

FedEx Ship Center

4952 Lakeway Dr | College Station, TX 77845



Texas A&M University
Largest College in U.S.
79,114 Students



PRICE:
\$11,017,732



CAP RATE:
5.60%

**VIEW OFFERING
MEMORANDUM**



**INVESTMENT-GRADE
CORPORATE LEASE**

FedEx Corporation (NYSE: FDX; S&P: BBB)



RELOCATION FACILITY

Tenant Relocation to Meet Demand



**2020 BUILT-TO-SUIT
CONSTRUCTION**

Likelihood of Long-Term Tenancy



PASSIVE INVESTMENT

Lease Limits Landlord Responsibility



FRONTAGE ON TX STATE HWY 6

One of the Most Important Arterials in TX



± 6 MILES FROM TEXAS A&M

Largest University in the U.S. by Enrollment with Nearly 80,000 Students



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