

— DISTRIBUTION CENTER —

FOR LEASE AND FOR SALE

3701 E US-281
LOS INDIOS, TX 78567



LISTED BY:

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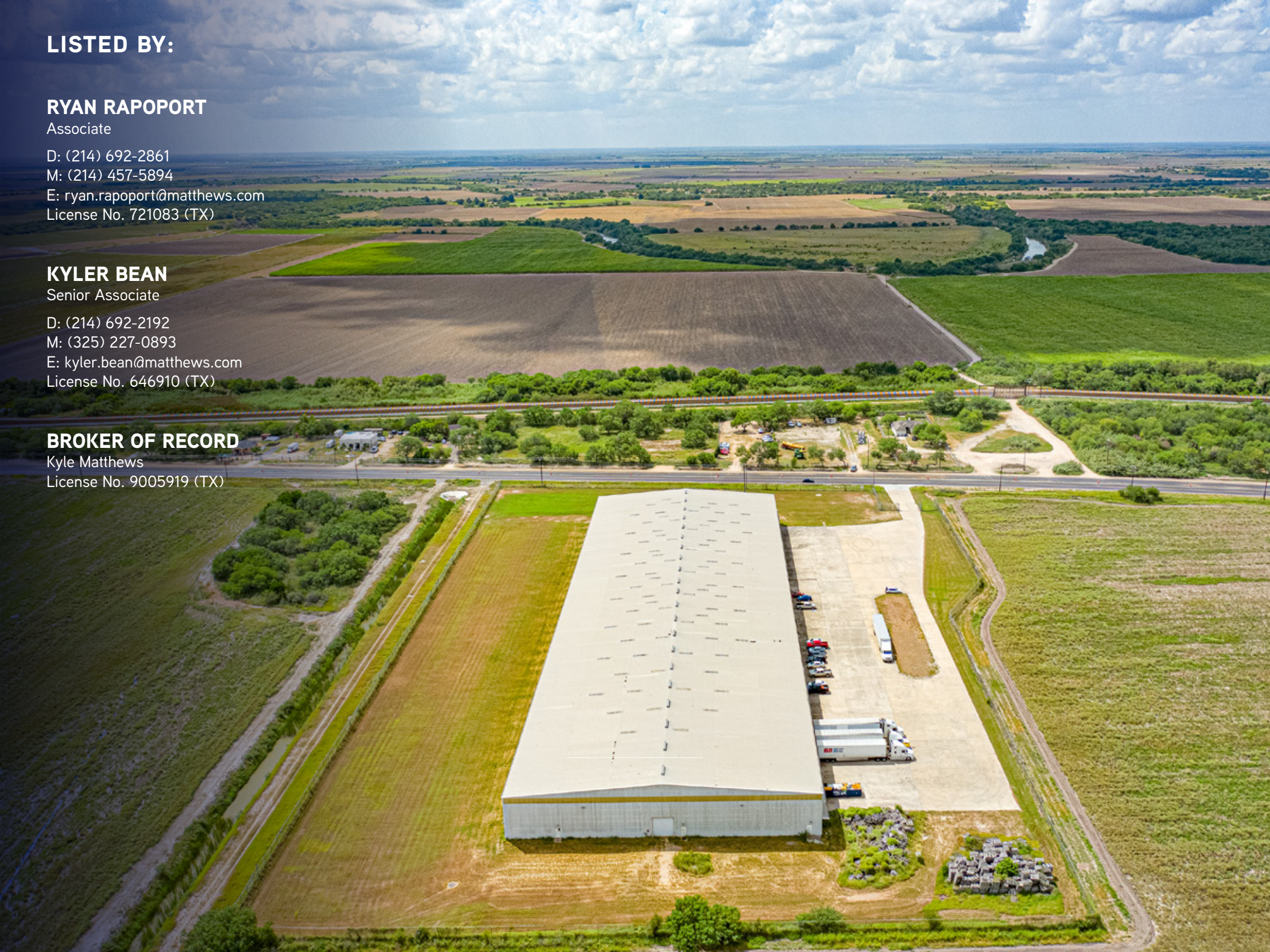
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BROKER OF RECORD

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EXECUTIVE OVERVIEW

THE OPPORTUNITY



ADDRESS

3701 E US-281
Los Indios, TX 78567



PRICE

Contact Broker for Details



LEASE RATE

\$5.00/SF NNN



GLA

±138,300 SF



LOT SIZE

±5.00 AC

Construction	Steel
Office Mix	9.6% (13,300 SF)
Clear Height	30' - 36'
Docks	25
Dock Levelers	25
Drive Ins	2
Sprinklers	Yes
Year Built	1990
Opportunity Zone	Yes

