OFFERING MEMORANDUM

Marcus & Millichap
TAG INDUSTRIAL GROUP

MOC PRODUCTS GROUP

3715 BUCKNER STREET

EL PASO, TX 79925

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TEXAS NOTICE

The Texas Real Estate Commission (TREC) regulates real estate brokers and sales agents, real estate inspectors, home warranty companies, easement and right-of-way agents and timeshare interest providers. You can find more information and check the status of a license holder at www.trec.texas.gov. You can send a complaint against a license holder to TREC, a complaint form is available on the TREC website. TREC administers two recovery funds which may be used to satisfy a civil court judgment against a broker, sales agent, real estate inspector, or easement or right-of-way agent, if certain requirements are met. If you have questions or issues about the activities of a license holder, the complaint process or the recovery funds, please visit the website or contact TREC at: 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
TAG INDUSTRIAL GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA
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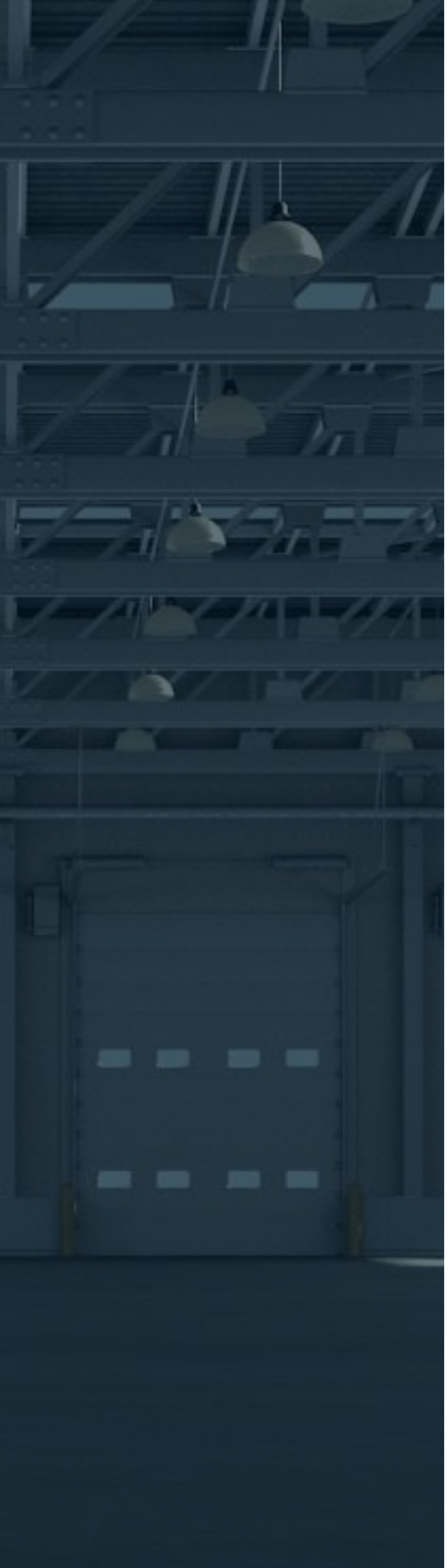
Marcus & Millichap
TAG INDUSTRIAL GROUP

TABLE OF CONTENTS

Marcus & Millichap



SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Two-Building 9,030-Square-Foot Industrial Warehouse Situated on 0.5 Acres
- Featuring Metal Construction, 14'-16' Clear Height, Two Grade-Level Doors, Three-Phase Power, Two HVAC Units, & 12 Parking Spaces
- Sitting Adjacent to El Paso International Airport Along U.S. Route 62 with Proximity to I-10
- NNN Lease Through December 2030 at $11.52/SF with Two Five-Year Renewals | Generating High-Yield 11% Cap Rate
- Fully Occupied by MOC Central, Automotive Maintenance Service Provider | Subsidiary of MOC Products, Backed by Private Equity Firm LKCM

