

801 BONA TERRA DR, SUITE # 150 PHARR, TX

**13,125.90 ±SF CLASS A REFRIGERATED
WAREHOUSE FOR LEASE | PHARR, TX**

FEATURING 3 INDEPENDENTLY CONTROLLED COLD
ROOMS, RECEIVING OFFICE & ADMINISTRATIVE
OFFICE SPACE



Address: 801 BONA TERRA DR, SUITE 150 PHARR, TX

SVN® | Hanna Solutions Commercial Real Estate presents **±13,125.90 SF** of **Class A modern, multi-temperature refrigerated warehouse** with **3 independently controlled cold rooms**. Available For-Lease at 801 Bona Terra Drive, Suite 150, in South Pharr, TX a **refrigerated distribution facility** positioned in one of the most **active produce gateways on the U.S.–Mexico border**.

Three independently controlled cold rooms totaling ±5,027 SF are served by a **±5,178 SF refrigerated dock and staging area** with four dock-high doors, **maintaining the cold chain from trailer to rack and allowing an operator to run multiple temperature regimes** at once across different commodities or customers. With **26'–29'±FT clear height** and **534± pallet positions in drive-in rack**, the space **delivers meaningful density in a compact, efficiently managed footprint**.

Originally built in **2007** and upgraded to a **refrigerated warehouse in 2021**, the facility includes **±2,279 SF of combined office and administrative office space** including a **±641 SF receiving office within the warehouse**. Keeping **intake, inspection, dispatch, and administration** at the point of activity. An additional **±641 SF above the receiving office is available for supply and equipment storage**.

Well suited to produce distributors, food and beverage companies, and logistics and supply chain businesses requiring **modern temperature-controlled capacity near the border**.

Lease Rate

\$21.60/SF/YR | \$1.80/SF/Month

OFFERING SNAPSHOT

ZONING	Industrial Light Industrial
Available SQFT	±13,125.90 SF
YEAR BUILT / RENOVATED	2007 & 2021
CLEAR HEIGHT	26'–29' ±FT
DOCK-HIGH DOORS	4 (9'x10' FT)
COLD ROOMS	3, independently controlled
PALLET POSITIONS	534± in drive-in rack

IDEAL FOR

- ▶ Produce distributors
- ▶ Food and beverage companies
- ▶ Logistics and supply chain businesses

WHY THIS SPACE

A **Class A Facility with Three independently controlled rooms, and dedicated office space. Built to operate from day one, minutes from the Pharr International Bridge.**



Property Overview

801 BONA TERRA DR, SUITE 150
PHARR, TX 78577

Available SQFT	LEASE TYPE	Minimum Lease Term
13,125.90±SF	GROSS	3-5 Years

SPACE BREAKDOWN

SPACE	SIZE
Cold Storage Warehouse	10,205 ±SF
Office Space (1st & 2nd Floor)	2,279.46 ±SF
Dry Storage (above receiving office)	641.44 ±SF
Total Building	13,125.90 ±SF

Office space includes ±819.01 SF first floor, ±819.01 SF second floor, and ±641.44 SF receiving office. Figures reconcile to the total building size as provided.

HIGHLIGHTS

- › **Class A facility** — built 2007, upgraded to cold storage specification in 2021
- › **26'-29' clear height** with 534± pallet positions in drive-in rack
- › **4 dock-high doors** (9'x10' FT) at the refrigerated dock and staging area
- › **3 independently controlled cold rooms**
- › **Strategic location** in South Pharr, near the Pharr International Bridge and the Produce District

