

Marcus & Millichap
TAG INDUSTRIAL GROUP

135 SIOUX ROAD

ALAMO, TX 78516

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

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Texas Real Estate Commission
P.O. Box 12188
Austin, Texas 78711-2188
(512) 936-3000

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap
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The background of the slide is a dark, blue-tinted photograph of an industrial interior. It shows a large, multi-level structure with metal beams, pipes, and several hanging industrial lights. The lighting is dim, creating a moody atmosphere. The structure appears to be part of a factory or a large warehouse.

SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- 6,161-Square-Foot Industrial with 14' Clear Height Situated on 12.77 Acres
- Featuring 5,841 Square Feet of Insulated Warehouse and 5,643 Square Feet of Canopy
- Additional 10 Acres Available for Industrial Outdoor Storage (IOS) or Development
- Priced Below Replacement Cost in a Tight Barrier-to-Entry Market
- Outlying Hidalgo County Boasts 3.5% Vacancy Rate

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 135 Sioux Road, in Alamo, Texas. The subject property consists of approximately 6,161 square feet of industrial space and is situated on 12.77 acres of land. The single-tenant asset features a 14' clear height, three grade-level doors, 320 square feet of office space, 5,841 square feet of insulated warehouse space, and a separate 5,643-square-foot covered canopy for outside storage use. With 10 acres of leveled land, the property can easily accommodate industrial outdoor storage, or support further development. Additionally, the property is offered well below replacement cost.

Conveniently located less than two miles from Interstate 2, the subject property is situated within the Outlying Hidalgo County submarket. The submarket contains 9 million square feet of industrial space, featuring a vacancy rate of just 3.5 percent at the end of the third quarter of 2023. While annual rent growth has slowed to 6.3 percent, the pace remains above the ten-year average of 5.8 percent. For the first time in at least 15 years, no deliveries are expected to hit the market in 2023. With only about 253,000 square feet of industrial space under construction in Q4 (representing less than 3.0 percent of inventory), new supply will have a minimum impact on rent growth and vacancies for the foreseeable future (CoStar).

The McAllen-Edinburg-Mission metro is located 250 miles south of San Antonio near the Texas-Mexico border and encompasses Hidalgo County. The metro's proximity to Mexico makes trade and logistics important drivers of the local economy. The University of Texas, Rio Grande Valley has facilities in Edinburg, McAllen and Weslaco. The Rio Grande River also runs through the area, providing recreational opportunities for locals and visitors. The metro is growing at a rapid pace and is expected to add 90,200 residents over the next five years. The metro's location on the Texas-Mexico border has turned the area into a trade hub. As a result, several logistics companies are located there. The metro has a strong healthcare sector, encompassing roughly one-third of the local employment base. The region maintains the largest land port for fresh produce imports from Mexico, with 160,000 loads of produce transported in a typical year.

PROPERTY DETAILS

135 SIOUX ROAD,
ALAMO, TX 78516

Number of Suites	1
Number of Buildings	1
Total Square Feet	6,161
Warehouse Square Feet	5,841
Office Square Feet	320
Office Ratio	5%
Canopy Addition	5,643
Year Built	1980
Lot Size	12.77 Acres
Type of Ownership	Fee Simple
Clear Height	14'
Parking Surface	Unimproved/Dirt
Building Class	C
Tenancy	Single
Grade Level Doors	3
Construction	Metal
Power	Three-Phase
Type of Lighting	Fluorescent
Zoning	CNTY
Roof Type	Metal
Age/Condition of Roofs	Average
HVAC Units	1
Market	McAllen/Edinburg/Pharr
Submarket	Outlying Hidalgo County
Market Vacancy	3.50%

