

Del Rio Cross-Border Industrial Warehouse



OFFERING MEMORANDUM

100 Lupita Circle
Del Rio, TX 78840



Del Rio Cross-Border Industrial Warehouse

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01	Executive Summary
	Investment Summary

OFFERING SUMMARY

ADDRESS	100 Lupita Circle Del Rio TX 78840
COUNTY	Val Verde
MARKET	Del Rio
NET RENTABLE AREA (SF)	30,000 SF
LAND ACRES	1.53
LAND SF	66,647 SF
YEAR BUILT	2006
APN	56004
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,000,000
PRICE PSF	\$33.33

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	4,552	109	82,871
2026 Median HH Income	\$0	\$63,280	\$0
2026 Average HH Income	\$0	\$89,764	\$0

- Unlock the potential of immediate control with 100 Lupita Circle, a turnkey industrial warehouse designed for efficient logistics and distribution. Boasting 30,000 square feet of functional space on a 1.53-acre site, this property eliminates lease rollover risk and transitional downtime, offering a seamless transition for owner-occupants ready to take charge of their operations in the thriving Del Rio market.

- Seamlessly meet your shipping and receiving needs with five dock-high loading doors and one drive-in dock, all within a fully sprinklered warehouse illuminated by energy-efficient LED lighting. This modern setup not only enhances operational efficiency but also minimizes upfront capital investment, ensuring a smooth and cost-effective transition for businesses looking to optimize their industrial operations.
- Experience immediate productivity with 1,500 square feet of built-out office space at your disposal, featuring eight private offices, two restrooms, a kitchen, and a dedicated IT/server room. This thoughtfully designed layout empowers owner-users to swiftly deploy administrative, operational, and management functions on-site, streamlining day-to-day operations and enhancing overall efficiency.
- Strategically positioned just 1.5 miles from the Del Rio International Bridge, 100 Lupita Circle offers a prime location for businesses engaged in cross-border trade, regional distribution, or local service operations. Zoned Industrial (I) and currently vacant, this property presents a unique opportunity for owner-occupants to secure a well-located industrial facility and customize their occupancy timeline to suit their specific needs.
- Don't miss out on the chance to elevate your industrial operations with 100 Lupita Circle. Whether you're seeking immediate control, efficient logistics, or a strategic location for your business, this move-in-ready property provides the perfect platform for maximizing ROI and seizing new opportunities in the dynamic Del Rio market.

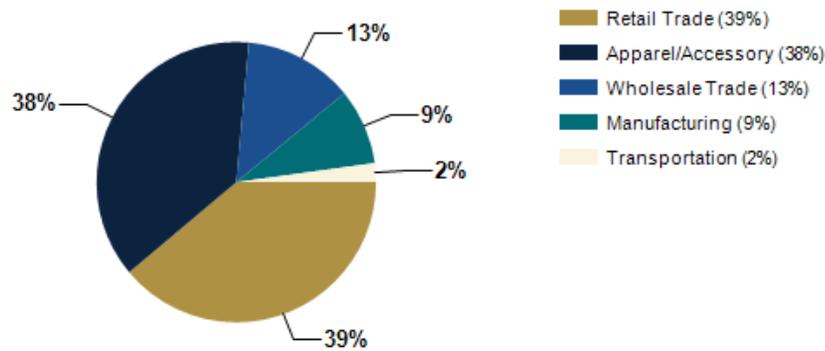
02

Location

- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map
- Traffic Counts
- Drive Times (Heat Map)

- The property is located in the city of Del Rio, Texas, known for its proximity to the United States-Mexico border.
- Del Rio is situated along the Rio Grande River, offering scenic views and outdoor recreational opportunities such as fishing, boating, and birdwatching at locations like Amistad National Recreation Area.
- The city is home to Laughlin Air Force Base, a major training base for the United States Air Force, which contributes to the local economy and community.
- Del Rio's economy is driven by industries such as agriculture, tourism, and trade due to its strategic location on the border, with retail centers like Plaza Del Sol serving the community's shopping needs.
- The area features a mix of residential neighborhoods, schools, parks, and businesses, providing a diverse environment for residents and visitors alike.

