

Marcus & Millichap
TAG INDUSTRIAL GROUP

12140 FREIGHT LANE

EL PASO, TX 79936

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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.

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TAG INDUSTRIAL GROUP

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TAG INDUSTRIAL GROUP





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SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- 14,020-Square-Foot Tilt-Wall Warehouse Situated Over 1.03 Acres of Land
- Features 18' Clear Height, Two Concrete Platform Dock Doors, Loading Ramp, and Secured Fenced-in Full Asphalt Lot
 - Conveniently Located Near I-10 and Loop 375 with Proximity to Major Shippers DHL, FedEx, and XPO
 - Pending January 2026 Lease Expiration Allows Owner-User or Lease-Up Investment Opportunity
 - Situated in El Paso's Leading Industrial Submarket | 4.3% Vacancy Among Comparables

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 12140 Freight Lane in El Paso, Texas, leased to Texas Meter & Device.

The subject property consists of approximately 14,020 square feet of warehouse space and is situated on 1.03 acres of land. The single-tenant asset features tilt-wall construction, a clear height of 18', two concrete platform dock-high doors (one accessible via ramp), two HVAC units, and a secured fenced-in asphalt lot with 12 parking spaces. Situated in an industrial park, highlighted by major logistics companies DHL, FedEx, and XPO, the property has close proximity to the interchange between Interstate 10 and Texas State Highway Loop 375. The property is leased through January 2026 at \$10.40 per square foot with a one-year renewal option at the same rental rate. In the case of nonrenewal, this sale offers an owner-user or lease-up investment opportunity. Established in 1937, TMD is a leading national electric metering services company and supplier of safety tools and equipment.

The subject property is located in the East submarket, El Paso's largest industrial hub, containing 50.5 million square feet of space. During the first quarter of 2025, industrial demand continued to rebound, with net absorption posting 645,000 square feet. As a result of net absorption outpacing 218,000 square feet of net deliveries, the vacancy rate receded from its record-high by 90 basis points to 13.1 percent. However, among comparable properties under 50,000 square feet in the East submarket, the vacancy rate remained low at 4.3 percent. Across the East submarket, annual rent growth lies at 2.4 percent. In Q1, market rents averaged about \$8.50 per square foot for all East industrial properties and \$10.60 per square foot for comparables. At the start of Q2, there were 3.6 million square feet of industrial space under construction in the East submarket, nearly all concentrated in properties of at least 50,000 square feet (CoStar).

The El Paso metro is located at the westernmost corner of Texas, bordering New Mexico and the state of Chihuahua in Mexico. It is composed of El Paso and Hudspeth counties. Access to Mexico plays a major role in the local economy. The city of El Paso, when combined with Las Cruces, New Mexico, and Ciudad Juarez in Mexico, is sometimes referred to as the international metropolitan area of Paso del Norte and has one of the largest bilingual and binational labor pools in the western United States.

As the largest metro along the Texas-Mexico border and the sixth-largest city in Texas, El Paso is a top 20 percent U.S. performing economy and represents one of the largest manufacturing centers in North America. Recognized as globally competitive, the region boasts the largest bilingual and bi-cultural workforce in the Western Hemisphere (elpasotexas.gov). El Paso was a finalist for the 2018 National League of Cities "All-America City," 2018 Best of Texas Awards, and WalletHub's #1 Best Run City in Texas in 2017. In 2018 alone, El Paso County added 4,200 jobs. Major employers include Pacific Union Financial, UPS, Veritas Management Group, and iFly.

