

FOR SALE | 9.17 ACRES

9.17 ACRE IOS YARD @ SEMINARY ROAD

8612 N. Seminary Rd | Edinburg, TX 78541



PROPERTY SUMMARY



PROPERTY DESCRIPTION

SVN | Hanna Solutions Commercial Real Estate is pleased to present the exclusive opportunity to acquire 8612 N. Seminary Road, a 9.17 acre fully fenced industrial truck yard and warehouse compound in unincorporated Hidalgo County, developed in 2015 for trucking, logistics, and heavy outdoor storage.

Positioned along the I-69C and US-281 corridor, the primary USMCA freight artery connecting the Rio Grande Valley to Laredo, San Antonio, and interior Mexico, the property is ready for owner operator occupancy or investor lease up to a trucking, 3PL, or IOS tenant.

The site delivers $\pm 14,000$ SF of improvements across three structures, anchored by a 9,800 SF warehouse with 18 foot clear height, four grade level docks, concrete floors, and 3 phase power, plus 1,200 SF of attached office.

The compound is secured by perimeter fencing and a gated entry, with an on site diesel generator, dual independent septic systems, and two storm resistant crew quarters, a level of infrastructure that is difficult to replicate in South Texas.



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Property Overview

PROPERTY OVERVIEW

Sale Price: Call for Pricing

Property Type: Industrial IOS

Lot Size: 9.17 Acres

Building Size: ±14,000 SF

Warehouse: 9,800 SF, 18 ft clear

Office: 1,200 SF

Secondary Shop: 3,000 SF, 20 ft clear

Year Built: 2015



One of the scarcest asset types in the Rio Grande Valley, a fully improved IOS truck yard on the region's dominant cross border freight corridor.

HIGHLIGHTS

- **9.17 fenced and gated acres** of IOS capable truck yard (Seminary Heights Lot 21)
- **±14,000 SF** of 2015 improvements across three structures
- Turnkey terminal: **4 loading docks, semi and RV parking, crew quarters**
- **On site diesel generator, dual septic systems, 3 phase power**
- **Direct I-69C and US-281 access** at Exit 12 (Monte Cristo Rd)
- About 20 minutes to the **Pharr Reynosa International Bridge**
- Move in ready for a fleet, 3PL, or owner operator



Building Space

SITE & IMPROVEMENTS

The 9.17 acre compound at 8612 N. Seminary Road pairs a 9,800 SF warehouse and 1,200 SF office with a 3,000 SF secondary shop, all inside a fully fenced and gated IOS yard built for heavy trucking and outdoor storage.

SITE FEATURES

- 9.17 acres, fully fenced and gated
- 4 grade level loading docks
- Semi truck parking and RV storage
- Diesel generator and dual septic systems

IDEAL USER

- Trucking or Fleet Terminal
- Third Party Logistics (3PL)
- Industrial Outdoor Storage Operator
- Owner User Industrial Buyer
- Heavy Equipment or Materials Yard
- Cross Border Logistics Operator

Detail	Specification	Info
Lot Size	9.17 Acres	Fenced
Building Size	±14,000 SF	SF
Warehouse	9,800 SF	18 ft
Office	1,200 SF	Attached
Docks	4 Grade Level	Yard
Year Built		2015



Location & Economic Drivers



Pharr
International Bridge



ECONOMIC DRIVERS

The property sits on the region's dominant freight corridor, supported by cross border trade drivers including:

- **Pharr Reynosa International Bridge**, the number one U.S. produce crossing for eight straight years and eighth among all U.S. land ports, with \$15.65B in trade in April 2026
- **I-69C and US-281 Corridor**, the primary USMCA overland route to Laredo, San Antonio, and interior Mexico
- **Hidalgo and Pharr International Bridges**, driving constant cross border truck volume
- **Rio Grande Valley logistics growth**, fueling demand for scarce IOS yards

This corridor position gives operators direct reach into one of the most active cross border trade lanes in North America.

LOCATION & COMMUNITY AMENITIES

8612 N. Seminary Road sits in unincorporated Hidalgo County in the Edinburg submarket, on the primary north south freight spine of the Rio Grande Valley.

Seminary Road Corridor

The property offers direct access to:

I-69C and US-281 at Exit 12, Monte Cristo Road

Mile 17½ Road, just south of the site

Edinburg and McAllen industrial submarkets

Pharr and Hidalgo international bridges within about 20 minutes



USMCA
UNITED STATES – MEXICO – CANADA CENTER



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Features & Positioning

PROPERTY FEATURES

8612 N. Seminary Road offers a rare, fully improved IOS compound with the following features:

- **9.17 fenced and gated acres of IOS truck yard**
- **9,800 SF warehouse with 18 ft clear height**
- **4 grade level docks**
- **Diesel generator, dual septic, 3 phase power**
- **Two storm resistant crew quarters**

This is a turnkey trucking terminal that is operationally ready from day one and difficult to replicate in the South Texas market.