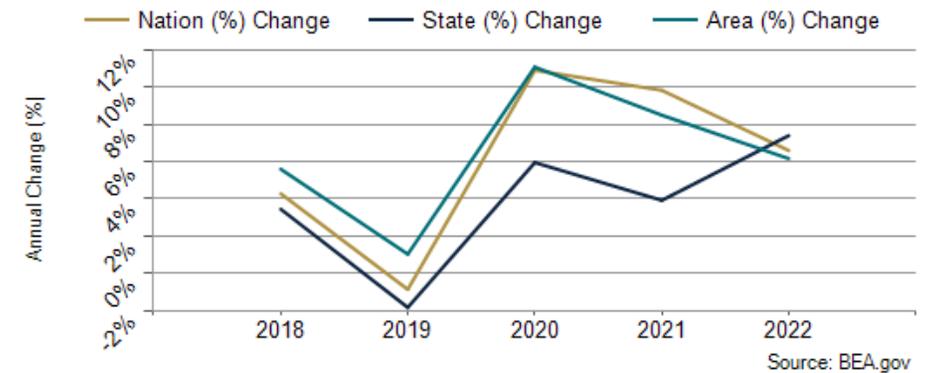
Major Industries by Employee Count



Largest Employers

Laughlin Air Force Base	1,400
Val Verde Correctional Facility	1,400
Muller Textiles	1,000
San Felipe Del Rio Consolidated Independent School District	637
City of Del Rio	500
Val Verde County	400
H-E-B	300
Val Verde Regional Medical Center	250