PROPERTY DETAILS

12140 FREIGHT LANE, EL PASO, TX 79936

Number of Suites	1
Number of Buildings	1
Total Square Feet	14,020 SF
Warehouse Square Feet	12,300 SF
Office Square Feet	2,000 SF
Office Ratio	14.27%
Year Built	1995
Lot Size	1.03 Acres
Type of Ownership	Fee Simple
Clear Height	18'
Parking Spaces	12
Parking Surface	Asphalt
Building Class	C
Tenancy	Single-Tenant
Dock-High Doors	2
Construction	Tilt Wall
Zoning	C-4 SC - Heavy Commercial
Roof Type	Metal
Age/Condition of Roofs	Average
HVAC Units	2
Age/Condition of HVAC	Average
Market	TX-El Paso
Submarket	East
Market Vacancy	4.30%



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12140 FREIGHT LANE

EL PASO, TX 79936

OFFERING PRICE
\$1,823,300

CAP RATE
8.00%

Offering Price	\$1,823,300
Cap Rate	8.00%
Price/SF	\$130.05
Total Square Feet	14,020
Rental Rate	\$10.40
Net Operating Income	\$145,864
Lease Type	Triple-Net (NNN)
Lease Term (as of 5/1/2025)	9 Months
Tenancy	Single
Occupancy	100.00%

FINANCING

Loan Amount	\$1185,145
Loan Type	New
Interest Rate	6.75%
Amortization	25 Years
Year Due	2030

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

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RENT ROLL

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Lease Type	Renewal Options and Option Year Rental Information
				Comm.	Exp.						
Texas Meter & Device	1	14,020	100.0%	2/1/23	1/31/26	\$10.40	\$12,155	\$145,864	\$145,864	NNN	One (1) One-Year Renewal Option with No Increases
Total		14,020				\$10.40	\$12,155	\$145,864	\$145,864		
Occupied Tenants: 1				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%			
Total Current Rents: \$12,155						Occupied Current Rents: \$12,155		Unoccupied Current Rents: \$0			

OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	145,864		10.40	145,864		10.40
Expense Reimbursement Income						
Net Lease Reimbursement						
Insurance	9,458		0.67	9,458		0.67
Real Estate Taxes	17,028		1.21	17,028		1.21
Total Reimbursement Income	\$26,486	100.0%	\$1.89	\$26,486	100.0%	\$1.89
Effective Gross Revenue	\$172,350		\$12.29	\$172,350		\$12.29

Operating Expenses	Current		Per SF	Pro Forma		Per SF
Insurance	9,458		0.67	9,458		0.67
Real Estate Taxes	17,028		1.21	17,028		1.21
Total Expenses	\$26,486		\$1.89	\$26,486		\$1.89
Expenses as % of EGR	15.4%			15.4%		
Net Operating Income	\$145,864		\$10.40	\$145,864		\$10.40



12140
FREIGHT LANE

An aerial photograph of an industrial park under a clear blue sky with scattered clouds. The park contains numerous large, white-roofed warehouse buildings and smaller commercial structures. A callout bubble with a dark green, chevron-patterned background and a white border is positioned in the center of the image. Inside the bubble, the text "12140 FREIGHT LANE" is written in white. A white line extends from the bottom of the bubble to an orange star marker on the roof of a building in the lower-middle section of the park. The surrounding area includes parking lots with cars and trucks, and some undeveloped land in the foreground.

12140
FREIGHT LANE



TENANT SUMMARY

“TMD aims to be the nation’s premier provider of AMI, metering and utility services for electric, water and gas utilities.”

TENANT
Texas Meter & Device

HEADQUARTERS
Waco, TX

DATE FOUNDED
1937

www.texasmeter.com



Texas Meter & Device (TMD), based in Waco, Texas, is a leading company in the utility industry, serving electric, water, and gas utilities across the United States since 1937. They specialize in providing advanced metering solutions and safety equipment to help utilities measure and manage energy and water consumption efficiently. TMD is known for its expertise in electric metering services and offers a wide range of products and services designed to support utility companies in their operations.

Major services offered by Texas Meter & Device include:

- Advanced Metering Infrastructure (AMI) integration and retrofit, which modernizes utility meters for better data collection.
- Project management and field testing to ensure meters and systems work accurately and safely.
- Custom design and fabrication of meter sets tailored to specific utility needs.
- High-voltage testing and certification to maintain safety standards.
- Supply of personal protective equipment (PPE), tools, and safety gear for utility workers.
- Support for commercial and industrial (C&I) meter software and installations.

TMD combines technical expertise with quality products to help utilities deliver reliable service to their customers. Their focus on safety, innovation, and customer support makes them a trusted partner in the utility sector (TMD).