MARKET POSITIONING

This IOS compound is positioned to benefit from three key demand drivers:

- **Cross Border Freight:** direct I-69C and US-281 access to the busiest USMCA truck lanes
- **Scarce Asset Type:** fully improved, fenced IOS yards are among the hardest assets to find in the RGV
- **Turnkey Infrastructure:** docks, generator, septic, and crew quarters in place

This makes 8612 N. Seminary Road an ideal acquisition for trucking, 3PL, and industrial outdoor storage operators seeking a move in ready Rio Grande Valley terminal.

9.17± AC

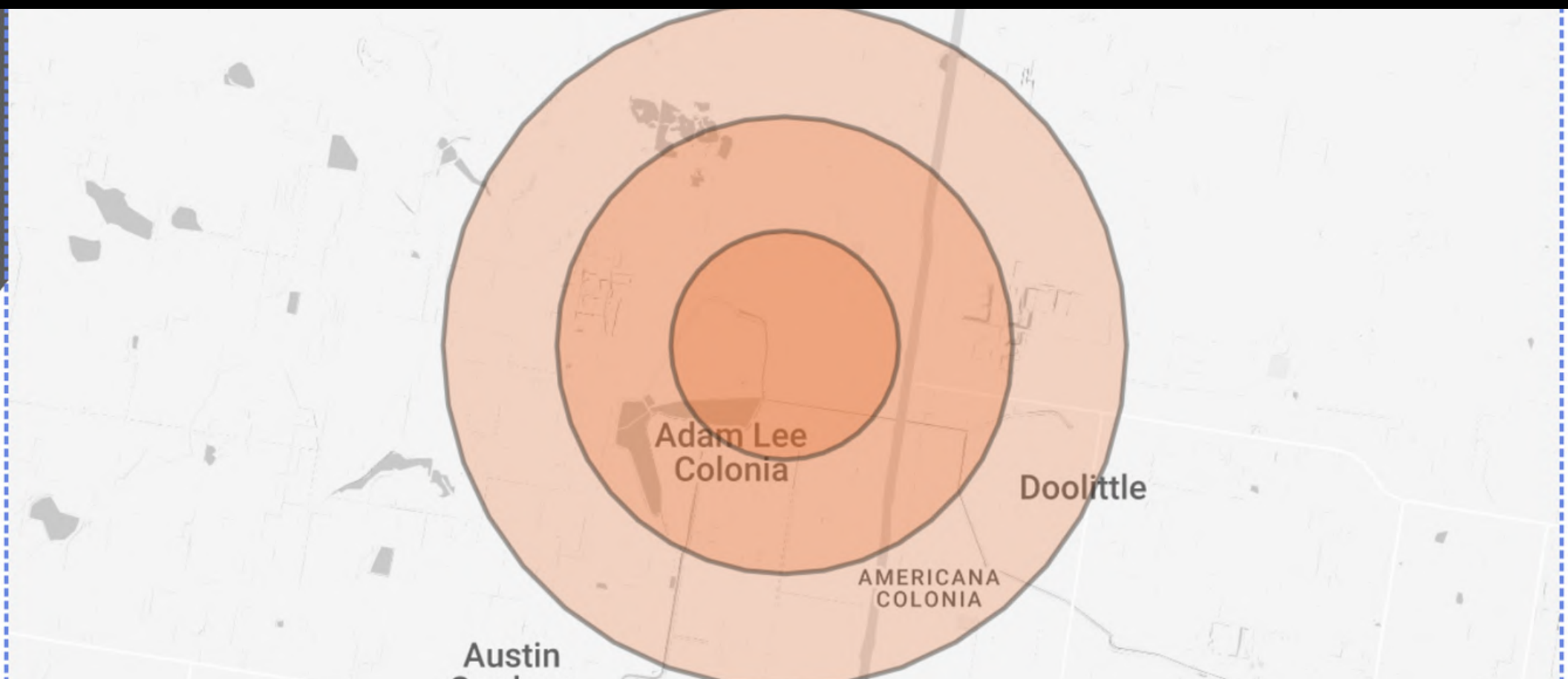


N Seminary Rd



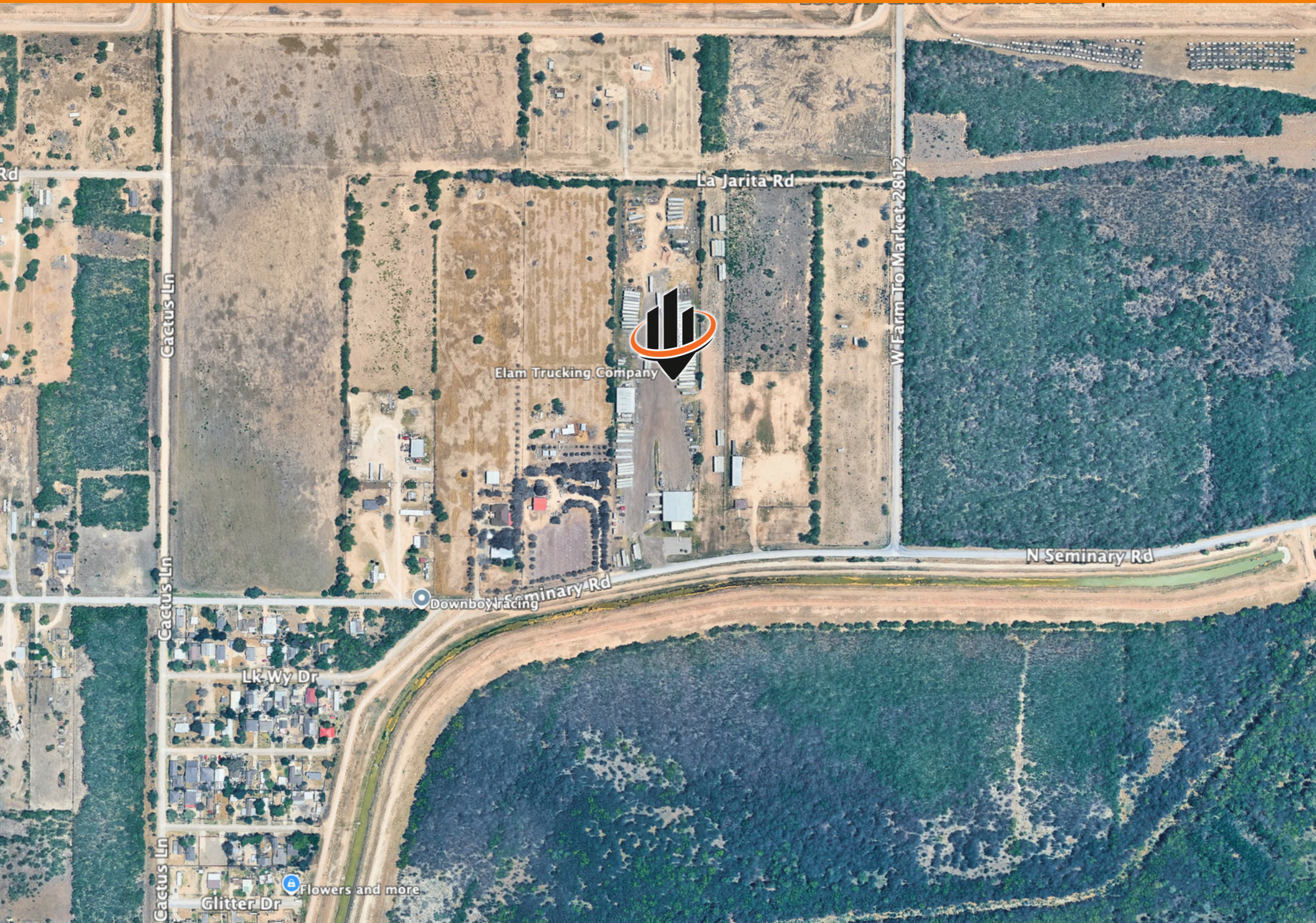
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Demographics



POPULATION	1 MILE	2 MILE	3 MILE
 TOTAL POPULATION	2,005	5,631	10,261
 AVERAGE AGE	26.4	28.1	28.6
HOUSEHOLD & INCOME			
 TOTAL HOUSEHOLDS	520	1,514	2,714
 AVERAGE HH INCOME	\$58,884	\$56,119	\$56,634

Location Map



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.

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Date

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1. THE OFFERING MEMORANDUM AND ITS CONTENTS ARE CONFIDENTIAL;
2. YOU WILL HOLD IT AND TREAT IT IN THE STRICTEST OF CONFIDENCE
3. YOU WILL NOT, DIRECTLY OR INDIRECTLY, DISCLOSE OR PERMIT ANYONE ELSE TO DISCLOSE THIS OFFERING MEMORANDUM OR ITS CONTENTS IN ANY FASHION OR MANNER DETRIMENTAL TO THE INTEREST OF THE SELLER. HANNA SOLUTIONS IS NOT AFFILIATED WITH, SPONSORED BY, OR ENDORSED BY ANY COMMERCIAL TENANT OR LESSEE IN THE OFFERING MEMORANDUM.

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IF YOU WISH NOT TO PURSUE NEGOTIATIONS LEADING TO THE ACQUISITION OF THE PROPERTY OR IN THE FUTURE YOU DISCONTINUE SUCH NEGOTIATIONS, THEN YOU AGREE TO PURGE ALL MATERIALS RELATING TO THIS PROPERTY INCLUDING THIS OFFERING MEMORANDUM.

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THIS OFFERING MEMORANDUM 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 OFFERING MEMORANDUM



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