

3101 W MILITARY HWY
MCALLEN, TX 78503

WAREHOUSE AVAILABLE FOR LEASE
± 68,108 SF TOTAL SPACE AVAILABLE



FOR PROPERTY INFORMATION & SITE TOURS PLEASE CONTACT:

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NAI Rio Grande Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

3101 W MILITARY HWY | MCALLEN, TX 78503

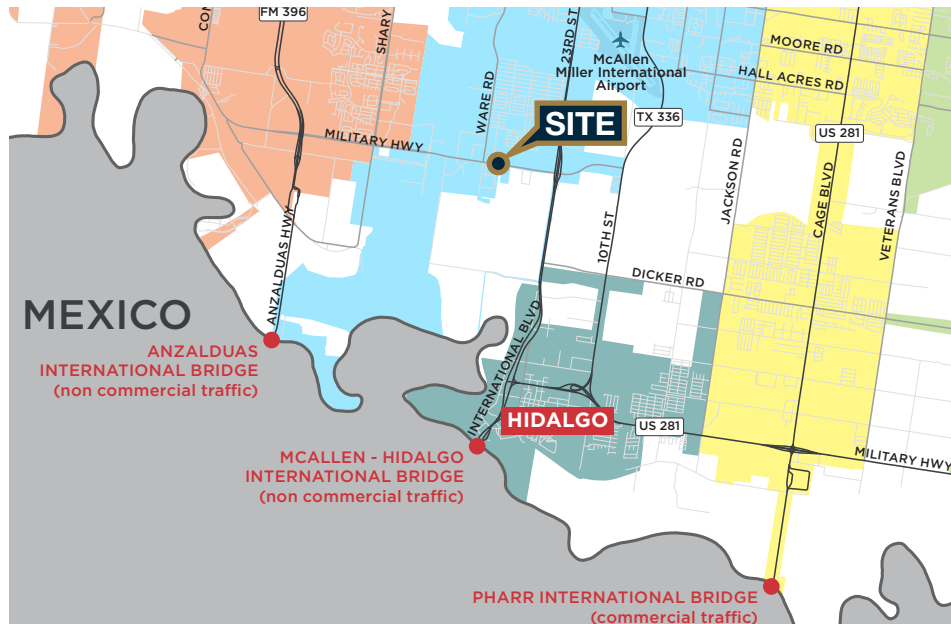
PROPERTY OVERVIEW

PROPERTY SUMMARY

3101 W. Military Highway's Trailer Parking is strategically located in the heart of McAllen's industrial corridor, situated between the Anzalduas and Pharr International Bridges. This premium location ensures seamless connectivity to major trade routes, making it ideal for logistics and distribution operations.

PROPERTY HIGHLIGHTS

- 14 minutes from the Pharr International Bridge
- 10 minutes from the Anzalduas International Bridge
- 8 minutes from the McAllen-Hidalgo International Bridge
- 7 minutes from the McAllen-Miller International Airport
- Exterior fence with onsite security – CTPAT certified
- Direct connectivity to major regional highways: expanded US 83 (6 lanes), US 281, US 77, and future I-69



PROPERTY SPECIFICATIONS

AVAILABLE SF

68,108 SF

DOCK DOORS

22 Dock High Doors

MINIMUM AVAILABLE SF

68,108 SF

GRADE LEVEL DOORS

2 Ramps

OFFICE / SHOWROOM SF

1,200 SF

DOCK EQUIPMENT

Pit Levelers

CAR PARKING

40 Spaces

LIGHTING

LED High Efficient

TRAILER PARKING

± 422 Spaces

CLEAR HEIGHT

24'