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.



1,249 Financing
Transactions
in 2024



National platform operating
within the firm's
brokerage offices



\$6.7 billion total
national volume
in 2024



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/du
diligence and underwriting to
ensure timely, predictable closings.

SECTION 2

MARKET OVERVIEW

Marcus & Millichap

EL PASO TEXAS



The El Paso metro is located at the westernmost corner of Texas, bordering New Mexico and the state of Chihuahua in Mexico. It is composed of El Paso and Hudspeth counties. Access to Mexico plays a major role in the local economy. The city of El Paso, when combined with Las Cruces, New Mexico and Ciudad Juárez in Mexico, is sometimes referred to as the international metropolitan area of Paso del Norte — home to one of the largest bilingual, binational labor pools in the western United States.



INTERNATIONAL
TRADE ROUTE



MANUFACTURING
HUB



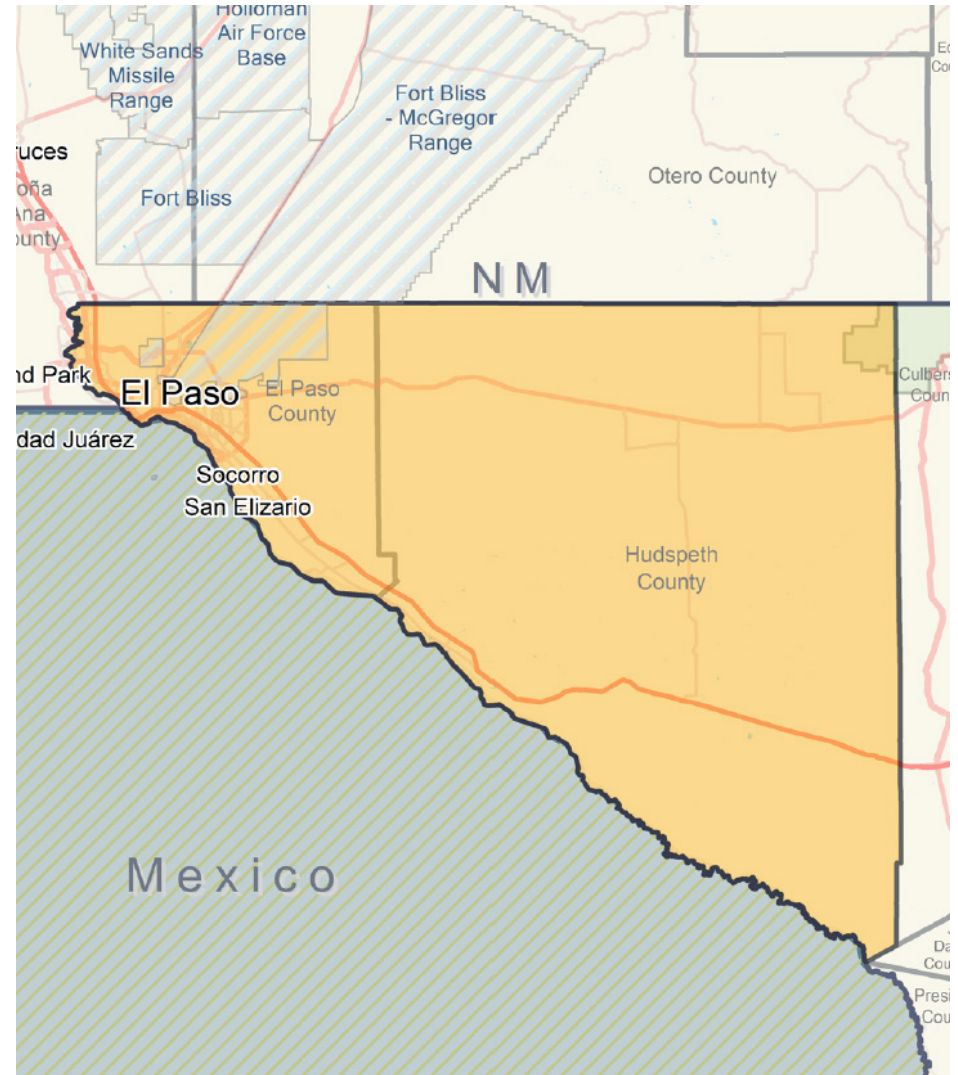
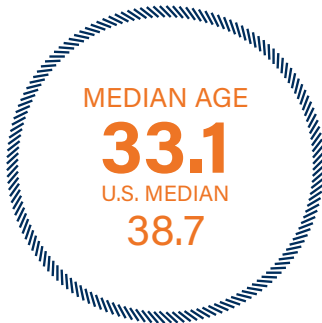
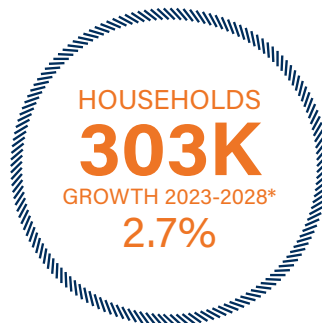
MILITARY
PRESENCE