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135 SIOUX ROAD

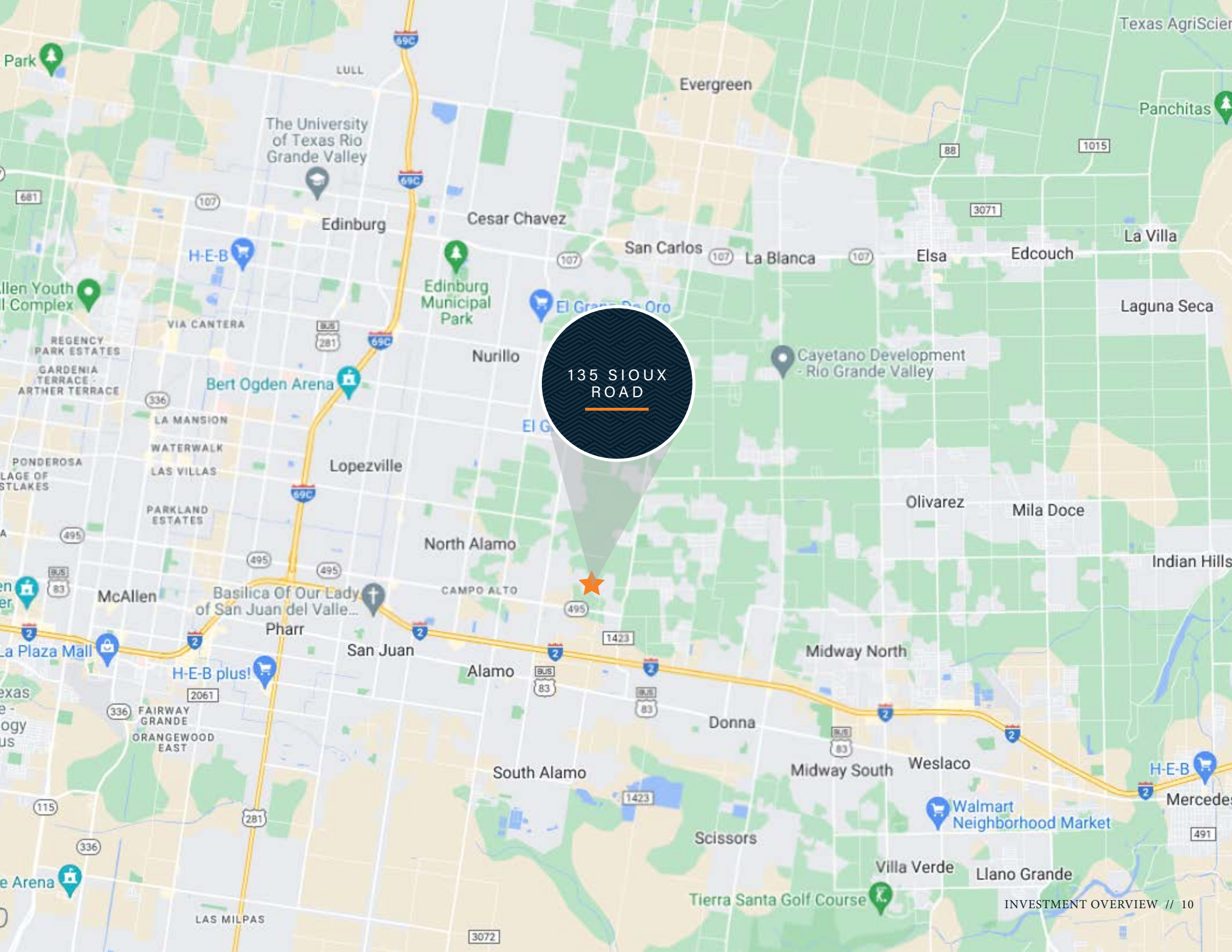
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OFFERING PRICE

\$700,000

Offering Price	\$700,000
Total Square Feet	6,161
Total Acreage	12.77
Total Land Square Feet	556,261
Price/Acre (Land)	\$54,816
Price/Sqft (Land)	\$1.26
Tenancy	Single
Occupancy	0.00%

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135 SIOUX
ROAD



135 SIOUX
ROAD



CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 2,143 debt
and equity
financings in 2022



National platform operating
within the firm's
brokerage offices



\$12.8 billion total
national volume
in 2022



Access to more capital sources
than any other firm in the
industry

WHY MMCC?

