

INDUSTRIAL AND IOS PORTFOLIO

SOUTH TEXAS | EAGLE FORD SHALE

JOURDANTON & CALLIHAM, TEXAS

A CUSHMAN & WAKEFIELD PRIVATE CAPITAL GROUP INVESTMENT OPPORTUNITY



8157 S HWY 16



8193 S HWY 16



257 HWY 72



8167 S HWY 16



8183 S HWY 16



CUSHMAN & WAKEFIELD
Private Capital Group

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EXECUTIVE SUMMARY

Cushman & Wakefield's Private Capital Group is pleased to present an exceptional opportunity to acquire five, single-tenant industrial / IOS properties in the Eagle Ford Shale, south of San Antonio. The five properties have a combined square footage of 30,650 square feet and are 100% leased to downstream oil related companies. The securely fenced, compacted yard areas of each property provide the IOS features tenants require in the area. The offering also includes a ± 4 acre excess land parcel on Highway 16.

The Eagle Ford Shale is one of North America's most economically attractive and technically mature unconventional resource plays. Its proven production, infrastructure depth and strategic location offer a balanced risk-reward profile for energy investors seeking both yield and growth.



Five Property Industrial IOS Portfolio in South Texas

30,650 SF



Long History of 100% Occupancy Across Portfolio



Each Facility Features Compacted Yard Space, Fenced Yard and Turn-Key Office Space



Premier Eagle Ford Shale Location

One of the Most Prolific Shale Plays in the United States



100% Leased to Downstream Oil & Gas Related Tenants



Measured Risk & Compelling Cash Flow Potential Location in the Eagle Ford

PORTFOLIO OVERVIEW



YEARS BUILT:
2013 - 2025



NUMBER OF BUILDINGS:
5



PROPERTY SIZE:
30,650 SF
(Ranging from 5,000 - 8,100 SF)



OCCUPANCY:
100%
(All buildings are fully leased)

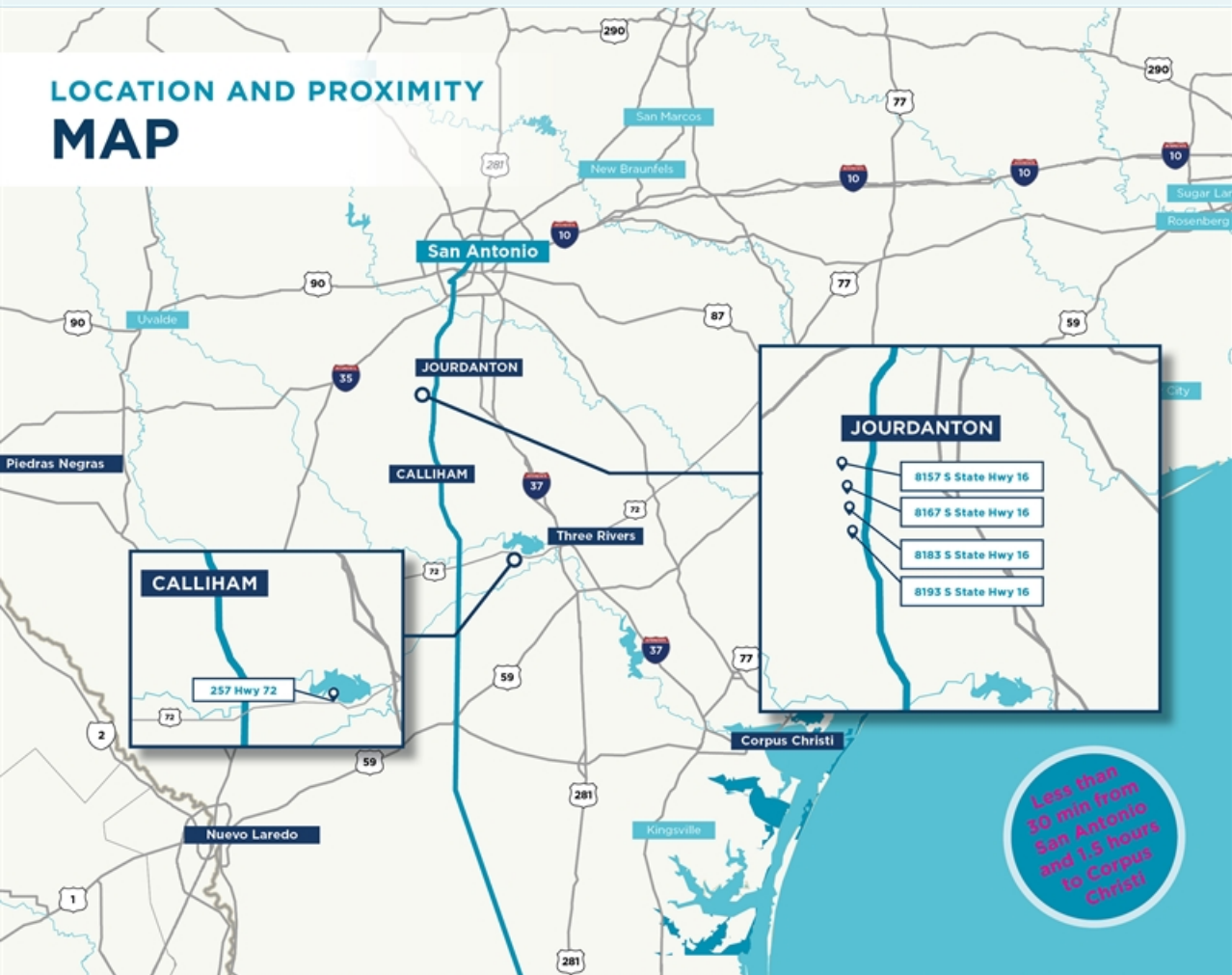


LAND AREA:
Lots vary from 2.19 - 4.4 Acres



TENANT COUNT:
Each Building Is Occupied By A Single Tenant

LOCATION AND PROXIMITY MAP



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