

Pre-Market Newly Constructed Dual-Brand Asset in South Texas

Avid/Candlewood Suites Dual Brand
101 Grapefruit Blvd
Mission, Texas 78572



The opportunity

- New 107-key limited-service extended stay dual brand asset
- Quality all-steel construction
- Located next to Mission Event Center
- One of two extended stay assets in Mission/ McAllen
- Construction to be completed August 2025

Scout Rock Capital Advisors is pleased to exclusively present the fee simple interest in the newly constructed Avid/Candlewood Suites dual-brand hotel, a new 107-key, limited-service, extended-stay hotel located in Mission, Texas—in one of Texas' top growing MSAs.

Investment Highlights

Brand-New Construction – Delivering August 2025

The property is under construction and scheduled for delivery in mid-August 2025. It will be free from existing management agreements, offering operational flexibility.

Strategic Border Economy | Cross-Border Trade Hub

Situated in the McAllen–Mission–Edinburg MSA—one of the nation's fastest-growing secondary markets—the region thrives on cross-border logistics, healthcare, retail, and industrial sectors.

Walkable to Mission Event Center (0.3 miles)

The nearby Mission Event Center—a ~40,000 SF modern venue—hosts corporate meetings, weddings, and regional events, providing a dependable flow of group and transient demand.

Benefit from SpaceX Starbase Near Brownsville

The growing SpaceX facility near Brownsville (~60 miles away) is actively stimulating regional lodging demand, particularly extended-stays for its contractors, engineers, and construction workforce.



Avid / Candlewood Suites

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Market and MSA Growth Overview

Population Growth The McAllen–Mission–Edinburg MSA’s population expanded from 872,892 in 2020 to 914,820+ by mid-2024, a 4.8% increase (~42,000 residents in four years). Edinburg city, within the MSA, grew by 8.4% since 2020, ranking 10th fastest in Texas and 25th nationally among similarly sized cities.

Economic Momentum MSA GDP surged by 31% from \$23.0 billion (2019) to \$30.2 billion (2023). Regional employment is solid: Rio Grande Valley jobs grew 4.2% (≈4,800 jobs) in Q3 2024, with gains led by government, education, health, and hospitality sectors.

Trade & Infrastructure McAllen International Airport handled 1.2 million passengers in 2024, marking strong double-digit annual growth. The Valley is a key NAFTA corridor, featuring the first inland Foreign Trade Zone (FTZ) and major international bridges contributing to vibrant logistics activity.

Visitor Spending The Rio Grande Valley attracted over 6 million visitors in 2023, generating \$1.2 billion in direct spending (Texas Travel Industry Assoc).

Employment Growth McAllen-Mission MSA job growth outpaced national average, with 3.2% YOY increase in 2024 (U.S. Bureau of Labor Statistics).

Industrial Expansion FedEx, Amazon, and auto manufacturers have expanded distribution operations near the border.

SpaceX’s Starbase in nearby Brownsville expected to generate over 6,000 jobs regionally by 2026.

For more construction photos and video, [click here](#).



MARKET / SUBMARKET	McAllen–Mission–Edinburg
YEAR BUILT	2025 -- Delivers in August
NUMBER OF KEYS	107 -- 57 Avid, 51 Candlewood
TOTAL SIZE	52,540 sqft
ACREAGE	1.91 acres
CORRIDOR	Interior
PARKING	Surface parking on site
PRICE	\$14,900,000