Optimum financing solutions to
enhance value

Enhanced control through MMCC's
ability to qualify investor finance
contingencies

Enhanced control through quickly
identifying potential debt/equity sources,
processing, and closing buyer's
finance alternatives

Enhanced control through MMCC's
ability to monitor investor/due diligence
and underwriting to ensure timely,
predictable closings

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SECTION 2

MARKET OVERVIEW

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MCALLEN-EDINBURG-MISSION TEXAS

The McAllen-Edinburg-Mission metro is located 250 miles south of San Antonio near the Texas-Mexico border and encompasses Hidalgo County. The metro's proximity to Mexico makes trade and logistics an important driver of the local economy. The University of Texas, Rio Grande Valley has facilities in Edinburg, McAllen and Weslaco. The Rio Grande River also runs through the area, providing recreational opportunities for locals and visitors. The metro is growing at a rapid pace and is expected to add 83,900 residents over the next five years.



LOGISTICS
INDUSTRY



HEALTH
CARE

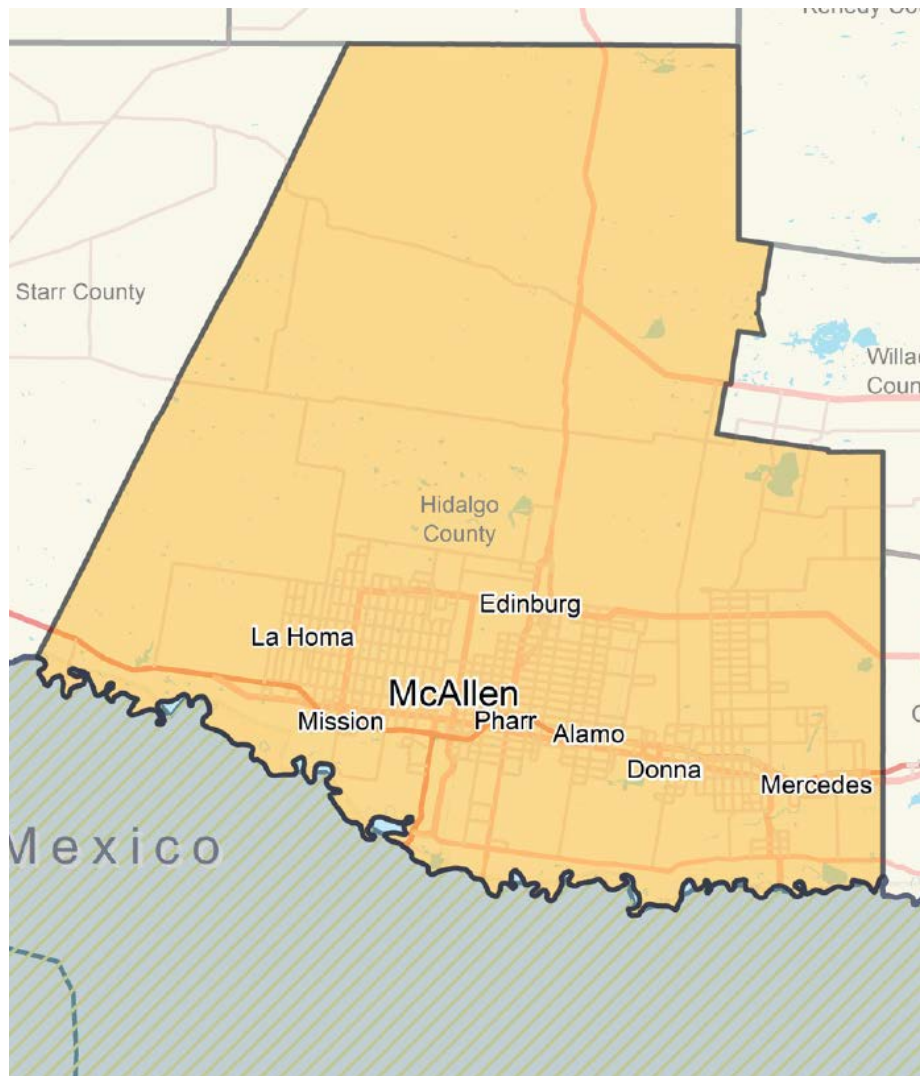
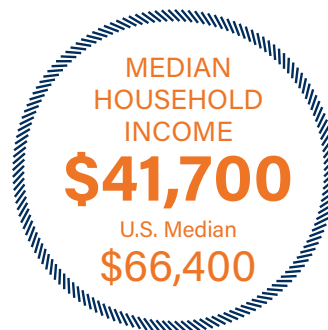
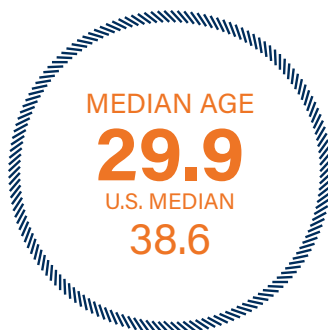


