

# NAI Rio Grande Valley

FY 2014-2015

<b>AT A GLANCE</b>				
<b>BROWNSVILLE-HARLINGEN MSA</b>				
<b>DOWNTOWN</b>	<b>Low</b>	<b>High</b>	<b>Eff Avg</b>	<b>Vacancy</b>
Class A	\$ 15.00	\$ 21.00	\$ 18.00	10%
Class B	\$ 10.00	\$ 12.00	\$ 11.00	30%
<b>SUBURBAN OFFICE</b>	<b>Low</b>	<b>High</b>	<b>Eff Avg</b>	<b>Vacancy</b>
<b>New Construction</b>	\$ 12.00	\$ 20.00	\$ 16.00	15%
Class A	\$ 10.00	\$ 20.00	\$ 26.00	3%
Class B	\$ 10.00	\$ 12.00	\$ 11.00	12%
<b>INDUSTRIAL</b>	<b>Low</b>	<b>High</b>	<b>Eff Avg</b>	<b>Vacancy</b>
Warehouse	\$ 2.40	\$ 5.50	\$ 3.35	10%
Manufacturing	\$ 3.00	\$ 6.00	\$ 4.50	10%
Flex	\$ 3.00	\$ 12.00	\$ 6.50	5%
<b>RETAIL</b>	<b>Low</b>	<b>High</b>	<b>Eff Avg</b>	<b>Vacancy</b>
Downtown	\$ 4.80	\$ 15.00	\$ 9.90	5%
Neighborhood Service	\$ 8.00	\$ 12.00	\$ 10.00	5%
Power Center	\$ 12.00	\$ 18.00	\$ 15.00	5%
Regional Mall	\$ 20.00	\$ 55.00	\$ 42.00	2%
<b>DEVELOPMENT LAND</b>	<b>Low/SF</b>	<b>High/SF</b>		
In Office Park	\$ 2.00	\$ 10.00		
In Industrial Park	\$ 0.35	\$ 2.00		
Office/Industrial Non Park	\$ 0.35	\$ 2.00		
Retail Commercial	\$ 1.50	\$ 10.00		
Residential	\$ 0.75	\$ 4.00		

<b>AT A GLANCE</b>				
<b>MCALLEN-EDINBURG-MISSION MSA</b>				
<b>DOWNTOWN</b>	<b>Low</b>	<b>High</b>	<b>Eff Avg</b>	<b>Vacancy</b>
Class A	\$ 12.00	\$ 25.00	\$ 24.50	40%
Class B	\$ 8.00	\$ 15.00	\$ 15.50	20%
<b>SUBURBAN OFFICE</b>	<b>Low</b>	<b>High</b>	<b>Eff Avg</b>	<b>Vacancy</b>
<b>New Construction</b>	\$ 12.00	\$ 26.00	\$ 18.50	15%
Class A	\$ 10.00	\$ 21.00	\$ 20.50	20%
Class B	\$ 8.00	\$ 15.00	\$ 14.50	12%
<b>INDUSTRIAL</b>	<b>Low</b>	<b>High</b>	<b>Eff Avg</b>	<b>Vacancy</b>
Warehouse	\$ 3.00	\$ 7.80	\$ 4.80	12%
Manufacturing	\$ 5.25	\$ 11.00	\$ 8.75	6%
Flex	\$ 6.00	\$ 9.00	\$ 8.00	10%
<b>RETAIL</b>	<b>Low</b>	<b>High</b>	<b>Eff Avg</b>	<b>Vacancy</b>
Downtown	\$ 10.00	\$ 21.00	\$ 18.00	15%
Neighborhood Service	\$ 12.00	\$ 25.00	\$ 21.00	12%
Power Center	\$ 15.00	\$ 30.00	\$ 22.00	15%
Regional Mall	\$ 30.00	\$ 56.00	\$ 45.00	4%
<b>DEVELOPMENT LAND</b>	<b>Low/SF</b>	<b>High/SF</b>		
In Office Park	\$ 4.00	\$ 8.00		
In Industrial Park	\$ 1.75	\$ 3.00		
Office/Industrial Non Park	\$ 1.50	\$ 8.00		
Retail Commercial	\$ 3.00	\$ 12.00		
Residential	\$ 0.75	\$ 4.00		