

A  
**FORMATION**  
PROJECT

**Generational Opportunity:**  
Lease or Own Directly Next to  
Zaragoza Port of Entry

**FORM375**  
**@PASO DEL NORTE**

**DELIVERING Q1 2027**

**802,604 SF**

DIVISIBLE FROM 35,880 SF TO 802,604 SF



**CBRE**



## LOCATION HIGHLIGHTS

- Unmatched Proximity & Access to the Zaragoza Port of Entry
- Superior Visibility off Loop 375
- Significant Economic Savings for Drayage Costs
- Only Project in El Paso to offer a Zaragoza Address

## PROJECT HIGHLIGHTS

- Varying Building Sizes to Accommodate Multiple Uses with Abundant Parking
- Business Park Setting with Thoughtful Design Features and Ideal Traffic Flow
- Multiple Single Occupant Buildings with Ability to Fence and Secure Truck Court
- High-Capacity Power Infrastructure Tailored for Manufacturing and Assembly Needs





CD. JUÁREZ,  
MEXICO

EL PASO,  
TEXAS

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ZARAGOZA PORT OF ENTRY

 Ingress from POE  
 Egress to POE

**UNMATCHED ACCESS AND SCALE**

The Project's location is the only fee simple site of scale available to a corporate user that is adjacent to the port of entry.