Val Verde County GDP Trend





DEL RIO INTERNATIONAL AIRPORT

Cienegas Terrace

Del Rio

W Gibbs St

Texas Spur 239

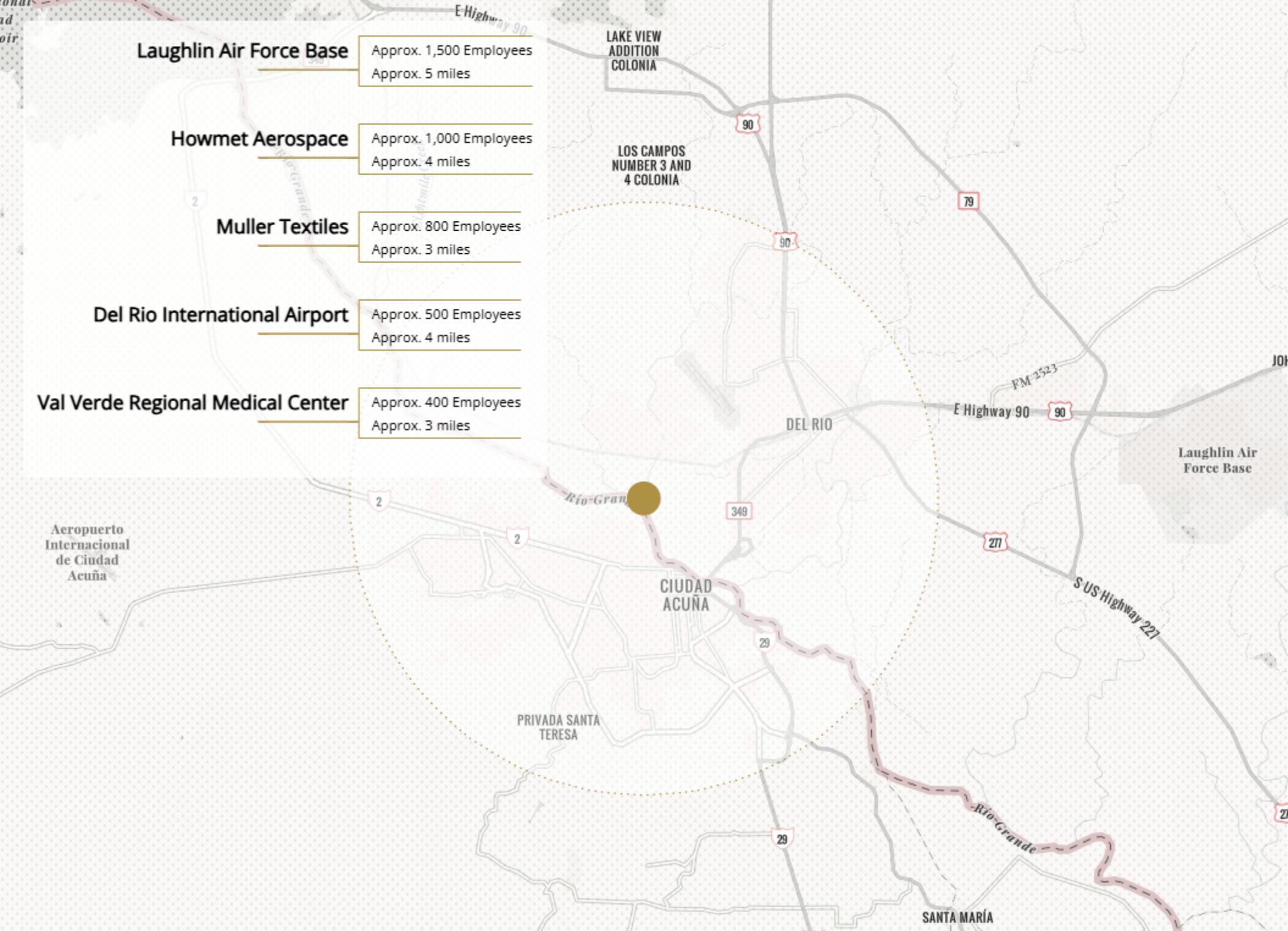
California

Rio Bravo Colonia

Ciudad Acuña

El Panteón

San Diego





S

Clenegas Creek

Clenegas Creek

Clenegas Creek

Frontera Rd

Lupita Cir

Jessica Ln

Gutierre Ln

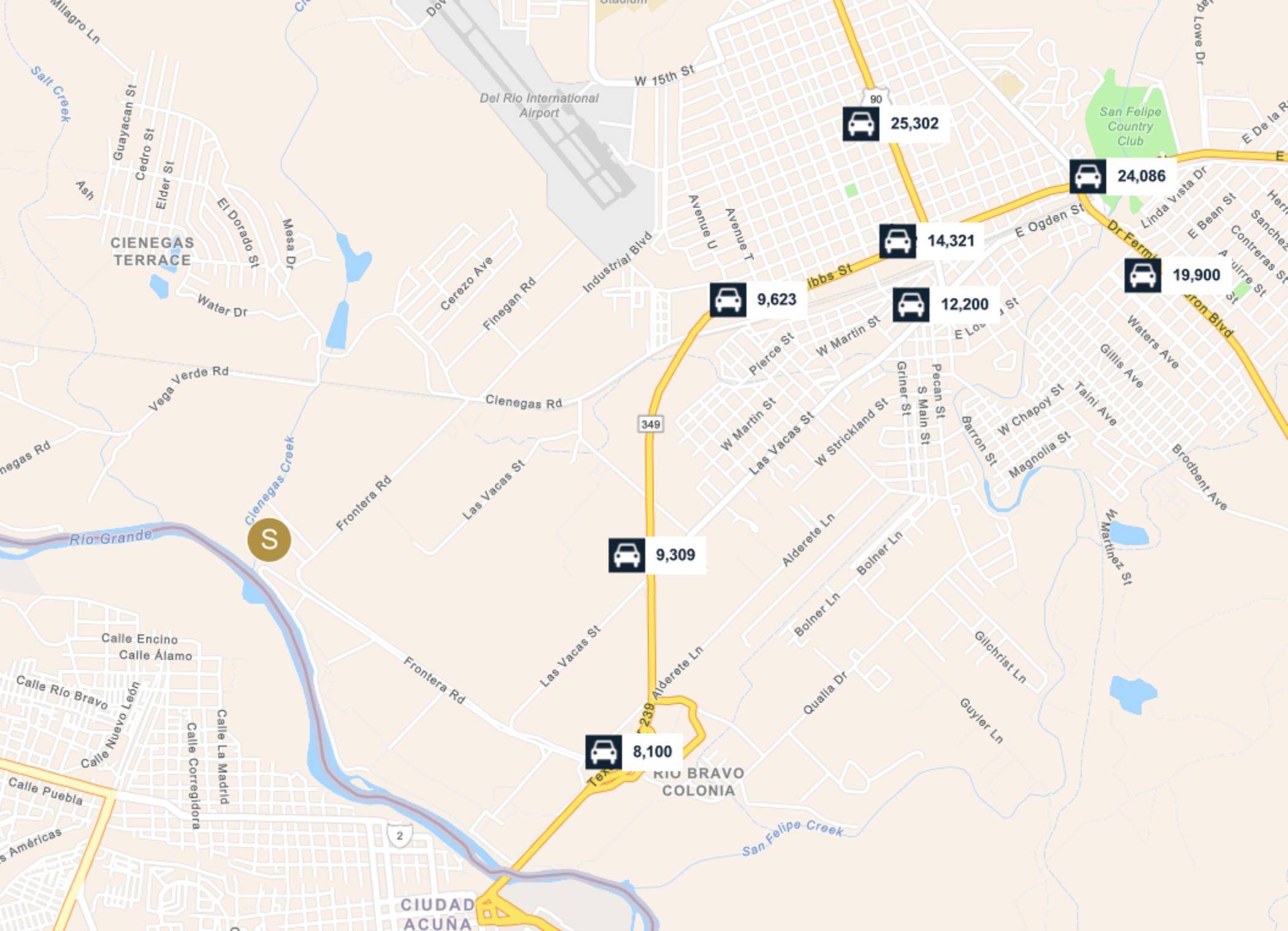
