



INVESTMENT OPPORTUNITY INDUSTRIAL BUILDING, McALLEN

OFFERING MEMORANDUM

CBRE

Offered Exclusively by

BROKERAGE

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Affiliated Business Disclosure

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

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 authorization 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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CBRE

SOUTH TEXAS INDUSTRIAL INVESTMENT OPPORTUNITY

THE OFFERING

CBRE, Inc. is pleased to offer the opportunity to purchase a leasehold interest of an industrial/flex facility located at 4309 West U.S. Highway 83 in McAllen, Texas (“the property”).

This multi-tenant property, built in 2004, is situated on approximately 1.64 acres and contains 29,550 net rentable square feet. The property is 50.5% leased to Metal Mart, a subsidiary of McElroy Metals. South portion of the property provides additional area for truck staging and truck wells.

Adjacent 0.92 acres, which is included in this offering, includes a residential rental property south of warehouse. \$100,000 may be deducted from the purchase price if buyer does not want the residential property.

INVESTMENT HIGHLIGHTS

Prime Location | Located on the SE corner of U.S. Business Highway 83 & Bentsen Road, with access from both roads, and located less than one mile North of Interstate 2. Perfect location for regional distribution, and/or corporate offices in need of ample parking with easy access to Interstate 2.

PORTFOLIO PURCHASE PRICE:

\$1,800,000

Buyers should base their offers on an “as is and where is” condition of the property.

OCCUPANCY INFORMATION

ADDRESS / BLDG NAME	SIZE	LEASE EXPIRATION	LEASED AREA
4309 W US Highway 83 Gym Side (East Side)	± 13,125 sq. ft.	-	Occupied but Available
4309 W US Highway 83 Metal Mart Side (West Side)	± 14,925 sq. ft.	December 31, 2021	± 14,925 sq. ft.

Tenant	Metal Mart subsidiary of McElroy Metals			
Address	4309 W US Highway 83, McAllen, Texas 78501			
Commencement Date	01/01/2010			
Lease Expiration Date	December 31, 2021			
Occupied Square Footage	± 14,925 sq. ft.			
Rent Schedule / Escalations: (Gross Lease)	Months	PSF / per month	Monthly Rent	Annual Rent
	Months 01-144:	\$0.42 PSF	\$6,300.00	\$75,600.00