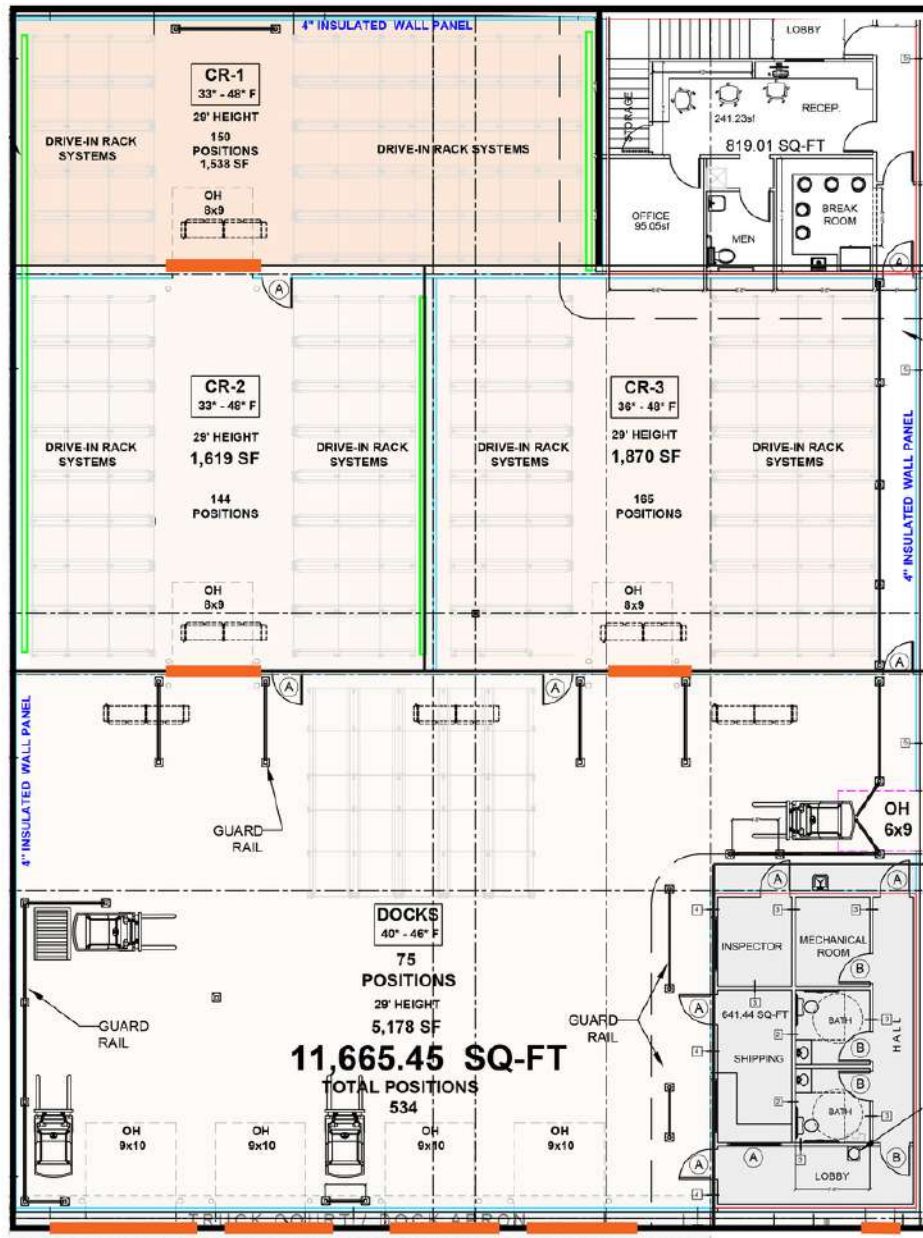


ZONE	TEMPERATURE	AREA	POSITIONS
Cold Room 1	34°F ±min.	1,538 ±SF	150
Cold Room 2	34°F ±min.	1,619 ±SF	144
Cold Room 3	34°F ±min.	1,870 ±SF	165
Cold rooms subtotal		5,027 ±SF	459
Dock & staging	38°F ±min.	5,178 ±SF	75
Total refrigerated area		10,205 ±SF	534