Jessica Ln

Frontera Rd

Gutierre Ln

Frontera Rd

Frontera Rd



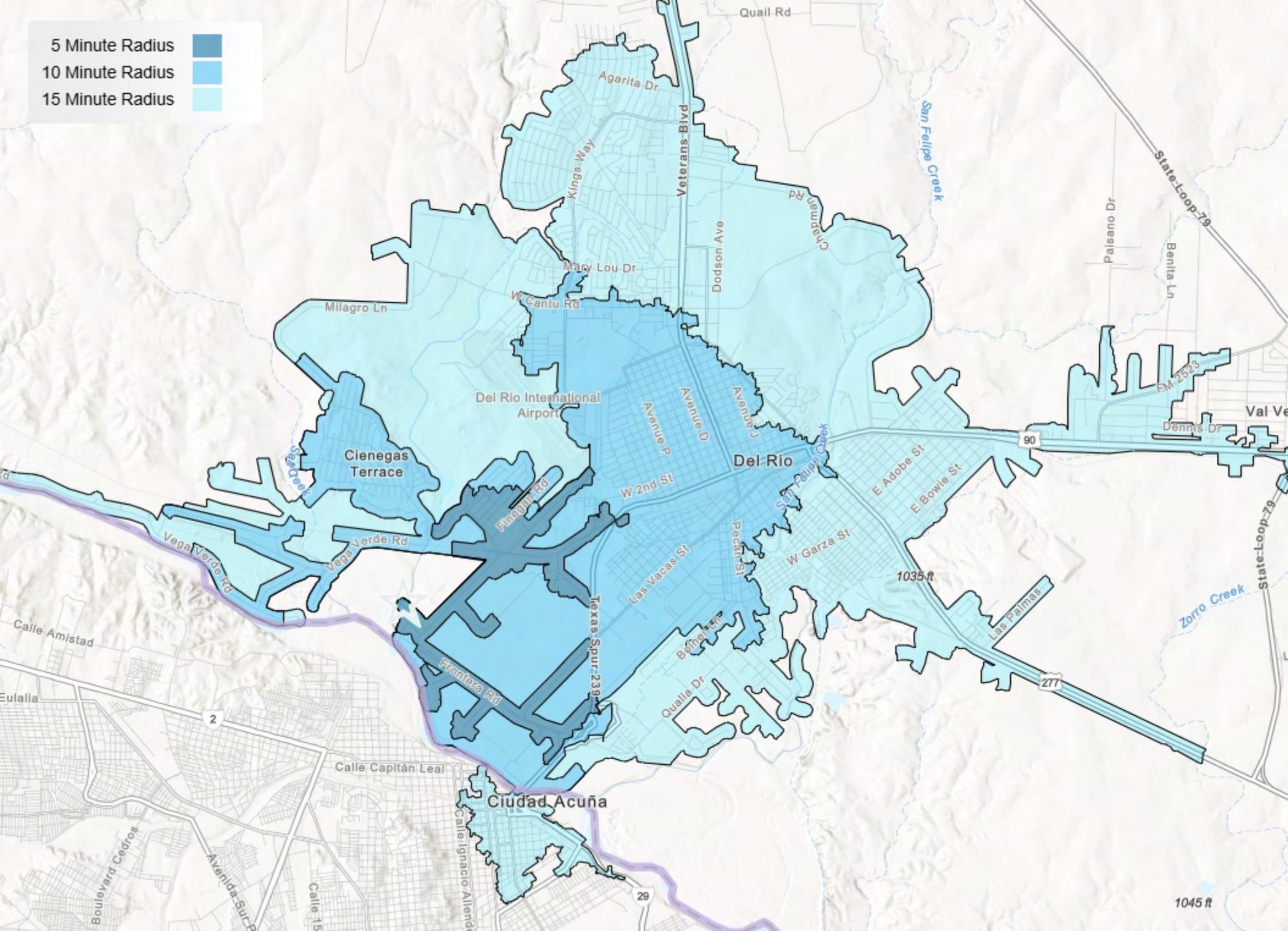
5 Minute Radius



10 Minute Radius



15 Minute Radius





03

Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	30,000
LAND SF	66,647
LAND ACRES	1.53
YEAR BUILT	2006
# OF PARCELS	1
ZONING TYPE	I
BUILDING CLASS	C