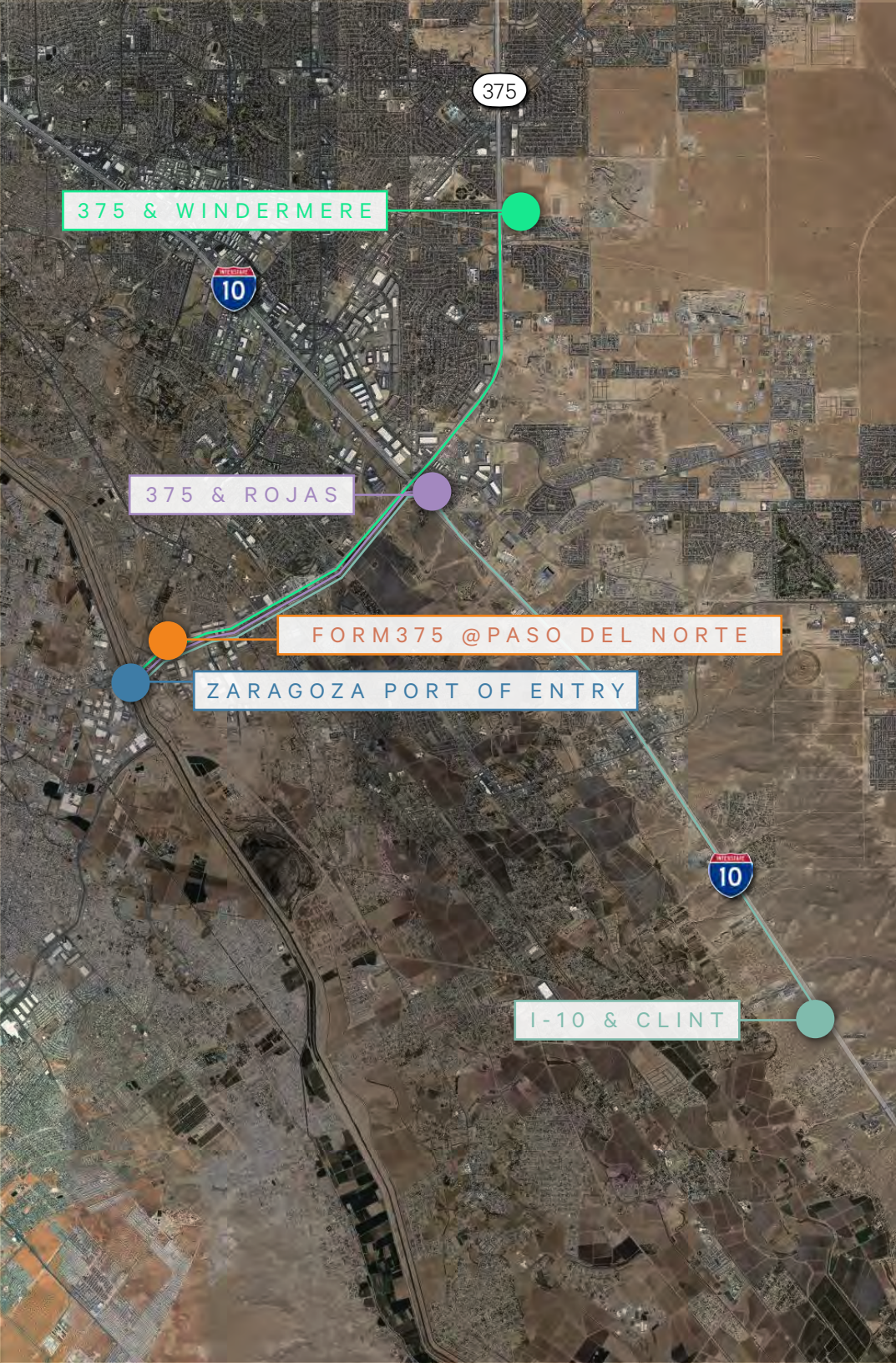
NOTABLE NEIGHBORING TENANTS:  
CD. JUÁREZ, MEXICO



NOTABLE NEIGHBORING TENANTS:  
EL PASO, TEXAS



# DRAYAGE SAVINGS COMPETITIVE ADVANTAGE



LOCATION	SUBJECT PROPERTY	SITE 1 375 & ROJAS	SITE 2 375 & WINDER- MERE	SITE 3 I-10 & CLINT
AVG. ROUNDTrip Border Crossing Time	2 HOURS	2 HOURS	2 HOURS	2 HOURS
DISTANCE/TIME TO SITE (U.S. SIDE)	5 MILES 12 MINUTES	10 MILES 28 MINUTES	18 MILES 32 MINUTES	25 MILES 38 MINUTES
UNLOAD & LOAD TIME	15 MINUTES	15 MINUTES	15 MINUTES	15 MINUTES
TOTAL DELIVERY TIME	2.45 HOURS	2.72 HOURS	2.78 HOURS	2.88 HOURS
DAILY COST/TURN <sup>1</sup>	\$21	\$27	\$34	\$41
DAILY COST TOTAL (20 DAILY TRIPS) <sup>2</sup>	\$420	\$540	\$680	\$820
ANNUAL DRAYAGE COSTS (360 WORKING DAYS)	\$151,200	\$194,400	\$244,800	\$295,200
ANNUAL DRAYAGE COSTS PSF <sup>3</sup>	\$1.51	\$1.94	\$2.45	\$2.95
EST. TENANT SAVINGS PSF PER YEAR	N/A	\$0.43	\$0.94	\$1.44
FIVE YEAR SUBJECT PROPERTY SAVINGS	N/A	\$216,000	\$468,000	\$720,000

When compared to other industrial nodes in El Paso, the Project is the most cost-effective location from a drayage perspective, offering tenants an average potential savings of approximately \$0.94 PSF annually.

<sup>1</sup>Calculated using \$6.15 estimated MX hourly wages + \$0.79 per-mile fixed trucking cost with a 10% gross margin to carrier. <sup>2</sup>Daily cost total is calculated using cost per turn. <sup>3</sup>Assumes each tenant occupies a 100k SF building.

<b>Building 1</b>	513,074 SF
Drive in Dock Doors	3
Dock Doors Usable	123
Employee Car Parking	188
Trailer Parking	130
Building Clear Height	40'

<b>Building 2</b>	97,579 SF
Drive in Dock Doors	2
Dock Doors Usable	18
Employee Car Parking	78
Trailer Parking	26
Building Clear Height	32'

<b>Building 3</b>	120,397 SF
Drive in Dock Doors	2
Dock Doors Usable	26
Employee Car Parking	73
Trailer Parking	34
Building Clear Height	32'

<b>Building 4</b>	71,554 SF
Drive in Dock Doors	2
Dock Doors Usable	15
Employee Car Parking	61
Trailer Parking	0
Building Clear Height	32'



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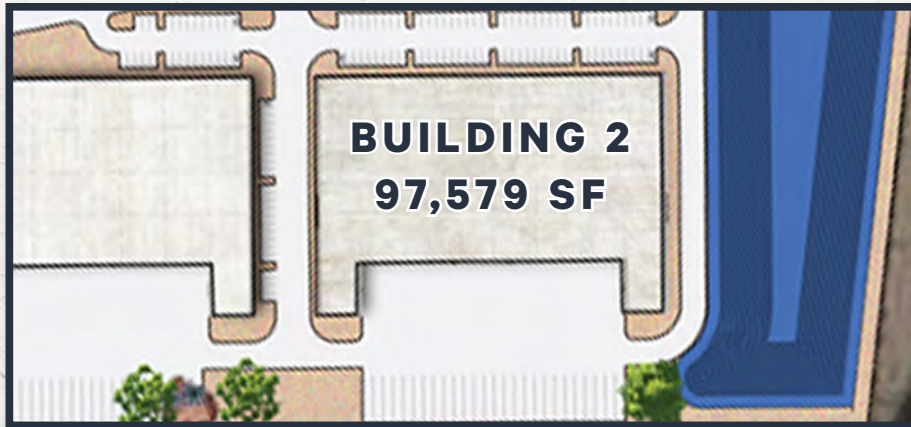