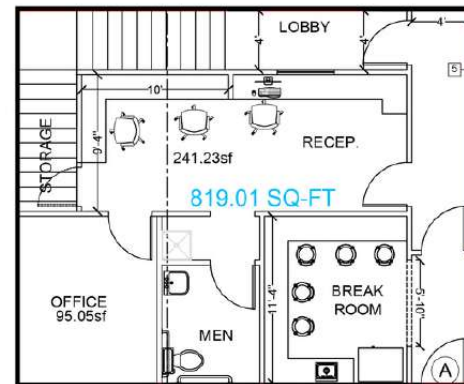


BEYOND ORDINARY COMMERCIAL REAL ESTATE

First Floor



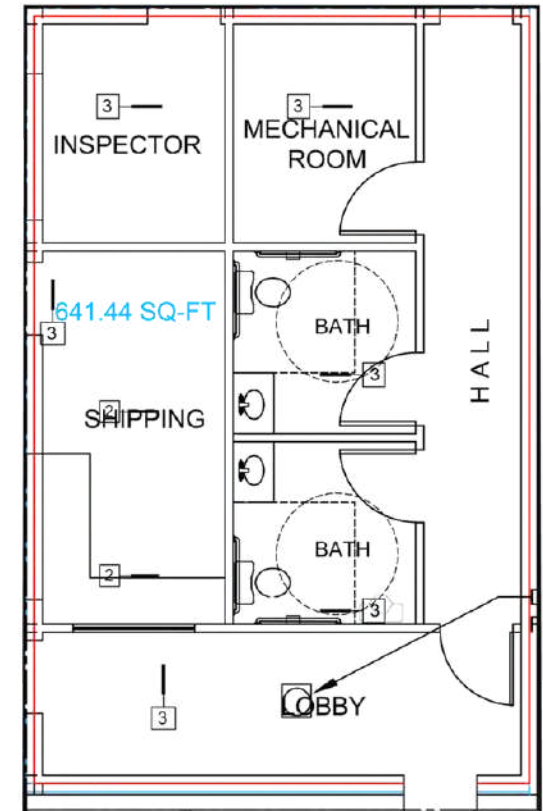
FIRST FLOOR OFFICE PLAN



SECOND FLOOR OFFICE PLAN



Receiving Office Plan