LOCATION CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
DOCK HIGH DOORS	5
GRADE LEVEL DOORS	1
FENCED YARD	No
OFFICE SF	1,500

NEIGHBORING PROPERTIES

NORTH	Undeveloped
SOUTH	Industrial
EAST	Industrial
WEST	Industrial

MECHANICAL

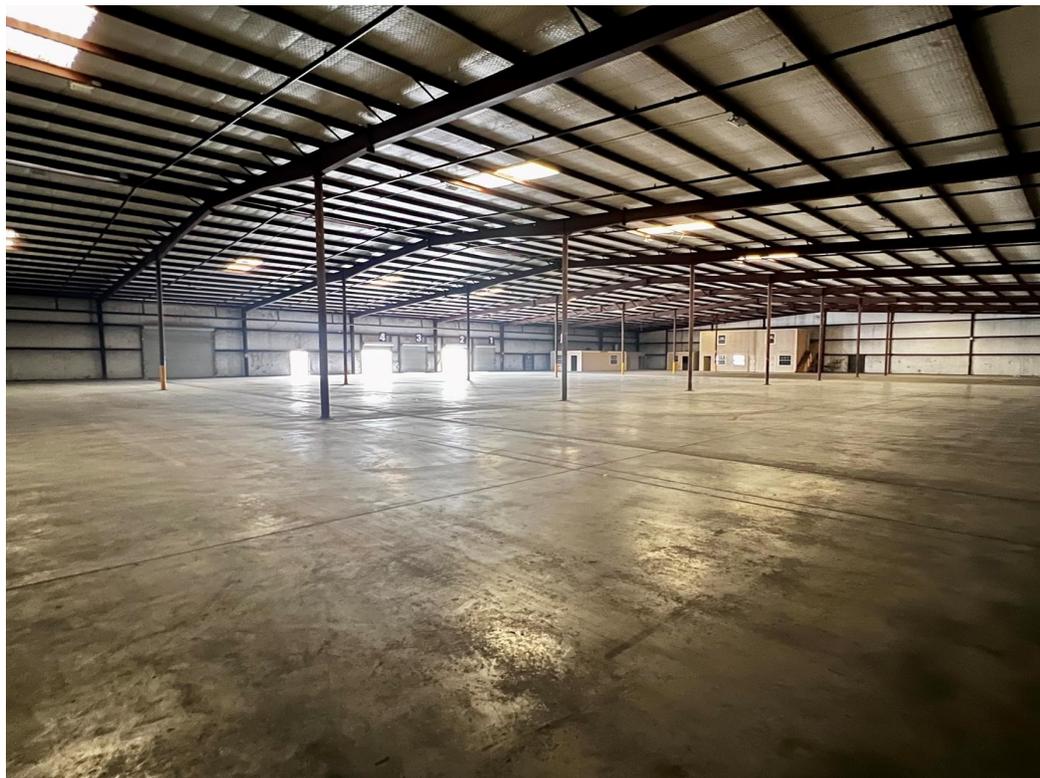
HVAC	Office Only
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	3 PH
LIGHTING	LED