## BUILDING 1

Building SF	513,074 SF
Divisible	127,530 SF
Office SF	To Suit
Dock Doors	123
Ramp to Grade	3
Roof Insulation	R9
Clear Height	40'
Sprinklers	ESFR
Column Width	56'
Speed Bay	60'
Building Depth	420'
Employee Parking	188
Trailer Parking	130
Truck Court Depth	185'
Electrical	6000 AMPs
Slab	8" reinforced

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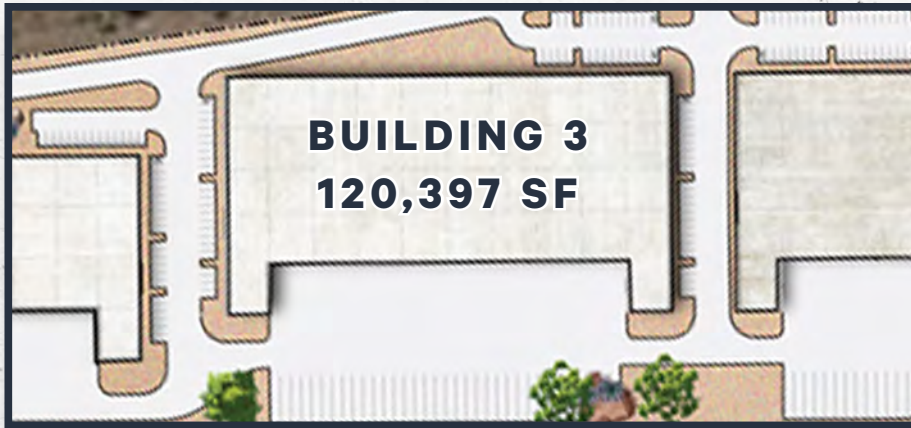


## BUILDING 2

Building SF	97,579 SF
Divisible	48,880 SF
Office SF	To Suit
Dock Doors	18
Ramp to Grade	2
Roof Insulation	R9
Clear Height	32'
Sprinklers	ESFR
Column Width	52'
Speed Bay	60'
Building Depth	220'
Employee Parking	78
Trailer Parking	26
Truck Court Depth	185'
Electrical	650 AMPs
Slab	6" reinforced

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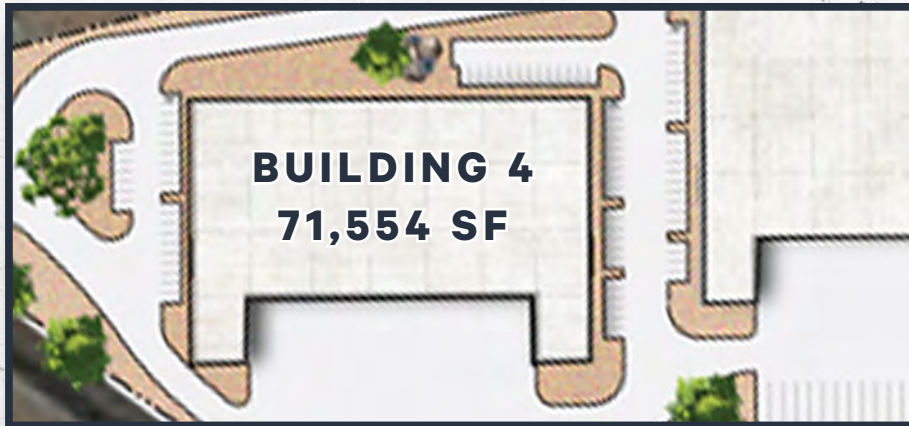


## BUILDING 3

Building SF	120,397 SF
Divisible	60,320 SF
Office SF	To Suit
Dock Doors	26
Ramp to Grade	2
Roof Insulation	R9
Clear Height	32'
Sprinklers	ESFR
Column Width	52'
Speed Bay	60'
Building Depth	220'
Employee Parking	73
Trailer Parking	34
Truck Court Depth	185'
Electrical	650 AMPs
Slab	6" reinforced