**4309 W US HIGHWAY 83
OVERALL BUILDING INFORMATION**

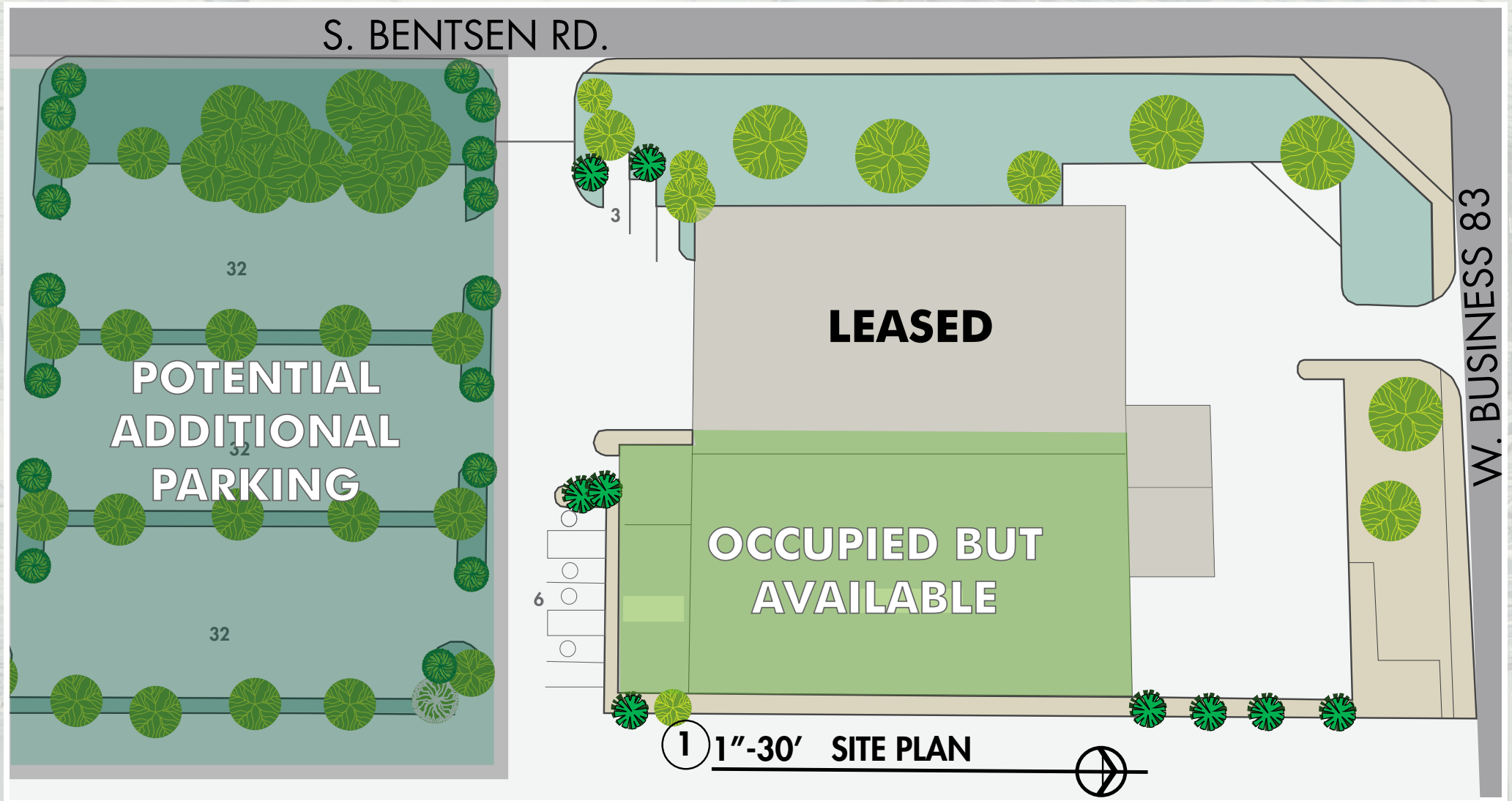
PROPERTY SPECS

4309 W US HIGHWAY 83

- + ± 29,550 Sq. Ft. / single story
- + Occupancy at ± 50.5%
- + ± 1.64 acres of land area
- + There is a residential home on this piece of land. The owner will deduct \$100,000 from the purchase price if the buyer chooses not to purchase the home.
 - The home is ± 2,651 sq. ft.
 - On ± 0.96 acres of land
 - Built in 1981
- + Slots for 10 trailer storage spaces
- + Pre-engineered metal building
- + Built in 2004
- + Clear height varies from ± 20' to 27'
- + Fenced and secured truck court
- + Fire extinguishers throughout
- + Designed for warehouse / logistics users