CONSTRUCTION

FOUNDATION	Slab
FRAMING	Metal
EXTERIOR	Metal
PARKING SURFACE	Concrete
ROOF	Metal
LANDSCAPING	None









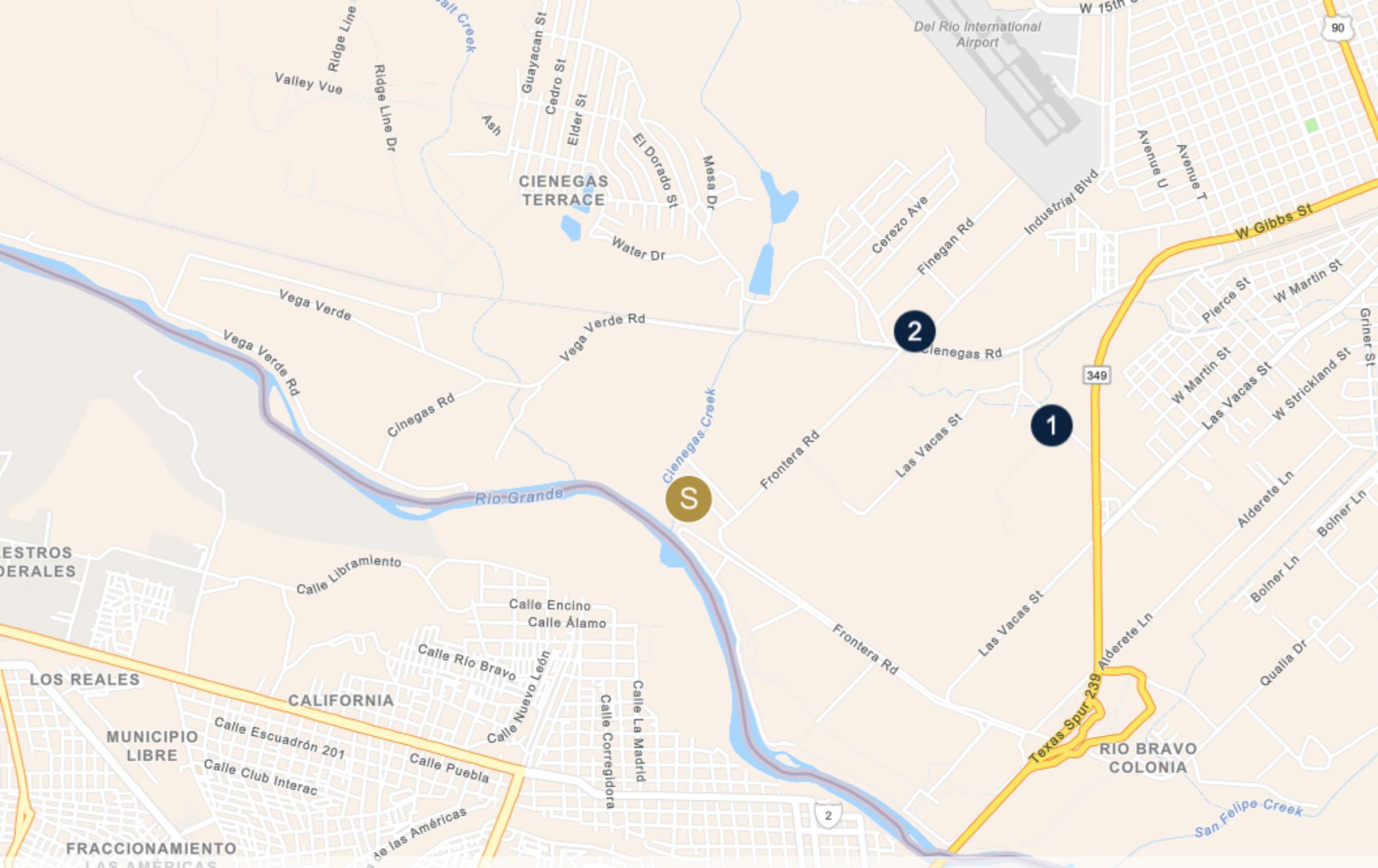
04

Lease Comps

Lease Comps Summary

Lease Comps Map

	PROPERTY	BLDG SF	PSF (YR)	PSF (MO)	BUILT	Lease Type	DISTANCE (mi)
1	 <p>201 Farley Ln Del Rio, TX 78840</p>	40,000	\$4.32	\$0.36		NNN	2.00
2	 <p>995 Industrial Blvd Del Rio, TX 78840</p>	20,000	\$3.12	\$0.26		NNN	1.30
AVERAGES		30,000	\$3.72	\$0.31			
S	 <p>Del Rio Cross-Border Industrial Warehouse 100 Lupita Circle Del Rio, TX 78840</p>	30,000			2006		