The property is a two-building industrial warehouse situated on approximately 0.5 acres of land with a total area of 9,030 square feet. The warehouse features metal construction and has a clear height of 14′ to 16′, making it suitable for various industrial uses. Two grade-level doors provide easy access for loading and unloading goods. The warehouse is equipped with three-phase power, which is ideal for businesses that require heavy machinery or equipment. Additionally, the property has two HVAC units to maintain a comfortable working environment. The exterior of the property includes 12 parking spaces for employees and visitors. The property's location is one of its strongest selling points, situated adjacent to El Paso International Airport along U.S. Route 62. This strategic location provides easy access to major transportation routes, including Interstate 10.

The property is fully occupied by MOC Central, an automotive maintenance service provider and exclusive provider of MOC Products Company in the central U.S. Backed by private equity firm LKCM Headwater Investments, MOC Products Company serves as the leaseholder of the subject property. The triple-net lease runs through December 2030 and carries two five-year renewal options. The lease generates an above-market cap rate of 11 percent, making it an attractive investment opportunity that limits landlord responsibilities. The tenant is a stable and reputable company, providing a secure source of income for the investor. The property's strong location and attractive lease terms make it a valuable investment opportunity for those looking to invest in industrial real estate.

PROPERTY DETAILS

3715 BUCKNER STREET, EL PASO, TX 79925

Number of Suites	1
Number of Buildings	2
Total Square Feet	9,030 SF
Warehouse Square Feet	8,030 SF
Office Square Feet	1,000 SF
Office Ratio	11.07%
Year Built	1976/1979
Lot Size	0.50 acres
Type of Ownership	Fee Simple
Clear Height	14'-16'
Parking Spaces	12
Parking Surface	Concrete
Building Class	C
Tenancy	Single-Tenant
Grade Level Doors	2
Construction	CMUs & Metal
Power	3-Phase
Zoning	C-4
Roof Type	Metal
Age/Condition of Roofs	Average
HVAC Units	2.0
Age/Condition of HVAC	One Central HVAC System & One Swamp Cooler
Sprinklers	N/A
Market	TX-El Paso
Submarket	East

OFFERING HIGHLIGHTS

3715 BUCKNER STREET

OFFERING PRICE	CAP RATE	PRO FORMA CAP RATE
$945,000	11.00%	11.00%

Offering Price	$945,000
Cap Rate	11.00%
Pro Forma Cap Rate	11.00%
Price/SF	$104.65
Total Square Feet	9,030
Rental Rate	$11.52
Lease Type	NNN
Lease Term	5 Years
Tenancy	Single-Tenant
Occupancy	100.00%

RENT ROLL

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates Comm.	Exp.	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
MOC Products Group	A	9,030	100.0%	1/1/26	12/31/30	$11.52	$8,665	$103,981	$103,981	NNN	Two (2) Five-Year Renewals @ FMV
Total		9,030				$11.52	$8,665	$103,981	$103,981		

Occupied Tenants: 1	Unoccupied Tenants: 0	Occupied GLA: 100.00%	Unoccupied GLA: 0.00%
	Total Current Rents: $8,665	Occupied Current Rents: $8,665	Unoccupied Current Rents: $0

OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF	Notes
Scheduled Base Rental Income	103,981		11.52	103,981		11.52	
Expense Reimbursement Income							
Net Lease Reimbursement							
Insurance	2,894		0.32	5,616		0.62	
Real estate Taxes	12,349		1.37	12,349		1.37	
Management Fees	3,658		0.41	3,658		0.41	[3]
Total Reimbursement Income	$28,287	100.0%	$3.13	$31,009	100.0%	$3.43	
Effective Gross Revenue	$132,268		$14.65	$134,990		$14.95	