CONSTRUCTION

Concrete Tilt Wall

COLUMN SPACING

Varies

TOTAL BUILDING SF

215,556 SF

FIRE PROTECTION

ESFR

YEAR BUILT

2004

ROOF SYSTEM

Metal Standing Seam

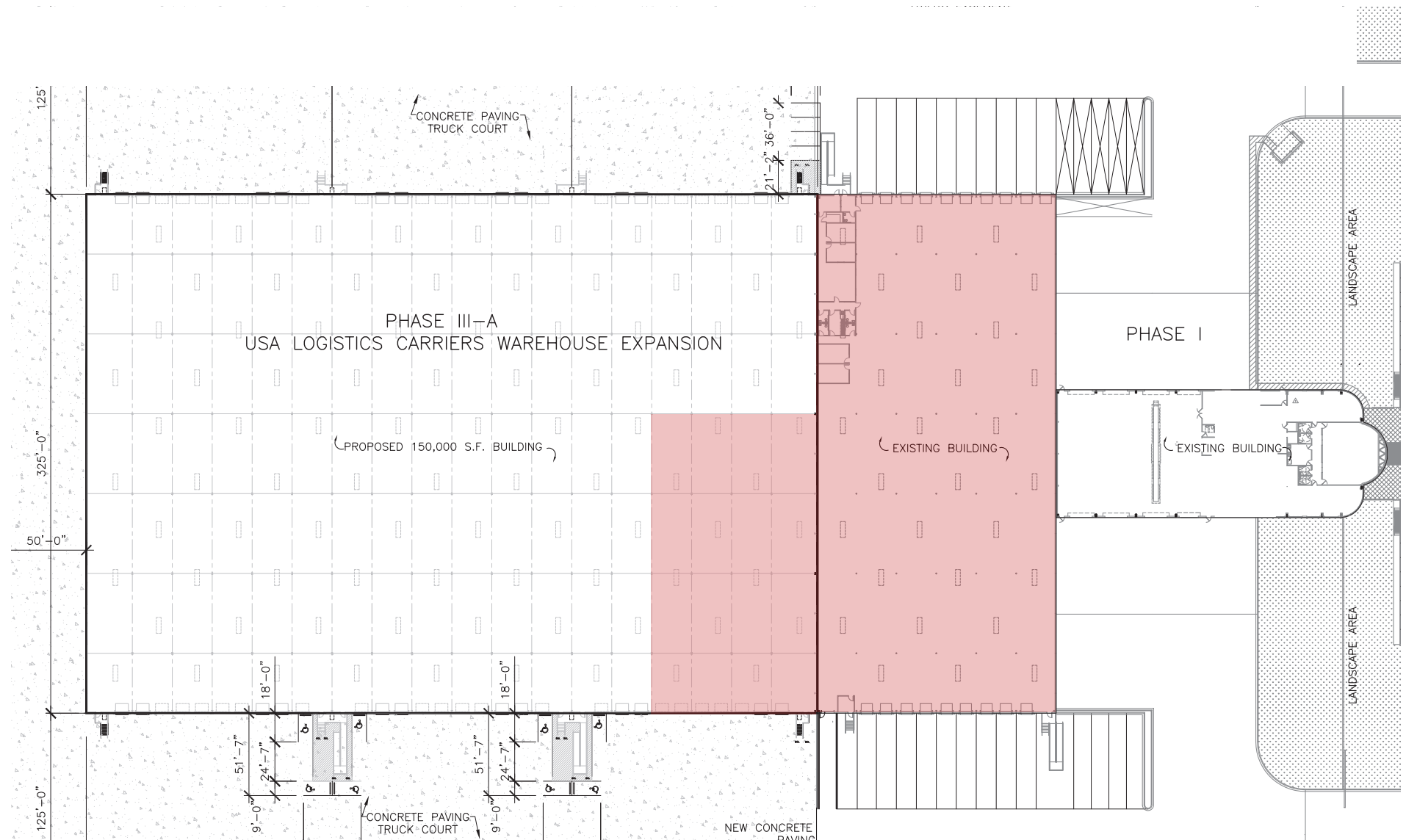
LOT SIZE

33.3 AC

TRUCK COURT

Concrete

3101 W MILITARY HWY | MCALLEN, TX 78503
SITE PLAN | WAREHOUSE





3101 W MILITARY HWY | MCALLEN, TX 78503
WAREHOUSE PHOTOS

NAI Rio Grande
Valley
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CORPORATE NEIGHBORS



- 1**
- DHL
 - Alpine
 - Commscope
 - LKQ
 - Ceva
 - Cornelius
 - Regal Rexnord
 - Standard Motor

- 2**
- ABC Supply Co Inc
 - Amazon
 - Santos International
 - Denso Ten
 - Lineage Logistics
 - Pro Trans
 - GE

- 3**
- Pepsi
 - Expeditors
 - Bana Box
 - Essity
 - Ts Tech

- 4**
- Keystone Cold LLC
 - Russell Equipment Inc
 - Red Sun Farms
 - SmartCold
 - Villita Avocados
 - Envision Cold Storage

- 5**
- Dicex
 - UPS Supply Chain Solutions
 - MAS Logistics
 - Unimex
 - 4Fronts
 - Trancasa
 - NTW Tire

- 6**
- Emerson Tool Co
 - Mainfreight McAllen Transport
 - Nippon Express USA, Inc.
 - DSV Solutions
 - ASCO Power Technologies
 - Interlink

- 7**
- 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
Edward Villareal	467182	edward@nairgv.com	956-994-8900
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date