FOOD STORAGE
AND PROCESSING

METROPLEX GROWTH

ECONOMY

The metro has a diverse employment base, including sectors like health care, retail and trade. Health care is a significant part of the economy, and several large hospitals are located here, including Rio Grande Regional Hospital, McAllen Medical Center and McAllen Heart Hospital. GE Aviation and Royal Technologies Corp. have major manufacturing facilities in the metro, supplying hundreds of jobs. South Texas College is located within McAllen. It regularly receives grants to provide equipment upgrades and manufacturing training. Texas A&M University opened a satellite campus in the recently-developed community of Tres Lagos.



DEMOGRAPHICS



150,420

Total Population
Within 5 miles



49.2%



50.8%



\$49,502

Average Household Income
Within 5 miles



58,677

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	3,367	59,728	164,424
2022 Estimate			
Total Population	3,389	54,653	150,420
2010 Census			
Total Population	3,546	47,118	129,789
2000 Census			
Total Population	2,778	34,261	95,176
Daytime Population			
2022 Estimate	3,394	45,438	120,355
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	978	16,418	43,819
2022 Estimate			
Total Households	985	15,048	40,075
Average (Mean) Household Size	3.2	3.6	3.7
2010 Census			
Total Households	1,002	12,745	34,019
2000 Census			
Total Households	751	9,573	25,007

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	0.7%	0.8%	0.9%
\$150,000-\$199,999	3.2%	2.0%	1.8%
\$100,000-\$149,999	7.2%	7.2%	7.5%
\$75,000-\$99,999	9.3%	7.8%	8.8%
\$50,000-\$74,999	19.7%	17.9%	17.6%
\$35,000-\$49,999	16.4%	15.9%	15.9%
\$25,000-\$34,999	13.5%	12.7%	12.4%
\$15,000-\$24,999	13.3%	14.8%	14.0%
Under \$15,000	16.5%	20.9%	21.1%
Average Household Income	\$53,275	\$48,198	\$49,502
Median Household Income	\$40,239	\$36,351	\$37,342
Per Capita Income	\$15,477	\$13,271	\$13,200
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	3,389	54,653	150,420
Under 20	31.5%	37.2%	37.2%
20 to 34 Years	18.4%	20.5%	21.2%
35 to 39 Years	4.7%	5.8%	6.2%
40 to 49 Years	10.2%	11.1%	11.6%
50 to 64 Years	12.6%	12.1%	12.6%
Age 65+	22.6%	13.4%	11.3%
Median Age	35.1	28.9	28.6
Population 25+ by Education Level			
2022 Estimate Population Age 25+	2,074	30,294	83,178
Elementary (0-8)	20.6%	23.1%	23.6%
Some High School (9-11)	18.7%	18.0%	17.1%
High School Graduate (12)	25.1%	27.0%	26.6%
Some College (13-15)	19.3%	18.0%	17.9%
Associate Degree Only	3.6%	2.9%	3.3%
Bachelor's Degree Only	9.3%	8.3%	8.6%
Graduate Degree	3.3%	2.8%	2.8%
Travel Time to Work			
Average Travel Time to Work in Minutes	24.0	24.0	24.0



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:
 - 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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