

1910 S. 10th Street, Hidalgo, TX 78557

FOR SALE | INDUSTRIAL COLD STORAGE BLDG



FOR PROPERTY INFORMATION & SITE TOURS PLEASE CONTACT:

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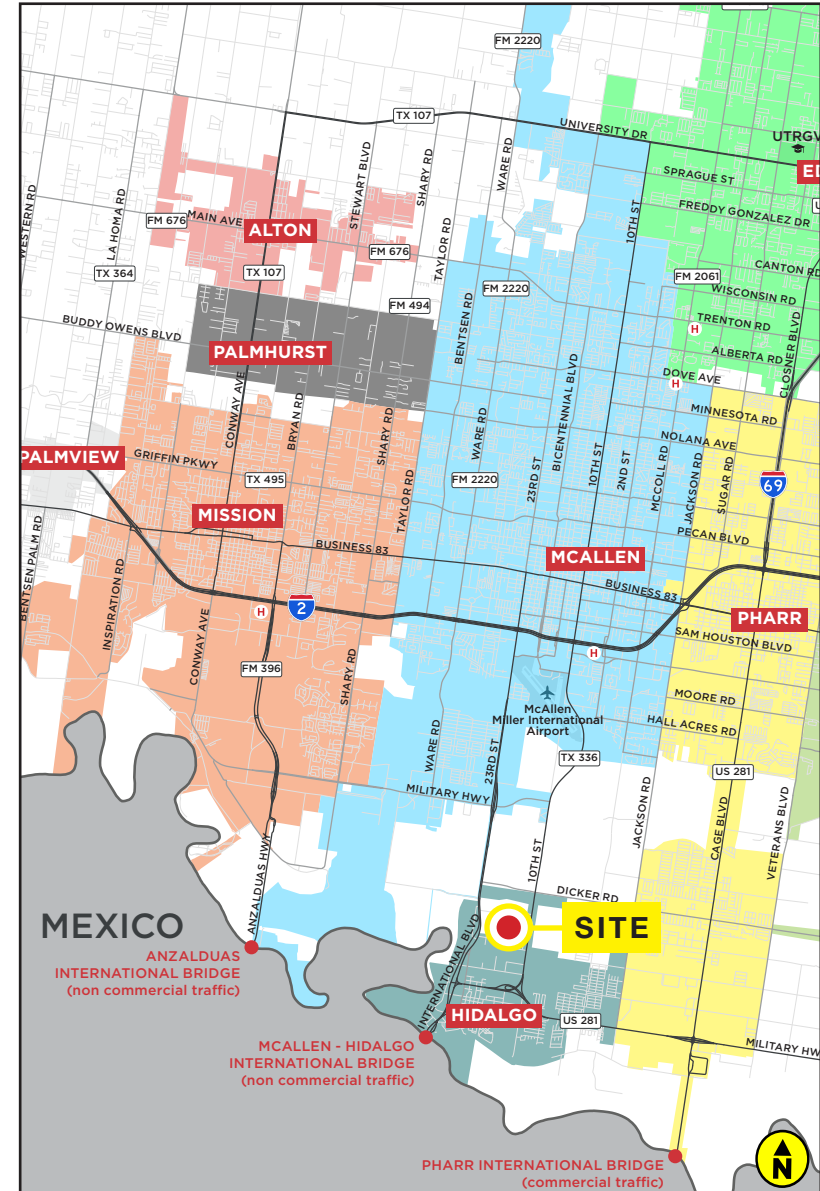
PROPERTY OVERVIEW