INVESTMENT HIGHLIGHTS

- » **For Sale or Lease** – Property will be delivered vacant, giving a user or investor the opportunity to lease up to one of the highest-in-demand product types.
- » **In Demand Distribution Facility** – The building has 25 truck-high docks with a concrete apron and is equipped with dock levelers and electrically powered roll-up docks. This building comes with 30' – 36' clear height at an average stacking height of 30'. This pre-engineered steel facility is designed for numerous trucking and logistic companies with direct access to Mexico.
- » **5 Minutes from International Crossing** – The Free Trade International Bridge has the shortest wait time for commercial vehicles in South Texas. The property is less than 20 minutes from international airports, seaports, and rail.
- » **Opportunity Zone** – The Building and the Property are in an Opportunity Zone. Many favorable tax provisions are provided by the Opportunity Zone. Unlike 1031 exchanges that defer gains, Opportunity Zones can provide tax abatement.
- » **e-Commerce Proof** – Distribution centers have been thriving during the COVID-19 Pandemic, accounting for 16.1% of total retail sales in 2020 Q2, vs. 11.8% in 2020 Q1 (an increase of 37%).
- » **Fire Protection Sprinkler System** - The Building is equipped throughout with a Suppression Mode fire sprinkler system designed to protect Expanded Plastics to Factory Mutual Global (FM) Highly Protected Risk Standards (HPR). This system is designed to put out fires (Suppression Mode) of the difficult to protect category, Expanded Plastics, rather than to contain fires as is typical of the design of NFPA control mode systems. This system may enable reduced insurance costs and reduce the risk of loss of contents to fire for a tenant or owner.
- » **Proximity to Port of Entry** - The nearest and most modern port of entry between the Gulf of Mexico and McAllen, Texas to the west is at Los Indios, Texas. This port of entry is a 10-minute drive on a four-lane highway from the Building and the Property. It is popularly known as the Los Indios Bridge. This port of entry affords the most rapid customs clearance and transit of the US-Mexican Border in 150 miles from the Gulf of Mexico.

Please contact a Matthews™ Capital Markets Agent for financing options:

KEVIN PUDER

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Panasonic

INDUSTRIAL



INDUSTRIAL



RETAIL

CENTRAL AMERICA TRADING SERVICES

INDUSTRIAL



INDUSTRIAL

MILITARY HWY

SUBJECT PROPERTY



603 STUDENTS

VIDALES AUTO PLEX

INDUSTRIAL

**DELBA TRUCK SALES/
DELBA XPRESS INC.**

INDUSTRIAL

**VDL TRUCK SALES
& EQUIPMENT**

INDUSTRIAL

MODEL LAUNDRY

LOCAL TENANT

JG AUTO SALES

LOCAL TENANT

MILITARY HWY

SUBJECT PROPERTY





AREA OVERVIEW

LOS INDIOS, TX

Los Indios is a border town in Cameron County, Texas. It is included as part of the Brownsville–Harlingen–Raymondville and the Matamoros–Brownsville metropolitan areas. The Free Trade International Bridge connects Los Indios with Matamoros, Tamaulipas.

BROWNSVILLE, TX

Brownsville is located on the western Gulf Coast in South Texas, adjacent to the border with Matamoros, Mexico. Time has seen Brownsville grow from a Mexican War military post to the largest city in the Rio Grande Valley with a population near greater than 183,000. It covers nearly 150 square miles and has some 350 miles of paved streets. With an assessed valuation of more than \$7.1 billion, the city has nearly quadrupled its wealth in the past 15 years. Brownsville is proud of its past and annually hosts thousands of tourists who not only take in its history but also the climate and proximity to Mexico as well.

Brownsville’s economic activity is derived from the service and manufacturing industries. The government and the University of Texas Rio Grande Valley are both large contributors to the local economy. Other prominent industries in Brownsville include education, aerospace, and space transportation. The Port of Brownsville produces significant revenue for the city of Brownsville. The port, located 2 miles from the city, provides a link between the road networks of nearby Mexico and the Gulf Intracoastal Waterway of Texas. The port has become an important economic hub for South Texas, where shipments arrive from other parts of the United States, Mexico, and foreign countries. The port also participates in ship-recycling; it has five of the country’s eight ship recycling companies. Additionally, it received a \$1.8 million grant from the United States Department of Commerce to support business and infrastructure development. The grant is expected to create 700 jobs and generate \$3 million in private investments.

Entrepreneur Elon Musk announced the construction of SpaceX South Texas Launch Site, a private space launch facility east of Brownsville on the Gulf Coast in 2014. The launch facility is estimated to produce \$85 million for the city of Brownsville and generate approximately \$51 million in annual salaries from the roughly 500 jobs to be created by 2024. The facility itself is projected to employ 75–100 full-time workers in the early years with up to 150 full-time employees/contractors.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 Projection	511	1,812	6,883
2020 Estimate	506	1,783	6,557
2010 Census	523	1,811	6,108
Growth 2020-2025	0.99	1.63	4.97
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 Projection	132	480	1,738
2020 Estimate	131	472	1,658
2010 Census	135	477	1,553
Growth 2020-2025	0.76	1.70	4.83
INCOME	1 MILE	3 MILE	5 MILE
Avg Household Income	\$47,365	\$49,886	\$48,150



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **3701 E US-281, Los Indios, TX** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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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License No. 646910 (CA)

BROKER OF RECORD

Kyle Matthews

License No. 9005919 (TX)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



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 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.

Kyle Matthews/Matthews Retail Group Inc.	678067	kyle.matthews@matthews.com	(310) 919-5757
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	kyle.matthews@matthews.com	(310) 919-5757
Designated Broker of Firm	License No.	Email	Phone
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