#	Property Name	Address	City
S	Del Rio Cross-Border Industrial Warehouse	100 Lupita Circle	Del Rio
1		201 Farley Ln	Del Rio
2		995 Industrial Blvd	Del Rio

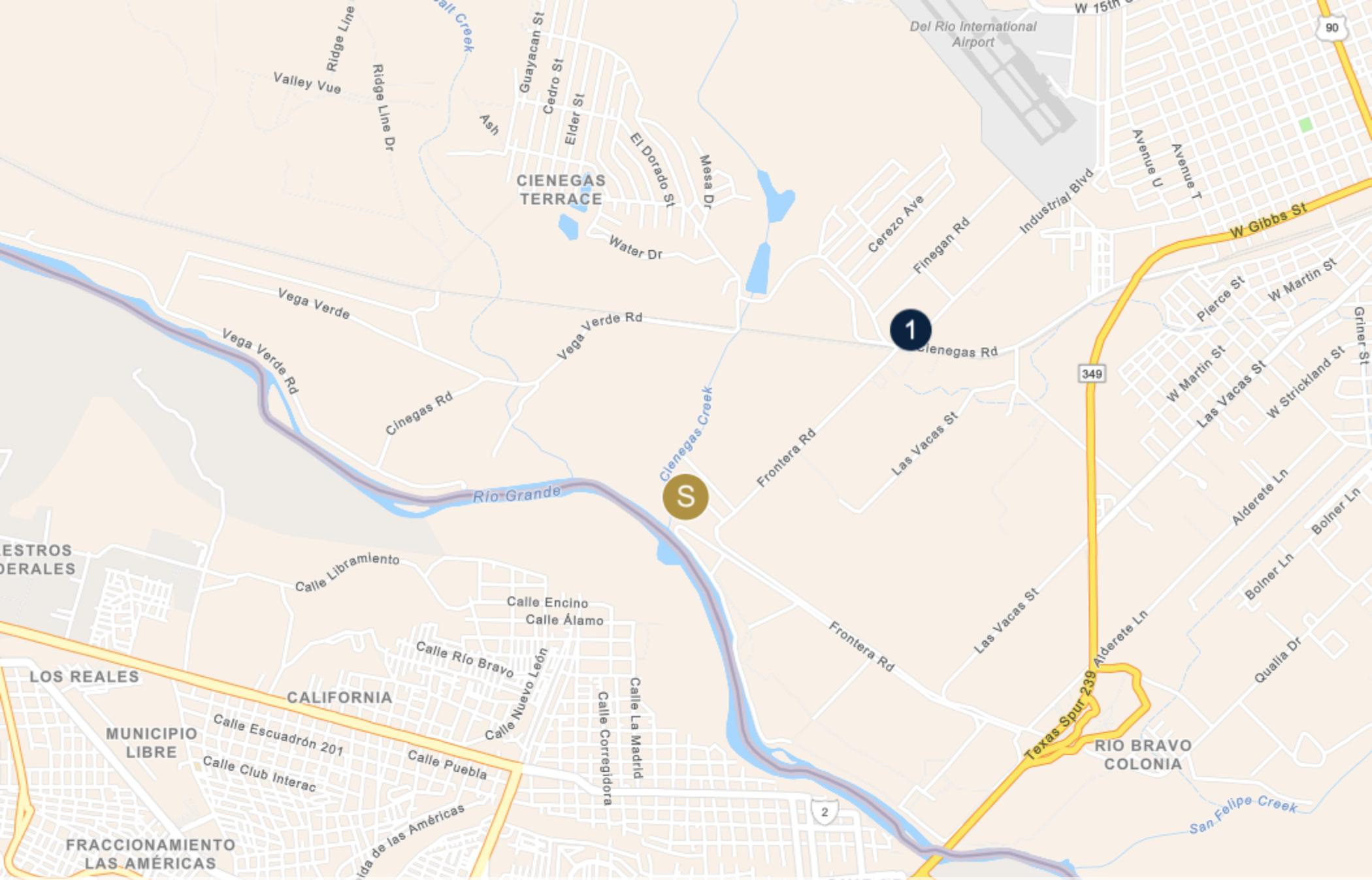
05

On Market Comps

On Market Comps Summary

On Market Comps Map

	PROPERTY	BLDG SF	ASK PRICE	PSF	BUILT	DISTANCE (mi)
1	 <p>995 Industrial 995 Industrial Blvd Del Rio, TX 78840</p>	20,000	\$700,000	\$35.00	2000	1.30
AVERAGES		20,000	\$700,000	\$35.00		
S	 <p>Del Rio Cross-Border Industrial Warehouse 100 Lupita Circle Del Rio, TX 78840</p>	30,000	\$1,000,000	\$33.33	2006	



#	Property Name	Address	City
S	Del Rio Cross-Border Industrial Warehouse	100 Lupita Circle	Del Rio
1	995 Industrial	995 Industrial Blvd	Del Rio



06

Company Profile

- Company Bio
- Advisor Profile

W.C. Miller Properties is a locally rooted, full-service real estate brokerage with a distinguished fifth-generation legacy dating back to 1874. With deep ties to the community and a long-standing reputation for integrity, our firm brings a uniquely local perspective to every commercial real estate assignment.

Our commercial division is the foundation of our business, specializing in retail, industrial, land, and investment properties. We provide comprehensive advisory services including acquisitions, dispositions, leasing, and asset strategy. By combining real-time market intelligence with hands-on experience, we help investors, developers, and business owners uncover opportunities, optimize performance, and execute with confidence.

What sets W.C. Miller Properties apart is our level of engagement within the markets we serve. We don't just operate here—we are embedded in the fabric of the community. Our team actively tracks regional development trends, zoning changes, infrastructure projects, and key economic drivers that directly influence property values and investment outcomes. This insight allows us to deliver strategies that national firms and out-of-area brokers simply cannot replicate.

We take a relationship-driven, advisory-first approach, prioritizing long-term partnerships over transactional volume. Whether representing a single asset or an entire portfolio, we provide tailored guidance, proactive communication, and a hands-on level of service that ensures no detail is overlooked.

Supported by our residential division, we offer a fully integrated platform that connects commercial opportunities with residential growth—providing clients with a broader strategic advantage in evolving markets.