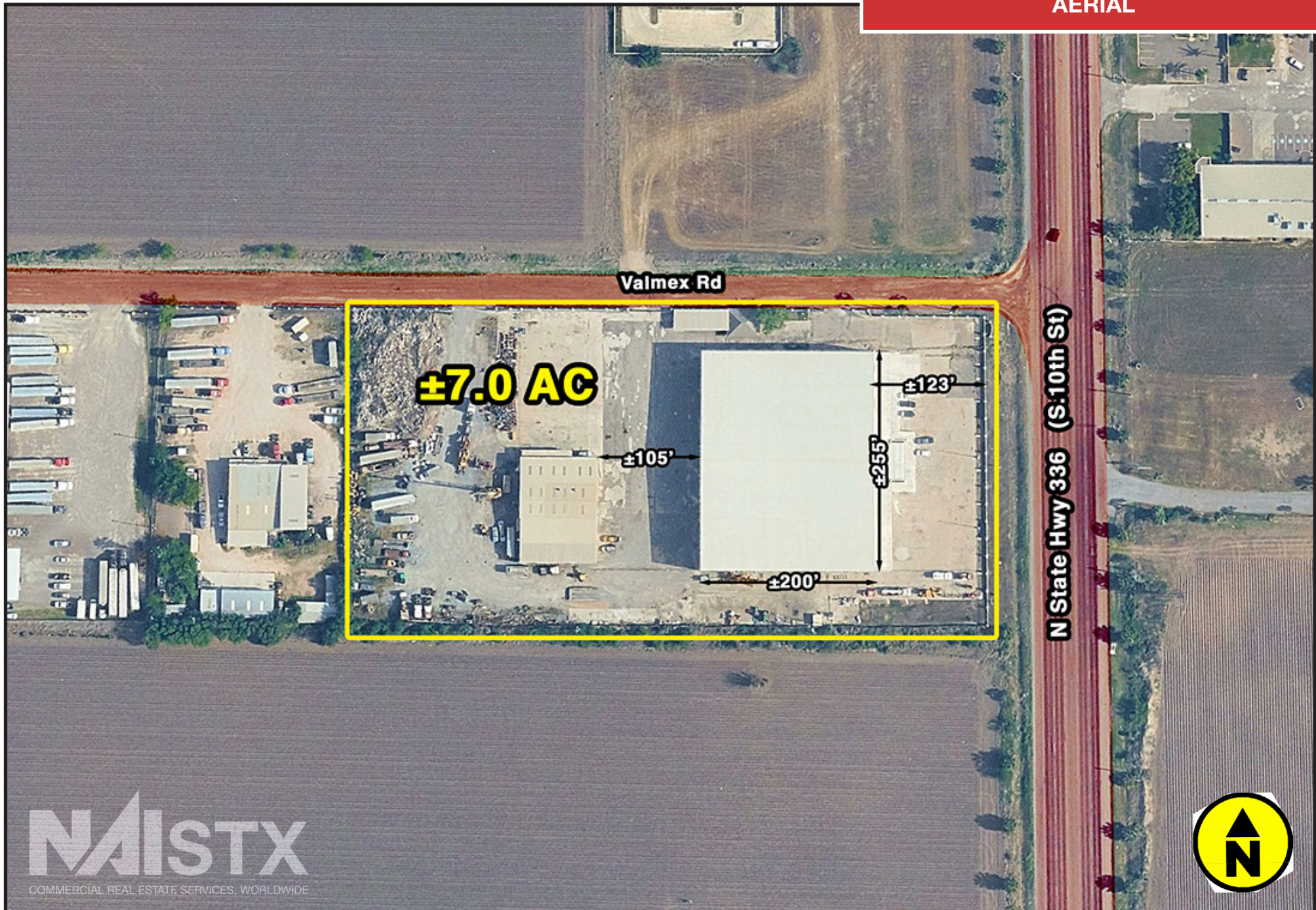
This 51,000 SF cold storage warehouse, delivered in January 2025, is part of a larger redevelopment project situated on 7 acres at 1910 S. 10th Street, at the intersection of Val-Mex Road and S. 10th Street in Hidalgo, TX. The property offers excellent regional connectivity – 4.8 miles from the Pharr International Bridge (the primary produce crossing into the U.S.), 5 miles from the McAllen International Airport, and 5.8 miles from Interstate 2. Of the total building size, 34,000 SF is a cold dark shell, ready for build-to-suit improvements and capable of being divided into two ±17,000 SF units.

