL GROSS REVENUE	136,979	137,247	143,842	150,858	155,258	163,631	162,938	171,659	181,210	180,824
VACANCY & CREDIT LOSS										
Vacancy Allowance	-6,353	-5,300	-6,665	-7,543	-7,287	-7,586	-6,328	-7,969	-9,061	-8,487
TOTAL VACANCY & CREDIT LOSS	-6,353	-5,300	-6,665	-7,543	-7,287	-7,586	-6,328	-7,969	-9,061	-8,487
EFFECTIVE GROSS REVENUE	130,626	131,946	136,818	143,315	147,971	156,046	156,610	163,689	172,150	172,337
OPERATING EXPENSES										
Real Estate Taxes	8,877	9,143	9,418	9,700	9,991	10,291	10,600	10,918	11,245	11,582
Insurance	4,979	5,128	5,282	5,441	5,604	5,772	5,945	6,124	6,307	6,496
Utilities	2,709	2,790	2,874	2,960	3,049	3,140	3,235	3,332	3,432	3,535
Pest Control	3,500	3,605	3,713	3,825	3,939	4,057	4,179	4,305	4,434	4,567
Landscaping & Grounds	2,284	2,353	2,423	2,496	2,571	2,648	2,727	2,809	2,893	2,980
Repair & Maintenance	1,009	1,039	1,070	1,103	1,136	1,170	1,205	1,241	1,278	1,317
Tax Consulting	907	934	962	991	1,021	1,051	1,083	1,115	1,149	1,183
Management Fee	6,849	6,862	7,174	7,543	7,763	8,182	8,147	8,583	9,060	9,041
TOTAL OPERATING EXPENSES	31,114	31,855	32,917	34,058	35,073	36,311	37,121	38,426	39,799	40,701
NET OPERATING INCOME	99,512	100,091	103,901	109,257	112,897	119,734	119,489	125,264	132,351	131,636



