



BID DEADLINE JANUARY 22

State-of-the-Art Cold Storage Facility

Recently Expanded Building on U.S./Mexico Border

9901 S. Keystone Drive, Pharr, TX

HIGHLIGHTS

- PrimusGFS Certified, securing food safety procedures by FDA & USDA
- USDA Organic Certified
- Cutting-edge surveillance system of over 60 cameras
- Nine multi-temperature rooms, 16 dock-high doors, 30 ft ceilings & one dry ramp
- Ethylene & humidification control system (NASA-developed technology, Airocide)
- 1,554 rack pallet positions

DETAILS

**U.S. Bankruptcy Court
Southern District of Texas (McAllen)
Petition No. 24-70155
In re: Argentaria Real Estate, LLC**

This 39,390± SF concrete tilt-up cold storage facility is equipped with the latest cutting-edge technologies to maximize efficiency, quality and value. The building offers 5,306± SF of office space and 34,084± SF of warehouse space.

Along with the high quality of the building, the property is located only two miles away from the Pharr-Reynosa International Bridge, which represents the third-largest trade hub on the Texas-Mexico Border. The City of Pharr just broke ground on a \$44 million expansion project, doubling the bridge's capacity and increasing dry dock capabilities.

According to the U.S. Census Bureau, in August 2024, the port facilitated \$3.98 billion in imports and exports. The top import across the border, at \$231.02 million, was fresh produce like avocados, dates, pineapples, berries and more.



	Building Size	39,390± SF Total Space comprised of: 5,306± SF Office; 34,084± SF Warehouse;
	Parcel Size	2.62± AC
	Parking	25 Spaces
	Year Built	2014, Addition in 2022
	Zoning	L1 (Limited Industrial District)
	Tax ID#	711178
	Taxes (2023)	\$41,762.64

855.755.2300
HilcoRealEstateSales.com



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LOCAL INFORMATION

Hidalgo County, located in South Texas along the U.S.-Mexico border, is one of the top agricultural producers in Texas, driven by its rich, fertile land and subtropical climate, which support year-round cultivation of crops like citrus, vegetables and sugarcane. In addition to agriculture, the local economy benefits from a diverse range of industries, including retail, wholesale trade, food processing and international logistics. Pharr, a city within Hidalgo County, is a significant economic hub, particularly due to its strong retail sector. Accounting for over 12% of all retail sales in the region, Pharr represents a robust market for investors looking to enter or expand in retail, industrial and logistics operations.

The city's location within a strategic industrial corridor has made it a focal point for international shipping, warehousing and cold storage operations, supporting cross-border trade with Mexico. The proximity to the Pharr-Reynosa International Bridge, one of the busiest commercial border crossings in Texas, adds to its appeal as a logistics center, enabling efficient import and export of goods. The area's emphasis on cold storage infrastructure aligns well with its role in agribusiness, providing essential facilities to preserve and transport produce and perishable goods. Hidalgo County's commitment to expanding its infrastructure and supporting diverse industries makes it an attractive destination for business owners, developers and investors looking for growth in a dynamic, internationally connected market.



Subject to approval by U.S. Bankruptcy Court, Southern District of Texas (McAllen), Petition No. 24-70155 (MI) | *In re*: Argentario Real Estate, LLC. The information contained herein is subject to inspection and verification by all parties relying on it to formulate a bid. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers, their representatives or Auctioneer. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS HEREIN ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. © 2024 Hilco Global, LLC.

SALE INFORMATION

BID PROCEDURES

This sale is being conducted subject to the Bid Procedures, available for download from the Hilco Real Estate Sales (HRE) website at www.HilcoRealEstateSales.com.

ON-SITE INSPECTIONS

December 12, 18 & January 16
By Appointment Only

BID DEADLINE

January 22 by 5:00 p.m. (CT)

BID SUBMISSION

All bids should be made on the approved Purchase & Sale Agreement available on the HRE website. Bids must be submitted to Jonathan Cuticelli at jcuticelli@hilcoglobal.com or Jamie Coté at jcote@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, bidders will need to register at HRE's website.

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