METROPLEX GROWTH

ECONOMY

The large manufacturing sector includes automobiles, automobile components, consumer electronics, biomedical, defense, medical devices, as well as apparel and textile manufacturing. Back-office call centers are also major employers in the local economy and in neighboring communities. They include companies like Automatic Data Processing. Numerous large corporations have facilities in the metro, including Charles Schwab, Raytheon Company, Delphi, Prudential and Toro Company. The University of Texas at El Paso provides a skilled labor pool and is a major employer.



DEMOGRAPHICS



273,470

Total Population
Within 5 Miles



51.2%



48.8%



\$75,129

Average Household Income
Within 5 Miles



125,099

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	8,795	97,858	277,711
2024 Estimate			
Total Population	8,859	96,378	273,470
2020 Census			
Total Population	9,193	96,671	274,092
2010 Census			
Total Population	8,994	90,700	255,284
Daytime Population			
2024 Estimate	14,739	114,715	272,457
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	3,068	34,725	97,747
2024 Estimate			
Total Households	3,059	33,923	95,494
Average (Mean) Household Size	2.9	2.8	2.9
2020 Census			
Total Households	3,046	32,823	92,403
2010 Census			
Total Households	2,708	28,164	79,324

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	8.0%	3.6%	3.6%
\$150,000-\$199,999	9.8%	5.8%	5.1%
\$100,000-\$149,999	18.6%	14.9%	15.2%
\$75,000-\$99,999	15.6%	11.8%	11.9%
\$50,000-\$74,999	22.7%	21.8%	20.6%
\$35,000-\$49,999	11.3%	12.9%	13.4%
\$25,000-\$34,999	5.3%	9.8%	9.5%
\$15,000-\$24,999	5.9%	10.1%	9.5%
Under \$15,000	2.7%	9.3%	11.2%
Average Household Income	\$104,184	\$76,882	\$75,129
Median Household Income	\$84,139	\$62,211	\$60,594
Per Capita Income	\$34,908	\$26,673	\$25,888
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	8,859	96,378	273,470
Under 20	28.1%	28.3%	29.0%
20 to 34 Years	22.6%	22.7%	22.2%
35 to 39 Years	5.9%	6.7%	6.7%
40 to 49 Years	13.9%	12.1%	12.4%
50 to 64 Years	20.3%	17.4%	16.6%
Age 65+	9.1%	12.9%	13.2%
Median Age	34.0	35.0	35.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	5,564	61,456	172,958
Elementary (0-8)	3.7%	9.3%	11.4%
Some High School (9-11)	3.8%	6.8%	8.0%
High School Graduate (12)	20.5%	27.9%	26.2%
Some College (13-15)	19.9%	22.0%	22.5%
Associate Degree Only	9.1%	9.3%	9.1%
Bachelor's Degree Only	33.4%	17.7%	16.0%
Graduate Degree	9.6%	7.0%	6.6%
Travel Time to Work			
Average Travel Time to Work in Minutes	23.0	24.0	25.0



Information About Brokerage Services

2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Regulated by the Texas Real Estate Commission

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Date

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