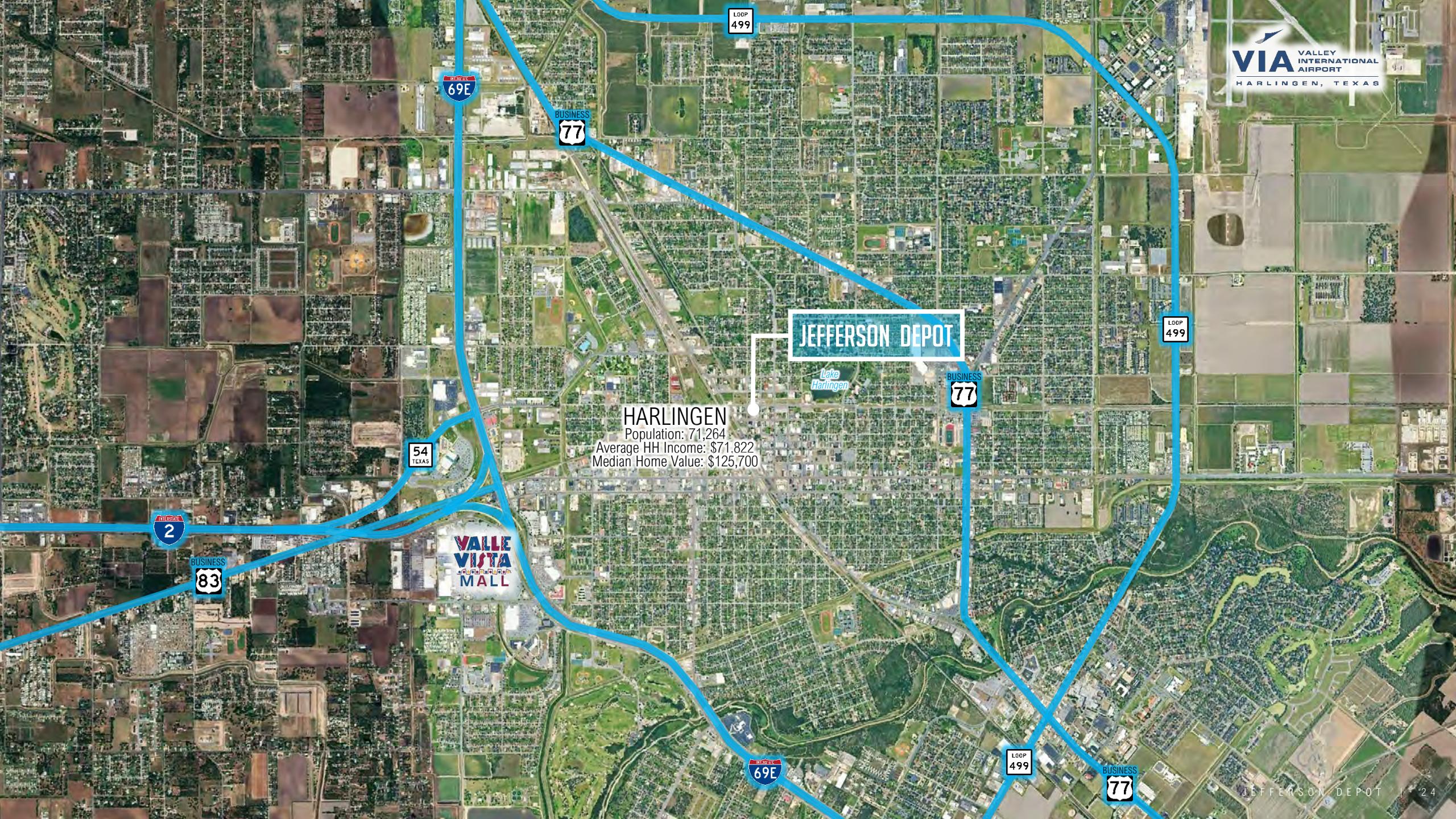
UNDERWRITING ASSUMPTIONS

GLA	12,250 SF
COMMENCEMENT DATE	January 1, 2026
END DATE	December 31, 2036
TERM	10 Years
EXPENSE GROWTH RATE	3% per year
AVAILABLE SPACE	1,750 SF
ABSORPTION PERIOD	3 months
MARKET RENT	\$9.00/SF NNN
RENT ESCALATION	4% Annual Increases
TENANT IMPROVEMENTS (NEW LEASE/RENEWAL)	\$2.00/SF / \$0.00/SF
LEASING COMMISSION (NEW LEASE/RENEWAL)	6.00% / 4.00%
LEASE TERM	5 Years
RETENTION RATIO	75%
EXPENSE RECOVERY TYPE	NNN

MARKET OVERVIEW

MARKET AERIAL
RIO GRANDE VALLEY AREA
DEMOGRAPHICS
SUBMARKET STATISTICS





RIO GRANDE VALLEY AREA

INTRODUCTION

Harlingen, nestled in the heart of the Rio Grande Valley in southern Texas, is a vibrant city that beautifully blends rich agricultural heritage with modern economic diversification. With a population of approximately 75,000 residents, Harlingen boasts a thriving economy supported by industries ranging from healthcare and manufacturing to international trade. Its strategic location near the Mexican border and the Gulf of Mexico, along with excellent transportation infrastructure, including Valley International Airport and Interstate 69E, has made it a hub for commerce and cultural exchange. The city's subtropical climate, characterized by warm, humid summers and mild winters, adds to its appeal, attracting retirees and visitors alike. Harlingen's unique cultural tapestry, shaped by Tex-Mex traditions and an array of annual festivals, showcases its dynamic spirit and warm hospitality. Whether you're exploring the World Birding Center, enjoying the city's healthcare amenities, or immersing yourself in its vibrant culture, Harlingen offers a captivating experience deeply rooted in Texas history and South Texan charm.

Doing business in Harlingen, Texas, offers a promising blend of opportunities and advantages. The city's diversified economy spans healthcare, manufacturing, agriculture, and more, making it an attractive destination for entrepreneurs and established businesses alike. Harlingen's business-friendly environment is further enhanced by a supportive local government, a skilled workforce, and access to educational institutions like Texas State Technical College and the University of Texas Rio Grande Valley, which provide a pipeline of talent.

2025
POPULATION

1.9M

2025
MEDIAN
HOUSEHOLD
INCOME

\$60K

2025
MEDIAN
HOME
VALUE

\$235K

2025
MEDIAN AGE

31.5





2025 DEMOGRAPHICS

	# OF BUSINESSES	# OF EMPLOYEES	CONSUMER SPENDING (\$000s)
1 MILE			
3 MILE			
10 MILE			
EMPLOYED POPULATION	COLLEGE EDUCATED POPULATION	POPULATION <30 MINUTE COMMUTE	
56.2%	49.2%	81.8%	
POPULATION	HOUSEHOLDS	MEDIAN AGE	
155K	51K	34.2	
PROJECTED POP. GROWTH 2024-2029	AVERAGE HOUSEHOLD INCOME	MEDIAN HOME VALUE	
2.27%	\$65K	\$97K	



SUBMARKET STATISTICS

“The flex industrial segment in the Greater Harlingen submarket benefits from strong connectivity, affordable operating costs, and rising demand from logistics, light manufacturing, and service-oriented users, making it one of the most dynamic growth components of the Brownsville-Harlingen market. ”

GREATER
HARLINGEN
SUBMARKET

2025 AVERAGE
FLEX
RENT GROWTH

4.0%

SUBMARKET
FLEX
RENTABLE SF

218K

CURRENT AVERAGE
FLEX
VACANCY RATE

0.0%

SUBMARKET
FLEX SF
UNDER CONSTRUCTION

0

CURRENT FLEX
MARKET
ASKING RENT PSF

\$13.66

PROJECTED 2028
FLEX MARKET
ASKING RENT PSF

\$14.20



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

Buyer/Tenant/Seller/Landlord Initials

Date