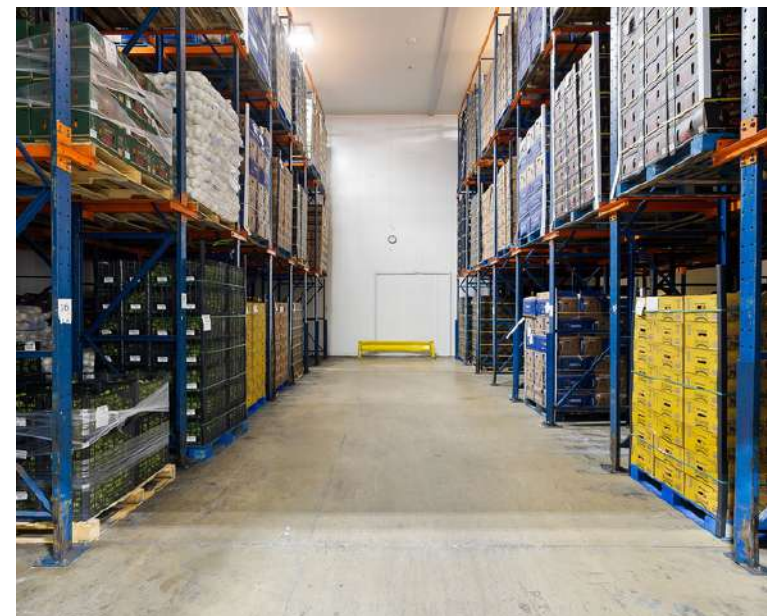
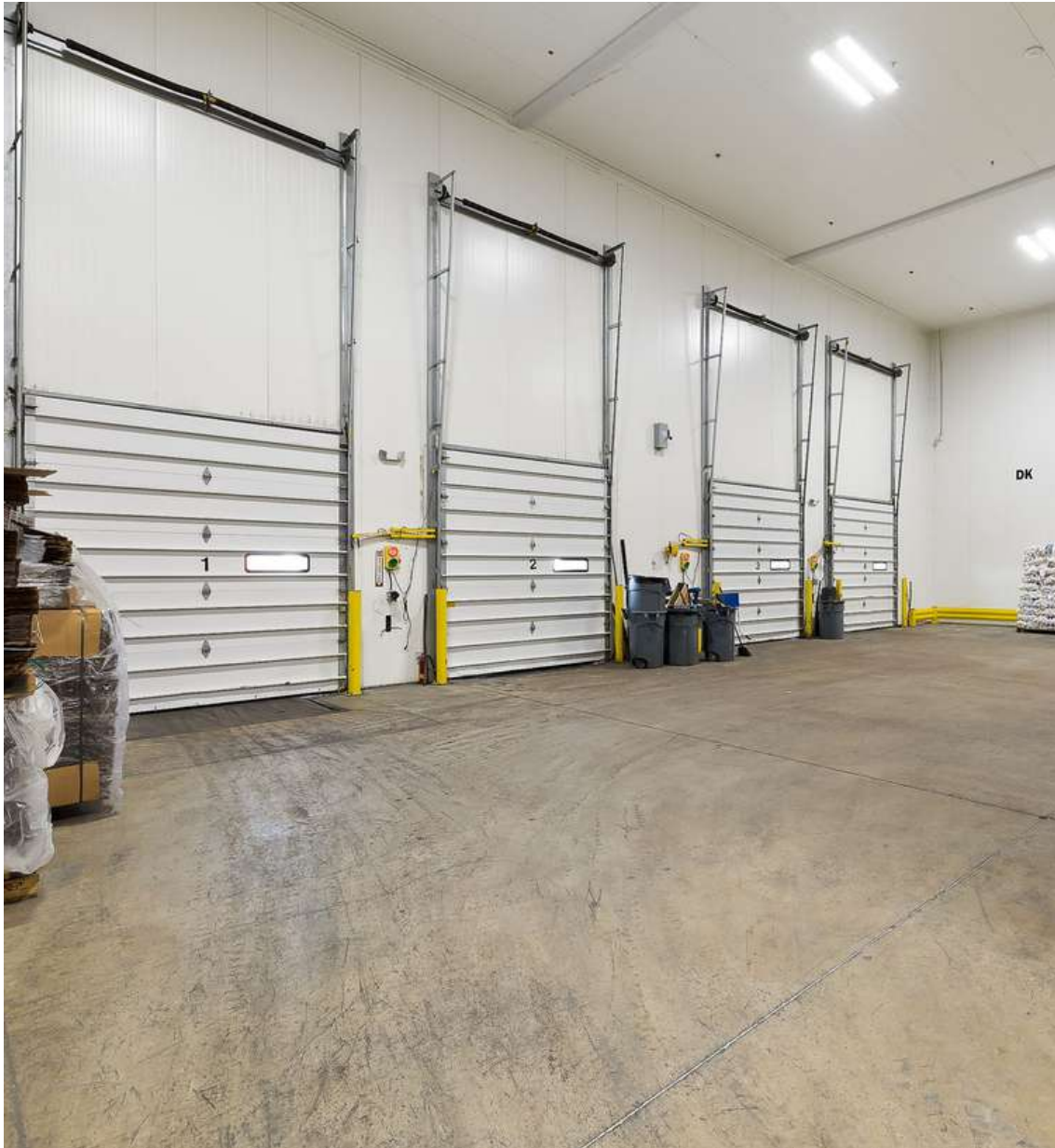
Dry storage of 641.44±SF sits above the receiving office (Not Shown)
Second-Floor Office Sites Above the First-Floor office suite.