Operating Expenses	Current		Per SF	Pro Forma		Per SF	
Insurance	2,894		0.32	5,616		0.62	Broker Assumption
Real Estate Taxes	12,349		1.37	12,349		1.37	CAD 2026
Management Fee	3,658	2.8%	0.41	3,658	2.7%	0.41	Broker Assumption
Total Expenses	$28,286		$3.13	$31,009		$3.43	
Expenses as % of EGR	21.4%			23.0%			
Net Operating Income	$103,981		$11.52	$103,981		$11.52	

Marcus & Millichap


John Ferguson Moving & Storage
Forum Ballroom
Safelite AutoGlass
3715 BUCKNER STREET
Mattox St
Mayflower Ave
Mayflower Ave
Admiral St
El Paso Sector Border Patrol Training Facility
Drive Auto Collision
Buckner St
Excel Collision
Empire Dr
Mattox St
Buckner St
Martita's Lunch Box
ABC Motors
Isaac's Motors
Google
Map data ©2026 Google


3715
BUCKNER
STREET


MOC
CENTRAL


MOC
CENTRAL
Drive




MARCUS & MILLICHAP
CAPITAL CORPORATION
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 our 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 1,659 Debt and equity financings in 2025

National platform operating within the firm's brokerage offices

$11.9 billion total national volume in 2025

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

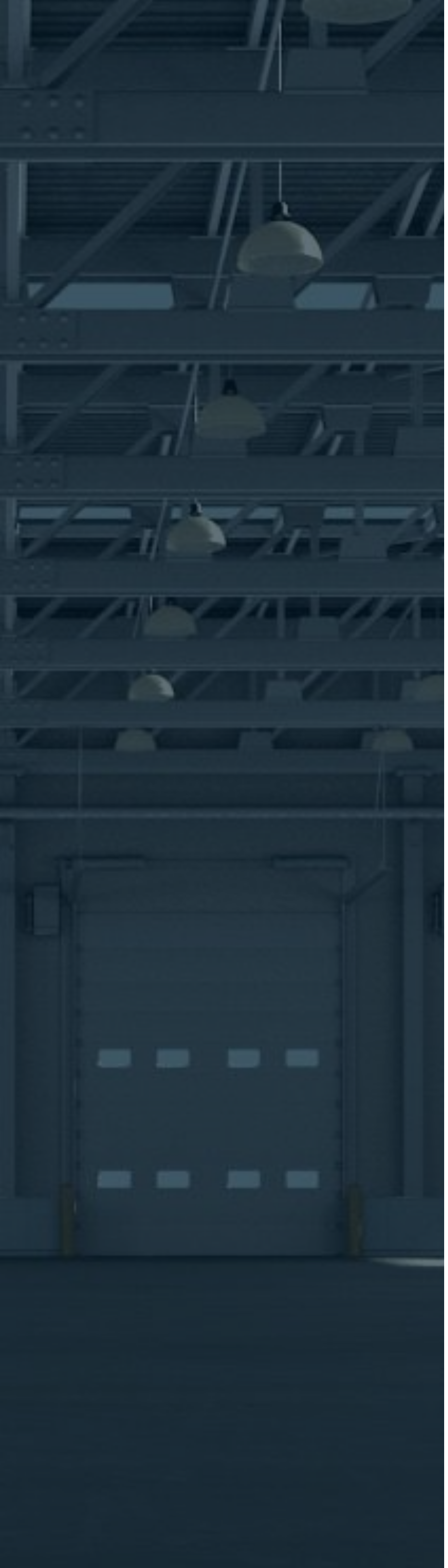
WHY MMCC?

Optimum financing solutions to enhanced 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.



SECTION 2

MARKET OVERVIEW

Marcus & Millichap

EL PASO

TEXAS

The El Paso metro is composed of El Paso and Hudspeth counties. It is located at the westernmost corner of Texas, bordering New Mexico and the state of Chihuahua in Mexico. 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.

