

SOUTH TEXAS DISTRIBUTION PORTFOLIO

OFFERING MEMORANDUM

Exclusive Listing Agents:



Local Market Experts:

CBRE

HARLINGEN PROPERTIES



MERCEDES PROPERTY



THE OFFERING

CBRE, Inc. is pleased to present an opportunity to acquire the South Texas Distribution Portfolio. This portfolio consists of four buildings. These facilities are considered Class B and total $\pm 90,337$ square feet. With an occupancy of $\pm 62\%$ and additional land for development, this portfolio offers an investor significant upside potential.

Located in Harlingen and Mercedes, Texas along the Interstate-2 and Interstate 69 corridor, the South Texas area offers direct access to San Antonio, Houston and Dallas to the north and Mexico to the immediate south. This offering presents investors the opportunity to acquire Class B industrial facilities along one of the most important growth corridors in the South Texas region.

EXECUTIVE SUMMARY

ADDRESS:	1314 INDUSTRIAL WAY Harlingen, Texas 78550	5706 E. GRIMES ST. Harlingen, Texas 78550	5710 E. GRIMES ST. Harlingen, Texas 78550	700 DAWSON RD. Mercedes, Texas 78570
PARCEL SIZE:	3 acres	5.27 acres (shared)	5.27 acres (shared)	3.1 acres
BUILDING SIZE:	$\pm 35,000$ sq. ft.	$\pm 15,000$ sq. ft.	$\pm 10,500$ sq. ft.	$\pm 29,837$ sq. ft.
OFFICE BUILD-OUT:	$\pm 2,700$ sq. ft.	$\pm 2,860$ sq. ft.	$\pm 1,500$ sq. ft.	$\pm 7,500$ sq. ft.
YEAR BUILT:	1996	1996	1996	2004
COLUMN SPACING:	$\pm 25' \times 50'$	$\pm 30' \times 50'$	$\pm 30' \times 50'$	$\pm 25' \times 50'$
CONSTRUCTION TYPE:	Metal Panel	Metal Panel	Metal Panel	Metal Panel
FIRE SUPPRESSION:	Yes	None	None	Yes
CLEAR HEIGHT:	$\pm 16.5' - 20.5'$	$\pm 24.5' - 26'$	$\pm 22' - 25'$	$\pm 18' - 22'$
WAREHOUSE LIGHTING:	Metal Halide	Metal Halide	Metal Halide	Metal Halide
FLOOR THICKNESS:	6"	6"	6"	6"
DOCK DOORS:	3	2	2	2 & $\pm 4,400$ sq. ft. of covered dock area
DRIVE-IN DOORS:	1	4	2	0
PARKING:	106 automobile spaces	40 automobile spaces	15 automobile spaces	30 automobile spaces
OCCUPIED SQUARE FOOTAGE:	0	$\pm 15,000$ sq. ft.	$\pm 10,500$ sq. ft.	$\pm 29,837$ sq. ft.

FOR MORE INFORMATION CONTACT THE SOUTH TEXAS OFFICE

Local Market Experts:

CBRE

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Exclusive Listing Agents:



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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written author-

ization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial

advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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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.

11-2-2015



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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

CBRE, Inc.	299995		(915) 585-3883
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Caffey	437641		(214) 979-6100
Designated Broker of Firm	License No.	Email	Phone
Scott Senese	404094		(512) 499-4900
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date