At W.C. Miller Properties, we combine heritage, local expertise, and forward-thinking strategy to deliver results that drive both immediate performance and long-term value.



Chris Parreira
Broker Associate

Chris Parreira is a Real Estate Broker Associate with W.C. Miller Properties and a Mortgage Advisor with NEXA Mortgage, serving the Central Texas Hill Country. He specializes in commercial real estate sales and leasing, advising investors, owner-users, and developers on acquisitions, dispositions, and strategic capital positioning.

With experience spanning brokerage and financing, Chris approaches each assignment with an underwriting mindset—analyzing cash flow, risk exposure, and long-term value to position assets effectively in the market. His dual perspective allows him to understand both buyer behavior and capital constraints, helping transactions move efficiently from marketing to closing.

Known for clear communication, disciplined execution, and responsiveness, Chris is committed to representing clients with professionalism and strategic focus while delivering results in competitive markets.



Wes Miller
Broker Owner

Wes Miller is a fifth-generation Texas broker leading W.C. Miller Properties, a family firm established in 1874. With more than 25 years of specialized experience in commercial real estate, Wes provides comprehensive solutions for retail, industrial, land, and investment products through sales, leasing, and management. His focus includes helping clients acquire income-producing assets, optimize portfolios, and execute strategic transactions with precision and long-term vision.

Real estate is fundamentally a relationship business. Wes builds lifelong partnerships through transparent guidance, meticulous attention to detail, and an unwavering commitment to client success. His approach is hands-on and straightforward: listening closely to goals, offering clear strategic counsel, and delivering outcomes rooted in heritage and integrity.

An avid fly fisherman, Wes finds balance and perspective on the water. He currently serves as the 2026 President of the Four Rivers Association of Realtors®, where he advocates for professionalism, education, and community in the industry.

Del Rio Cross-Border Industrial Warehouse

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