MANUFACTURING HUB

MILITARY PRESENCE

INTERNATIONAL TRADE ROUTE

METROPLEX GROWTH

ECONOMY

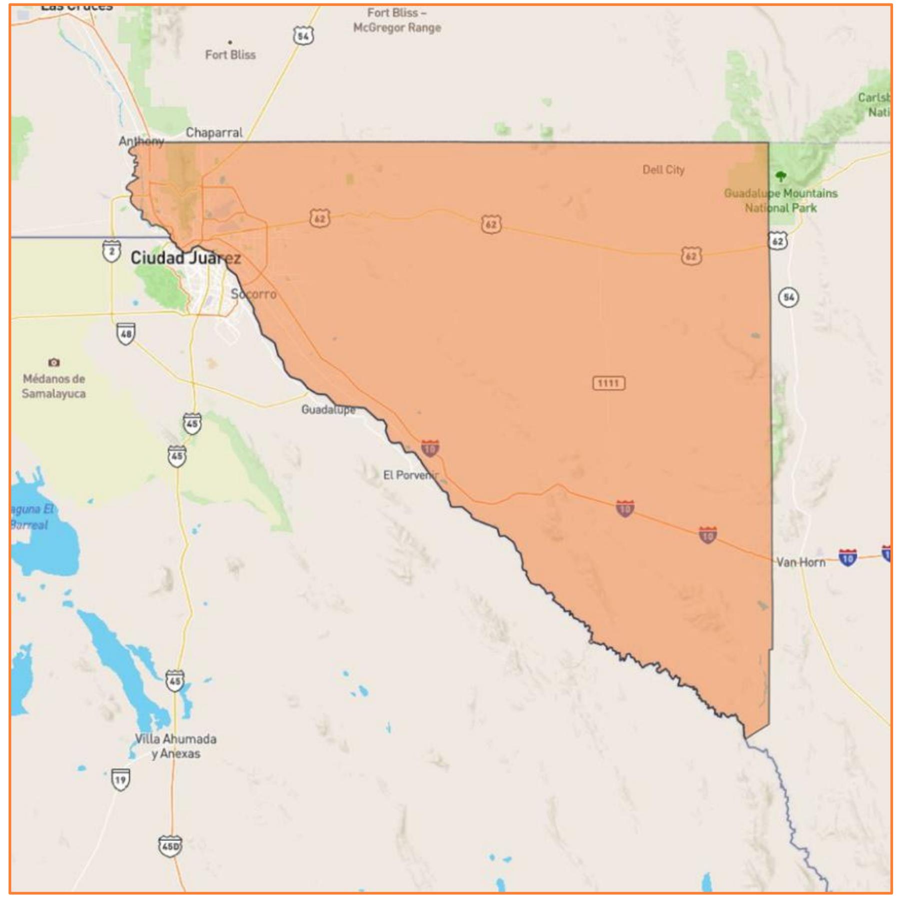
The large manufacturing sector includes automobiles, automobile components, consumer electronics, biomedical, defense, and medical devices, as well as apparel and textile manufacturing. Back-office call centers are also major employers in the local economy and in neighboring communities, featuring companies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

POPULATION
868K
2025-2029* Growth
1.1%

HOUSEHOLDS
305K
2025-2029* Growth
1.9%

MEDIAN AGE
34
U.S. Median
39

MEDIAN HOUSEHOLD INCOME
$60,000
U.S. Median
$76,100



EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code, **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsiblities to you and your obligations under the agreement; and (ii) the amount or rate of compendation the broker will receive and how this amount is determined.**

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 oEtain the Zritten aJreement 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.
- 0ust not unless specifically authori]ed in ZritinJ to do so Ey the party disclose
  - 0 that the owner will accept a price less than the written asking price;
  - 0 that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 0 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:
- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information requred by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Adam Abushagur	661916	adam.abushagur@marcusmillichap.com	972-755-5223
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

Buyer/Tenant/Seller/Landlord's Initials

Date

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