Proximity highlights:

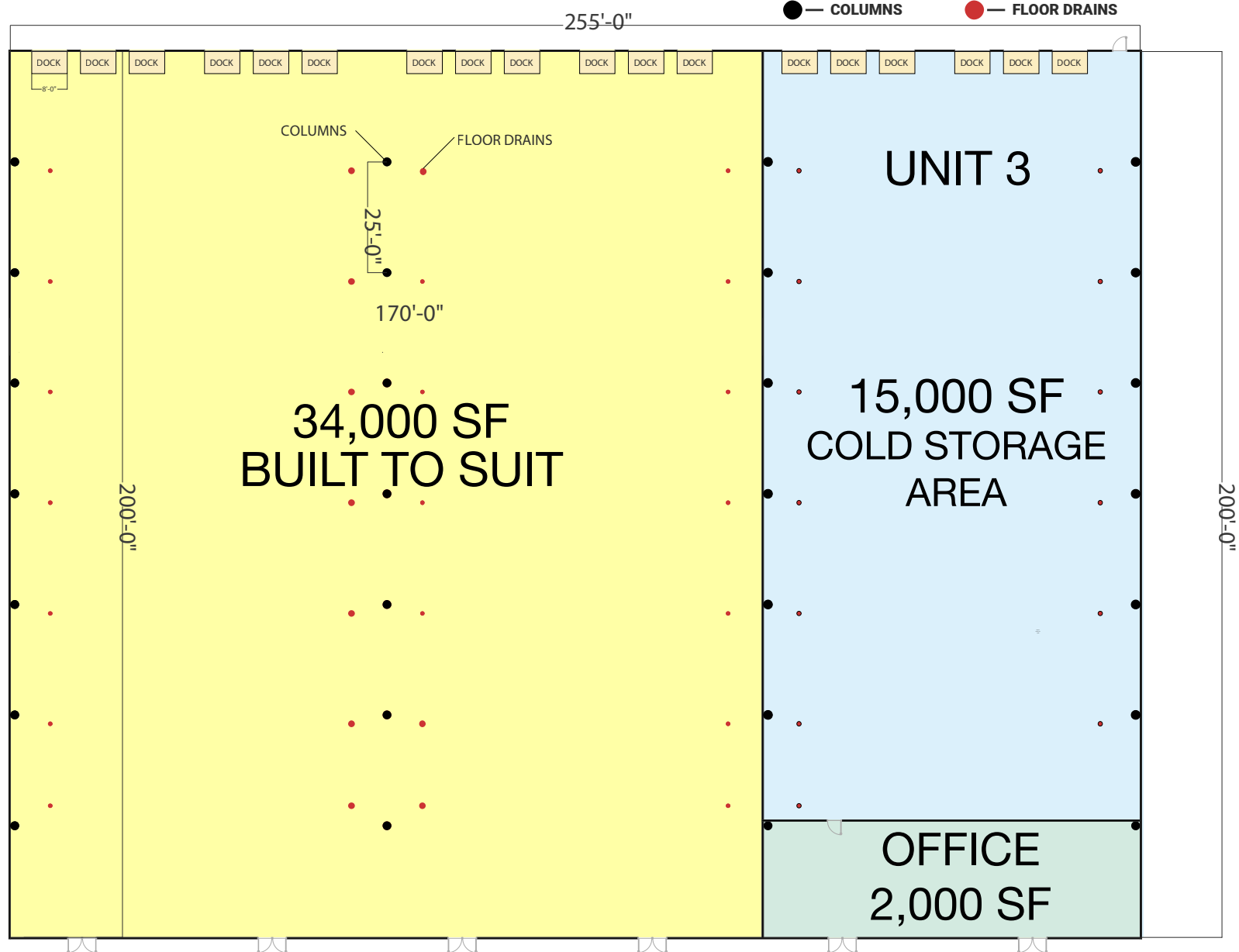
- 4.8 miles to Pharr International Bridge
- 5 miles to McAllen International Airport
- 5.8 miles to Interstate 2

PROPERTY FEATURES	Units	Unit 3
Total Area:	±34,000 SF	±17,000 SF
Cold Storage:	Build to Suit	±15,000 SF
Office Space:	Build to Suit	±2,000 SF
Dock Doors:	12 Dock High Doors	6 Dock High Doors
Dock Equipment	Build to Suit	6 Load Hog - Verticle
Lighting	Build to Suit	LED
Year Built:	January 2025	
Total Land Area:	±7.0 Acres	
Building Size:	±51,000 SF	
Clear Height:	30'	
Construction:	Insulated Panel	
Floor Drains:	Perimeter Floor Drains	