Additional Photos

801 BONA TERRA DR, SUITE 150
PHARR, TX 78577



BEYOND ORDINARY COMMERCIAL REAL ESTATE



— THE OPPORTUNITY

A Class A modern, multi-temperature refrigerated warehouse. Strategically positioned within one of the most active produce gateways along the U.S.–Mexico border.



— POSITIONING DRIVERS

- **Scarcity** — Modern, multi-zone cold storage is limited in the Rio Grande Valley
- **Border proximity** — Minutes from the Pharr International Bridge and the Produce District
- **Operational flexibility** — Three independently controlled cold rooms support multiple temperature regimes
- **Move-in ready** — dock-high loading, drive-in rack, and dedicated office space in place

DRIVE TIMES & PROXIMITY



7 ±Minutes



14 ±Minutes



Interstate Hwy 2

20 ±Minutes



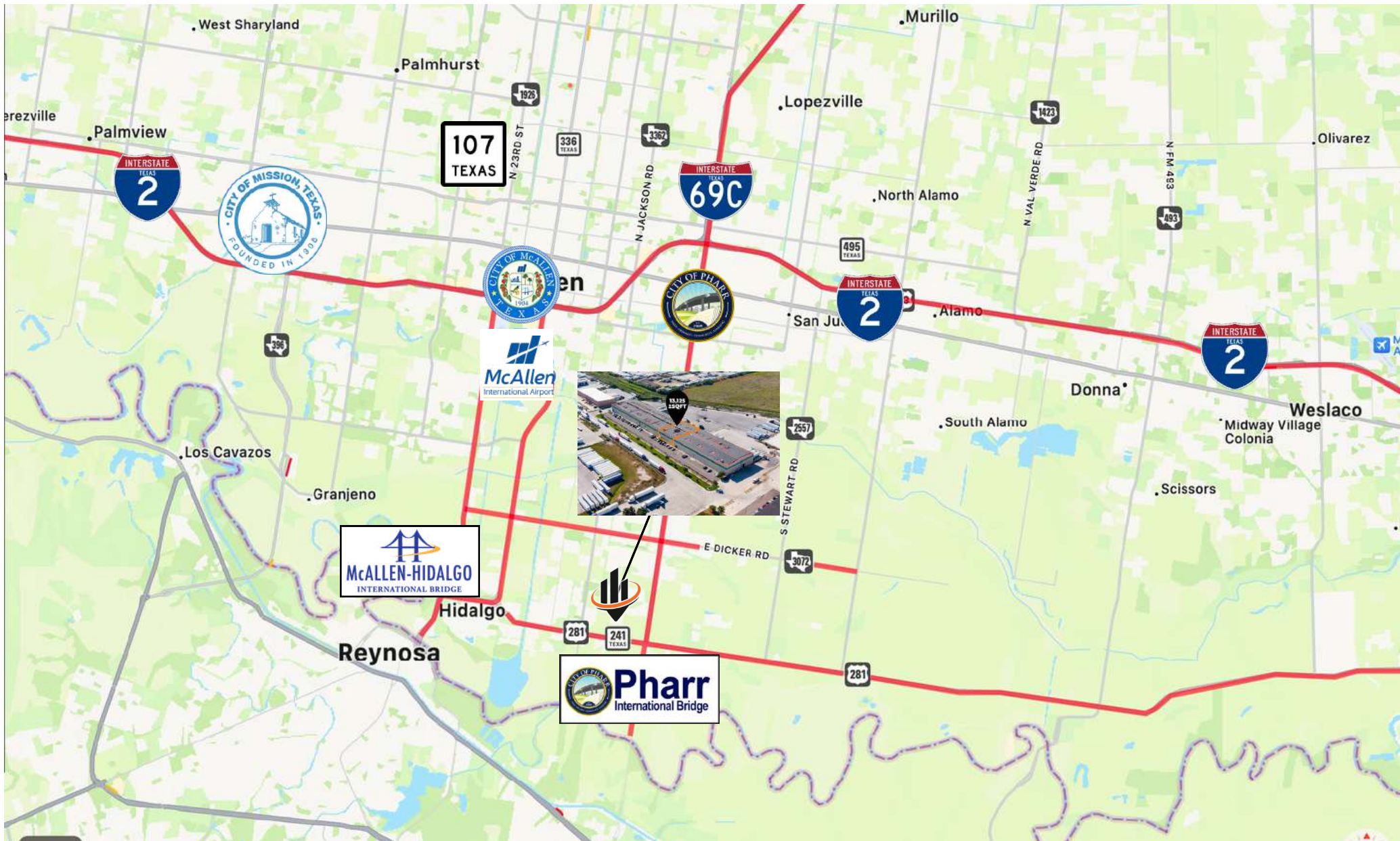
I-69C

21 ±Minutes



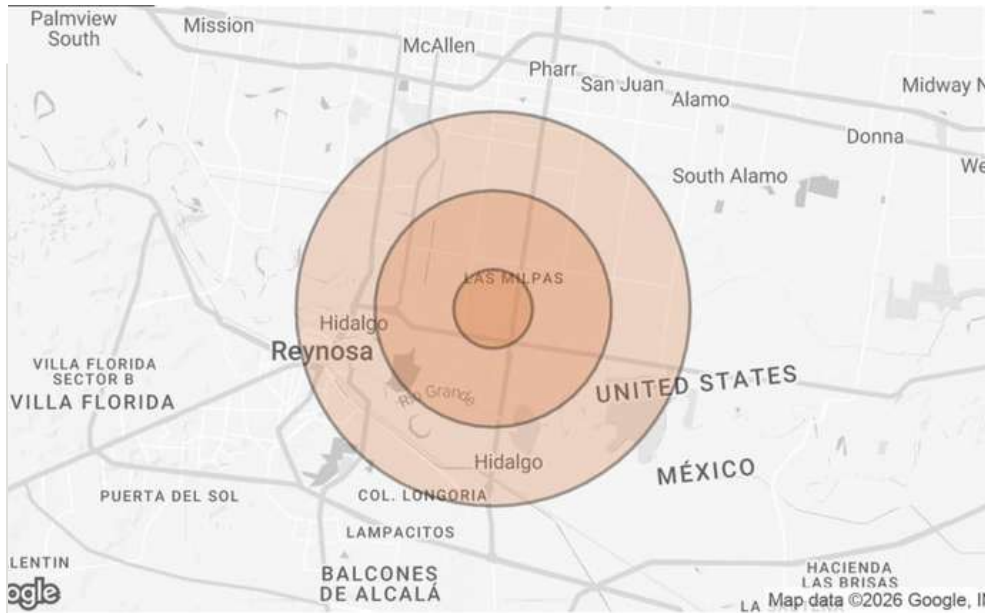
Regional Location Map

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BEYOND ORDINARY COMMERCIAL REAL ESTATE

TRADE AREA RINGS



Roughly **59,200 residents** and **16,100 households** sit within five miles of the site, spanning South Pharr and the border-adjacent Hidalgo County communities. Average household income rises steadily with distance from the immediate border-adjacent ring.

- › 59,233 residents within five miles of the site
- › 16,109 households across the five-mile trade area
- › 5,306 residents and 1,407 households within one mile alone

Source: Demographic data provided by SVN | Hanna Solutions Commercial Real Estate. Estimates only; prospective tenants should verify independently.