Site Plan



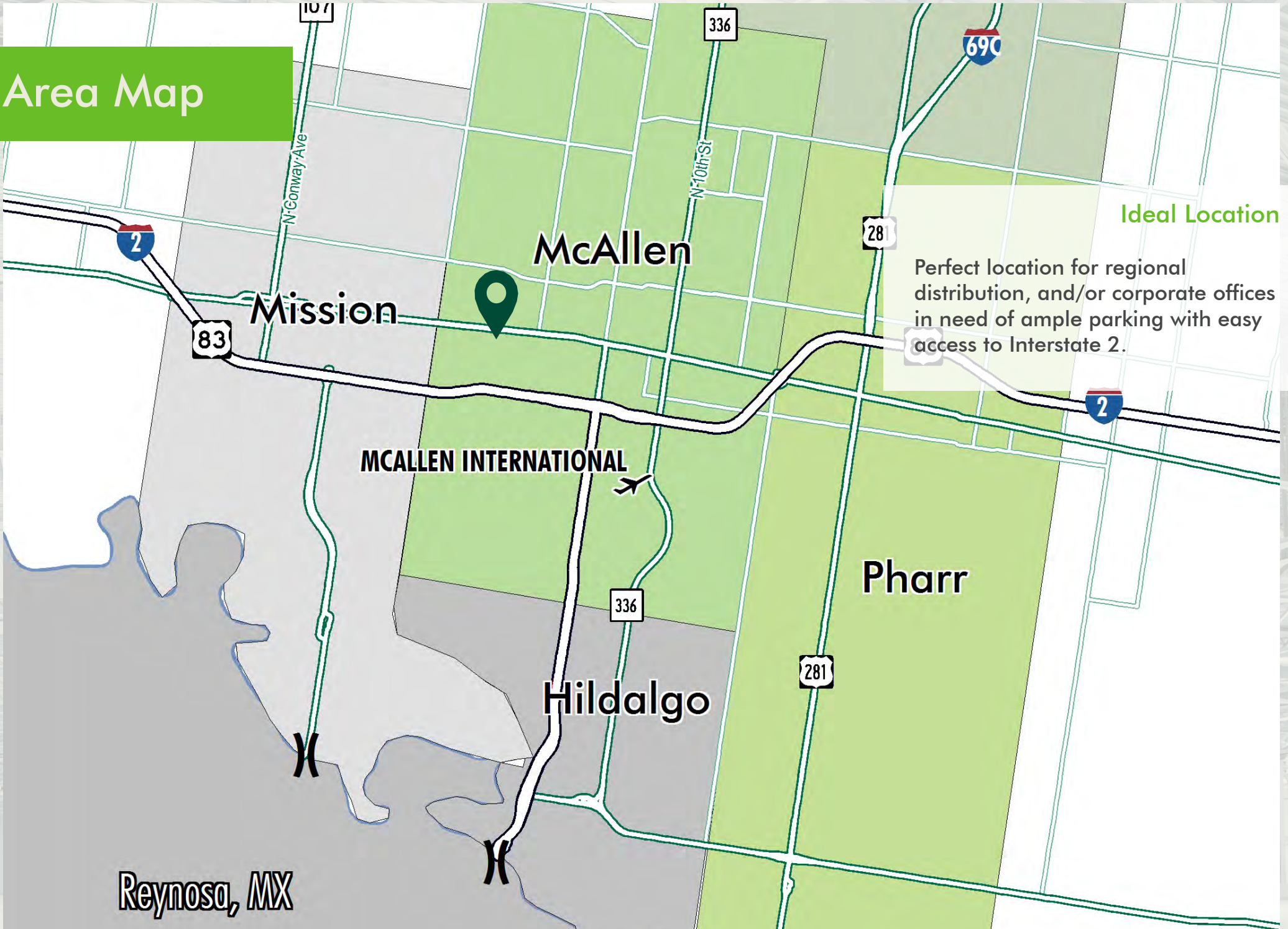


AERIAL VIEW AND MAP LOCATION

Aerial Photo

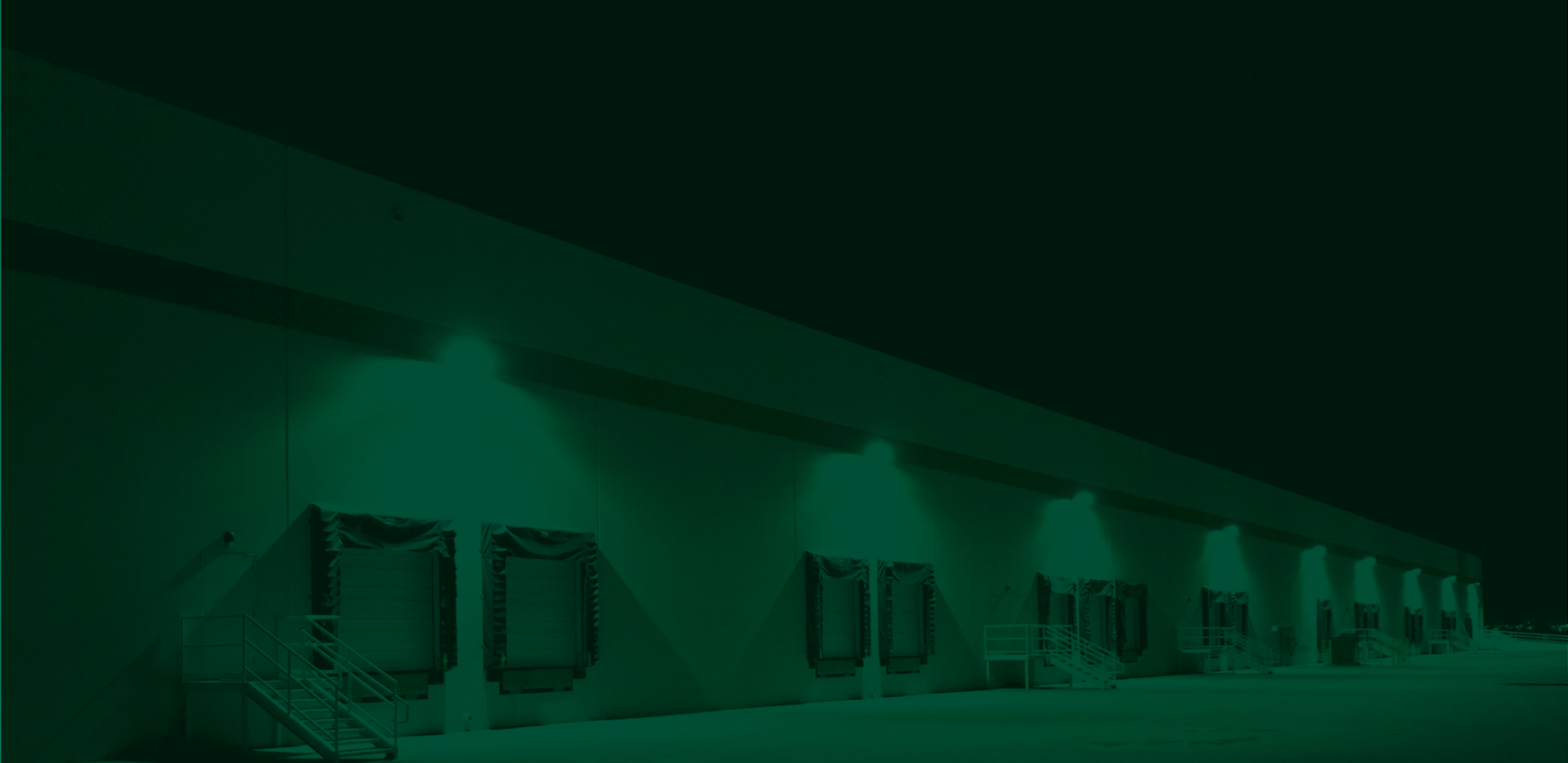


Area Map



Ideal Location

Perfect location for regional distribution, and/or corporate offices in need of ample parking with easy access to Interstate 2.



CONTACT
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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