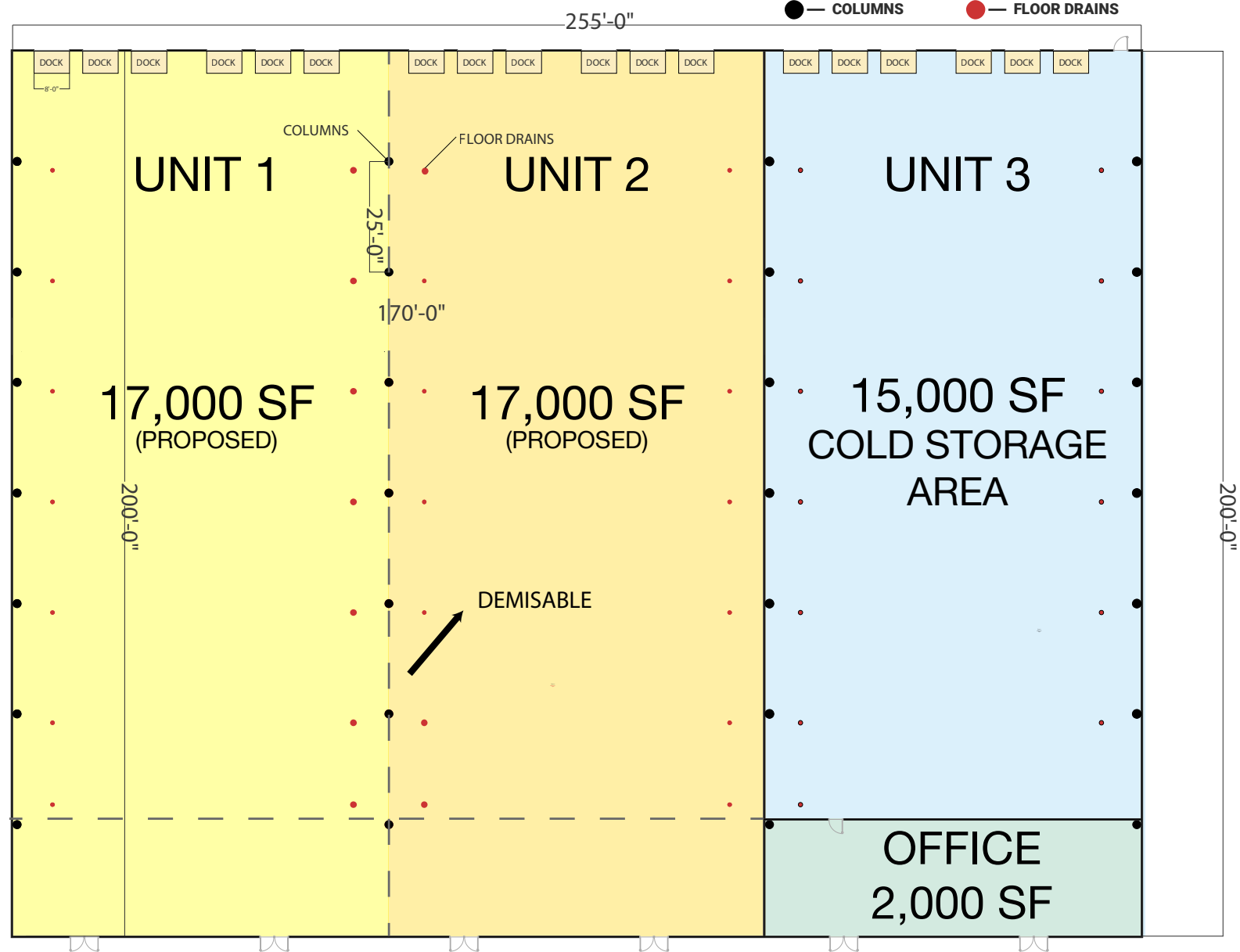




DEMISING OPTION 1



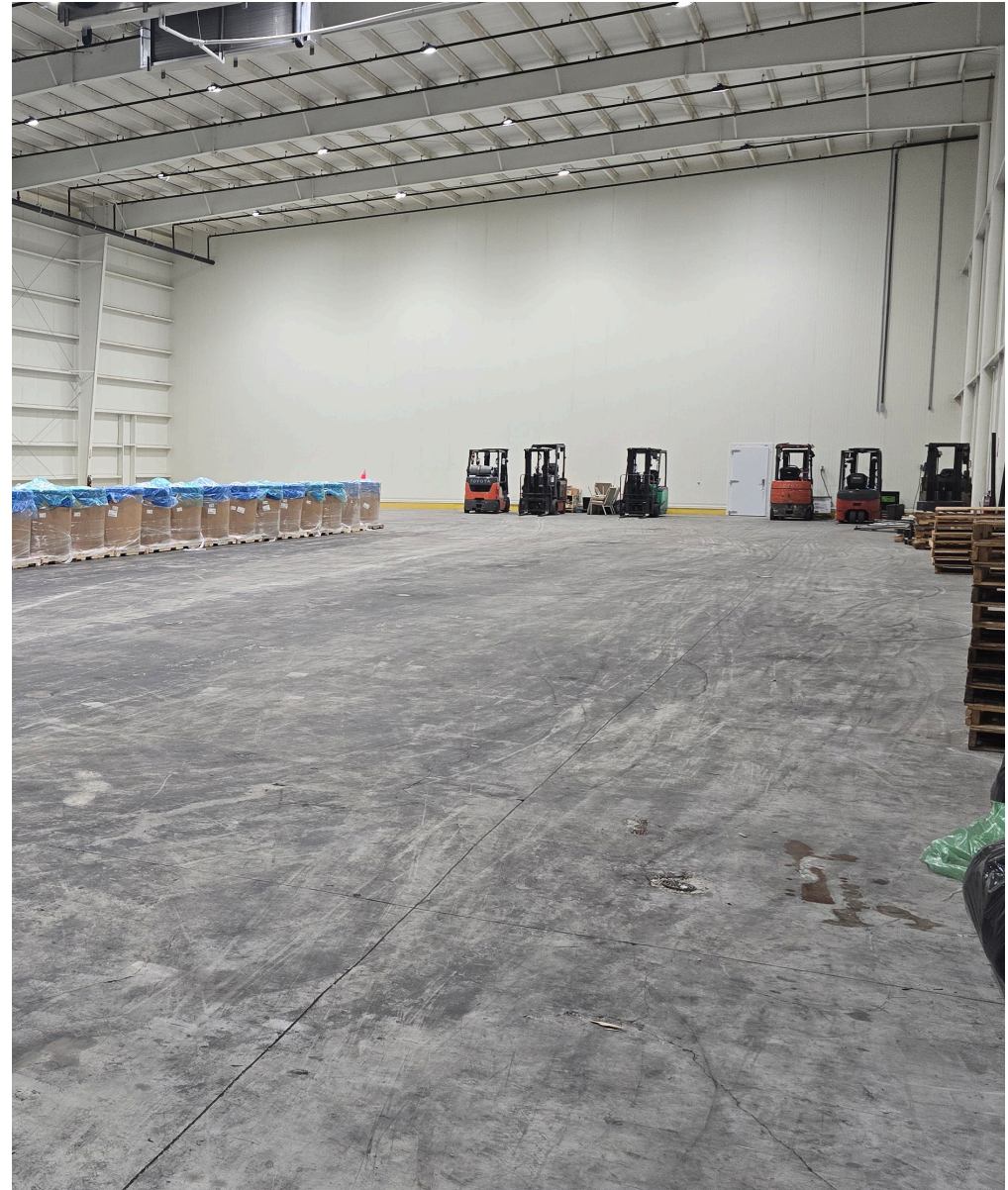
DEMISING OPTION 2



1910 S. 10th Street, Hidalgo, TX 78557
EXTERIOR AREA



1910 S. 10th Street, Hidalgo, TX 78557
INTERIOR AREA - COLD WAREHOUSE

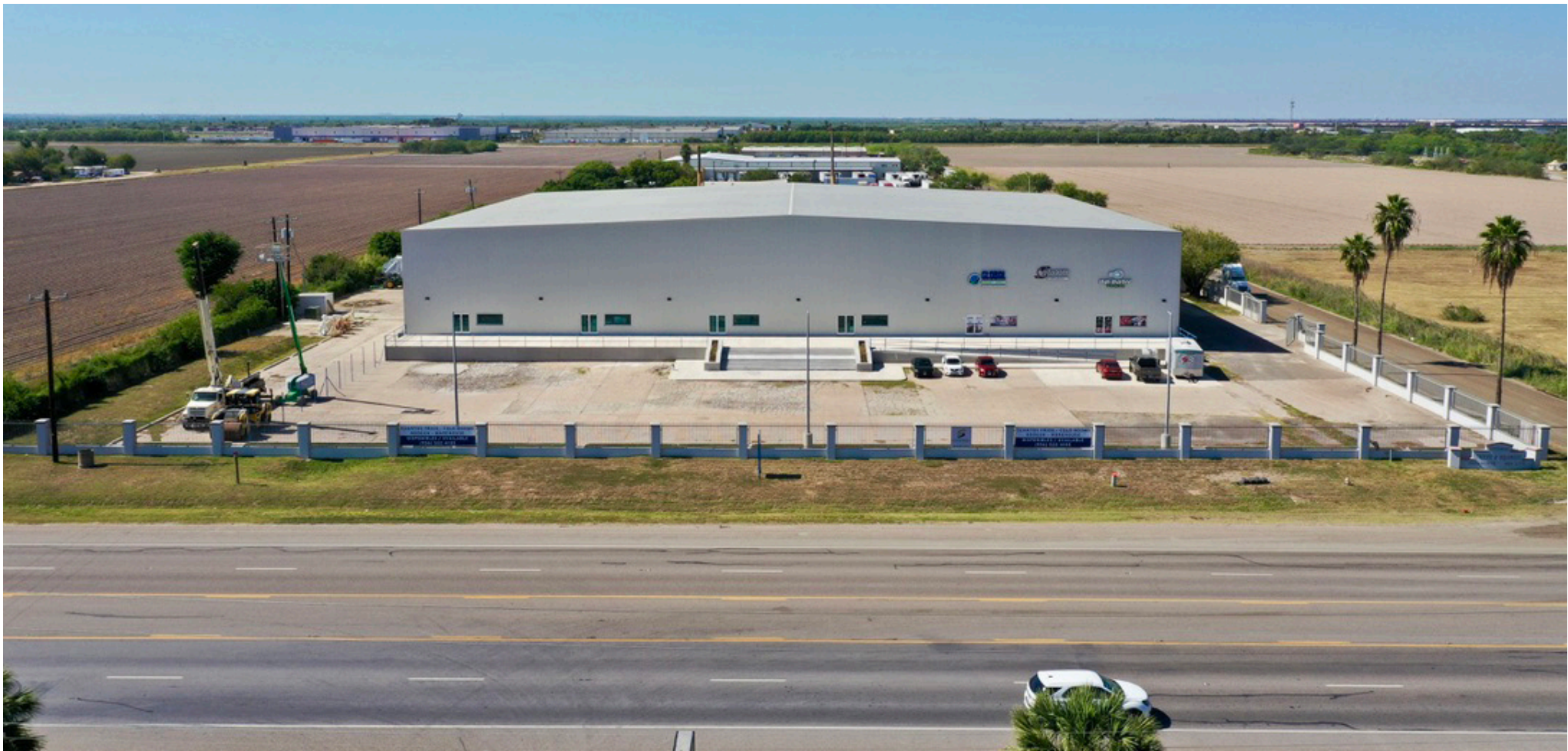


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CORPORATE NEIGHBORS



- | | | | | | | |
|---|--|--|---|---|---|--|
| <p>1</p> <ul style="list-style-type: none"> • DHL • Alpine • Commscope • LKQ • Ceva • Cornelius • Regal Rexnord • Standard Motor | <p>2</p> <ul style="list-style-type: none"> • ABC Supply Co Inc • Amazon • Santos International • Denso Ten • Lineage Logistics • Pro Trans • GE | <p>3</p> <ul style="list-style-type: none"> • Pepsi • Expeditors • Bana Box • Essity • Ts Tech | <p>4</p> <ul style="list-style-type: none"> • Keystone Cold LLC • Russell Equipment Inc • Red Sun Farms • SmartCold • Villita Avocados • Envision Cold Storage | <p>5</p> <ul style="list-style-type: none"> • Dicex • UPS Supply Chain Solutions • MAS Logistics • Unimex • 4Fronts • Trancasa • NTW Tire | <p>6</p> <ul style="list-style-type: none"> • Emerson Tool Co • Mainfreight McAllen Transport • Nippon Express USA, Inc. • DSV Solutions • ASCO Power Technologies • Interlink | <p>7</p> <ul style="list-style-type: none"> • Bissell • Woodcrafters • Farmer's Best |
|---|--|--|---|---|---|--|



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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.

2-10-2025



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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Luis Ricardo Flores	801114	rflores@nairgv.com	956-994-8900
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date