POPULATION

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,306	36,788	59,233
Average Age	28.2	28.9	29.2
Average Age (Male)	29.5	28.8	28.3
Average Age (Female)	27.6	31.0	31.3

HOUSEHOLDS & INCOME

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Total Households	1,407	9,217	16,109
Persons Per HH	3.8	4.0	3.7
Average HH Income	\$63,410	\$65,158	\$71,430
Average House Value	\$133,234	\$127,535	\$145,280

59,233

RESIDENTS (5 MI)

16,109

HOUSEHOLDS (5 MI)

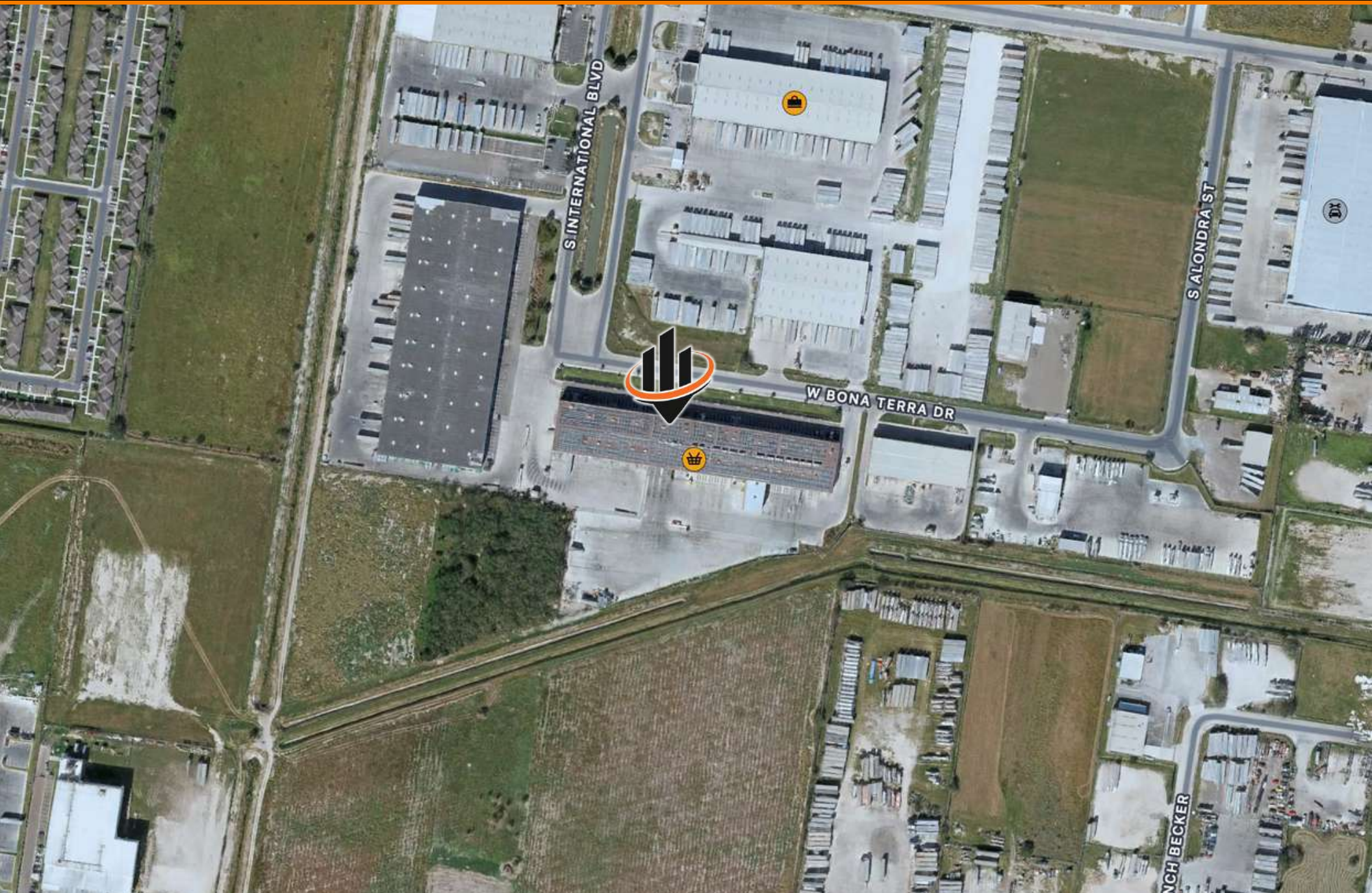
\$71,430

AVG HH INCOME (5 MI)



Location Map

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BEYOND ORDINARY COMMERCIAL REAL ESTATE

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 on 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.