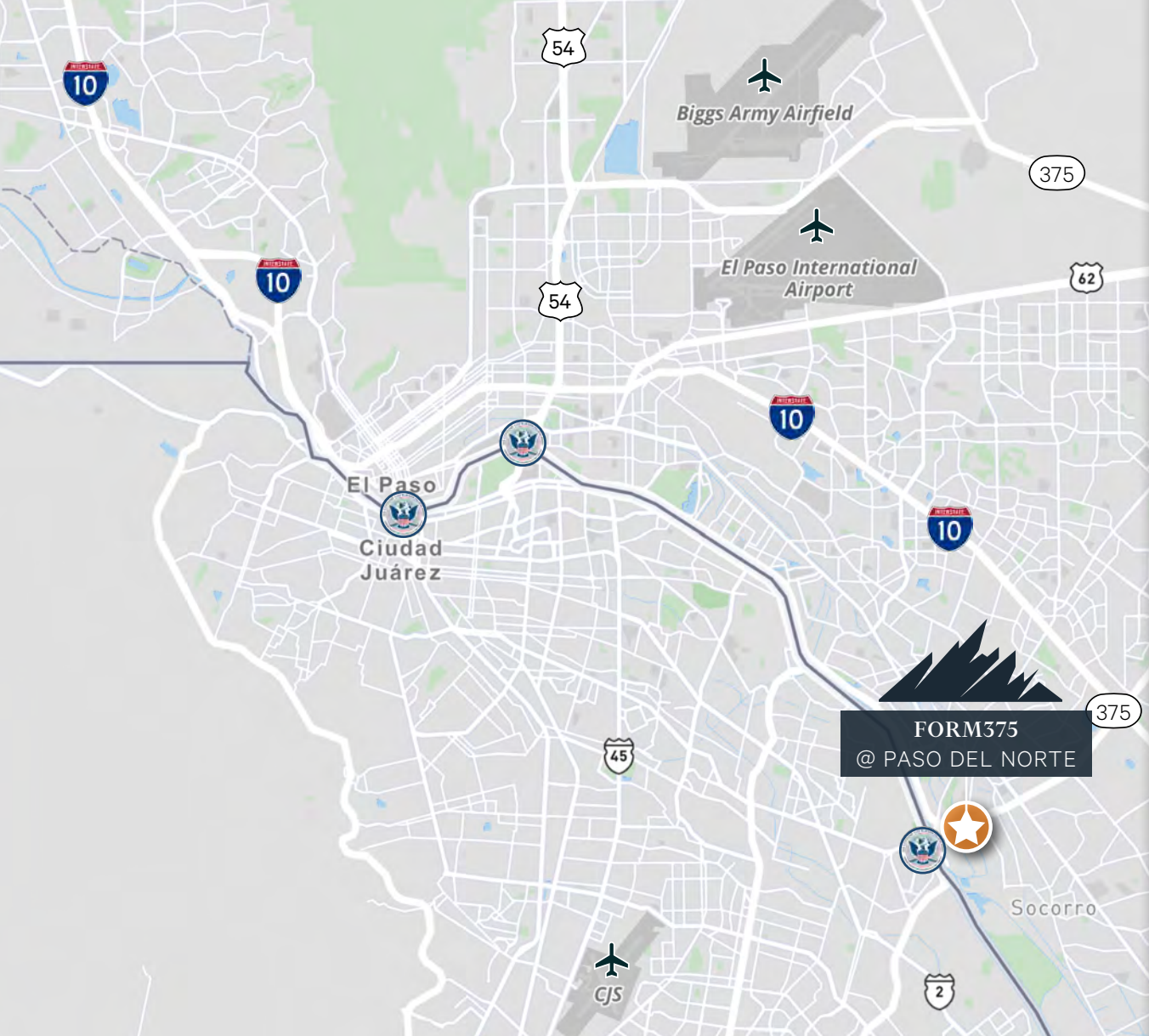
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## BUILDING 4

Building SF	71,554 SF
Divisible	35,880 SF
Office SF	To Suit
Dock Doors	15
Ramp to Grade	2
Roof Insulation	R9
Clear Height	32'
Sprinklers	ESFR
Column Width	52'
Speed Bay	60'
Building Depth	180'
Employee Parking	61
Trailer Parking	0
Truck Court Depth	130'
Electrical	650 AMPs
Slab	6" reinforced



## BORDER REGION HIGHLIGHTS

El Paso, the biggest city on the U.S./ Mexican border in Texas, ranks as the 6th largest in the state and the 22nd in the country. The county's population growth has exceeded the national average over the last five years. El Paso County exhibits a youthful, family-oriented demographic with a median age of 35 and nearly 40% of its population under 25. The workforce, aged 15 to 64 years, remains solid and steady at 65% in the past half-decade. Boasting an 81% Hispanic population, the region provides a robust bilingual and binational labor force skilled in handling business operations across two nations.

**\$ 5 8 , 7 3 4**

2023 Median Household Income

**2.5 MILLION**

Total Population of the El Paso, TX/Cd. Juárez/Las Cruces, NM Border Region

**29% LOWER**

Labor Cost than U.S. Average

**7% JOB GROWTH**

5 Year Projection (2023-2025)



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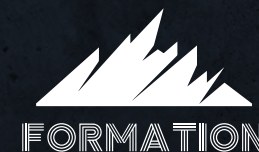
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# Information About Brokerage Services

*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:
  - 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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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