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.

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.

SVN | Hanna Solutions Commercial Real Estate

9007459

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

LicenseNo.

Email

(956)322-4001

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Mark Hanna, CCIM

676122

Mark.Hanna@SVN.com

(956)821-8001

Designated Broker of Firm

LicenseNo.

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Licensed Supervisor of Sales Agent/
Associate

LicenseNo.

Email

Phone

Sales Agent/Associate's Name

LicenseNo.

Email

Phone

Buyer/Tenant/Seller/LandlordInitials

Date

CONFIDENTIALITY

This marketing package contains select information pertaining to the property located at 801 Bona Terra Drive, Suite 150, Pharr, Texas 78577. It has been prepared by SVN | Hanna Solutions Commercial Real Estate. This package may not be all-inclusive or contain all of the information a prospective tenant may desire. The information contained herein is confidential and furnished solely for review by a prospective tenant of the property. It is not to be used for any other purpose or made available to any other person without the written consent of the landlord or SVN | Hanna Solutions Commercial Real Estate.

NO WARRANTY OR REPRESENTATION

The material and information in this package is unverified. SVN | Hanna Solutions Commercial Real Estate has not made any investigation and makes no warranty or representation concerning building size, zoning or permitted use, equipment condition or functionality, utility availability, the future financial performance of the property, real estate value, or market conditions. All prospective tenants should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals.

SOURCE OF INFORMATION

The information is based in part upon information supplied by the landlord and in part upon information obtained from sources the landlord and broker deem reliable. Neither the landlord nor its officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this package or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. Any projections, demographic estimates, or opinions presented herein are estimates only and are not guarantees of future performance.

YOUR ACKNOWLEDGMENT

By acknowledging your receipt of this package for the property, you agree: (1) this package and its contents are confidential; (2) you will hold it and treat it in the strictest of confidence; and (3) you will not, directly or indirectly, disclose or permit anyone else to disclose this package or its contents in any fashion or manner detrimental to the interest of the landlord.

NO AFFILIATION

SVN | Hanna Solutions Commercial Real Estate is not affiliated with, sponsored by, or endorsed by any commercial tenant or business referenced or depicted herein. The presence of any corporation's logo, name, or equipment in property photographs is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said business of SVN | Hanna Solutions Commercial Real Estate.

RESERVATION OF RIGHTS

Landlord and SVN | Hanna Solutions Commercial Real Estate expressly reserve the right, at their sole discretion, to reject any expressions of interest or offers to lease the property and to terminate discussions with any person or entity reviewing this package or making an offer to lease the property unless and until a written lease agreement has been fully executed and delivered. If you wish not to pursue negotiations leading to the lease of the property, or if in the future you discontinue such negotiations, then you agree to purge all materials relating to this property including this package.

LIMITATION OF LIABILITY

A prospective tenant's sole and exclusive rights concerning this prospective transaction, the property, or information provided herein or in connection with the lease of the property shall be limited to those expressly provided in an executed lease agreement and shall be subject to the terms thereof. In no event shall a prospective tenant have any other claims against landlord or SVN | Hanna Solutions Commercial Real Estate or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or lease of the property.

CURRENT STATE OF THE PROPERTY

This package shall not be deemed to represent the state of affairs of the property or constitute an indication that there has been no change in the state of affairs of the property since the date this package was prepared. All rates and terms are subject to change or withdrawal without notice.



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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DE LA CRUZ**

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