INNOVATE · A PREMIUM INDUSTRIAL CAMPUS

Class A industrial, *3 miles from the bridge.*

±15.59 acres, fully entitled and shovel-ready, for two Class A rear-load buildings totaling 236,893 SF in El Paso's supply-constrained Pan-American pocket — three miles, a six-minute drive, from the Ysleta–Zaragoza Port of Entry, one of the busiest commercial gateways on the U.S.–Mexico border.

PRESENTED BY
Wolf Investment
& DEVELOPMENT

±15.59	±237K SF	3.0 MI	~6%
ACRE SITE	TWO CLASS A BUILDINGS	TO THE BRIDGE	POCKET VACANCY
Entitled · M-1 · shovel-ready	*236,893 SF rentable*	*Ysleta–Zaragoza · ~6 min*	*Post-2000 product*

THE OPPORTUNITY

A shovel-ready Class A position, *3 miles from the border.*

9619 Alameda is a ±15.59-acre, fully-entitled site three miles from the Ysleta–Zaragoza Port of Entry — in the Lower Valley's most supply-constrained industrial pocket, where post-2000 product runs near 6% vacancy.

The site is permitted and shovel-ready for two Class A rear-load buildings — 107,533 and 129,360 SF, **236,893 SF combined** — engineered with 32′ clear heights, 50′×50′ columns, 70 dock doors, and 29 trailer stalls for the cross-border 3PL and distribution users that drive this market. A buyer can **close on the shovel-ready basis immediately, or contract a build-to-suit delivered in roughly 12 months.**

BUILT EITHER WAY

The same entitled pad delivers the two-building rear-load plan or ±40,000–55,000 SF shallow-bay flex — for service, light-manufacturing, and last-mile users — build-to-suit or developer-ready, widening the buyer and tenant pool.

RIGHT-SIZED FOR THE DEEPEST DEMAND

El Paso's most active tenant segment is exactly this size: of the 24 active requirements CBRE tracks in the market, 13 seek 25,000–125,000 SF. Four buildings have delivered in the pocket since 2023 — all leased. Class A leased product here last traded at a **5.80% going-in cap** (Gateway US Logistics Portfolio, December 2024).

NEARSHORING, UNDERWRITTEN

Mexico is the United States' largest trading partner, and El Paso just posted its **largest quarterly industrial absorption on record** in Q1 2026. Leased at market on a 20-year NNN basis, the completed project would generate roughly **$2.25 million of NOI** — detailed on the Offering page.

Conceptual rendering

At a Glance

KEY FACTS

CAMPUS	Innovate
ADDRESS	9619 Alameda Ave
SUBMARKET	Lower Valley · Ysleta
SITE	±15.59 Acres
ZONING	M-1 Light Mfg
BUILDINGS	Two · 236,893 SF
FLEX OPTION	±40–55K SF
CLEAR HEIGHT	32′
DOCK DOORS	70 · 29 trailer stalls
STATUS	Permits Issued
DELIVERY	Immediate / ~12-Mo BTS
OFFERING	Sale · Price on Request

REAL, PERMITTED, READY

Fully entitled. *Shovel-ready.*

±15.59 acres of M-1 land on Alameda Avenue, permitted for two Class A buildings. Construction documents are 100% complete and the City of El Paso building permit has been issued — ready to break ground on a build-to-suit, or to transfer to a developer fully entitled.

ENTITLEMENTS M-1 · Replat Final Zoning matches the business plan	CONSTRUCTION DOCS 100% · Permit Issued City of El Paso building permit in hand	GEOTECHNICAL Complete Spread footings · no abnormal conditions
ENVIRONMENTAL Phase I & II No remediation required	POWER Will-Serve Issued El Paso Electric · infrastructure in place	SURVEY & TITLE Approved · Clean Commitment form approved

A complete, permit-issued CD set removes the **12–18 months of entitlement and design risk** a buyer would otherwise carry. The only title matter of note is a restrictive covenant to build a concrete sidewalk along Inglewood Road, estimated at ~$140,000 and already carried in the project budget.

LOCATION & BORDER LOGISTICS

03

Three miles to the bridge, *six minutes to Mexico.*

3.0 mi
TO YSLETA–ZARAGOZA POE
~6-min optimal drive

629K
COMMERCIAL TRUCKS · 2025
Ysleta–Zaragoza crossing

3.74M
VEHICLE CROSSINGS · 2025
Plus 2.03M pedestrians

The site sits in the Lower Valley's Ysleta corridor — the epicenter of El Paso's industrial market and the first U.S. landing point for cross-border freight.

Ysleta–Zaragoza is one of the busiest commercial gateways on the U.S.–Mexico border: in 2025 it handled **629,000 commercial-truck crossings** and 3.74 million personal-vehicle crossings. Alameda Avenue, a four-lane arterial, connects the site to Loop 375 (Americas Avenue) and Interstate 10 — the corridor into greater Texas, the Southeast, and the West Coast.

Route and crossing data · U.S. Bureau of Transportation Statistics / CBP, 2025.

THE ASSET

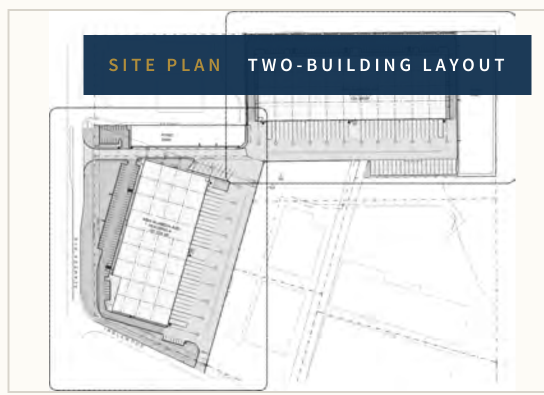
Two rear-load buildings, *built for throughput.*

236,893 SF across two Class A rear-load buildings — sized for the 25,000–125,000 SF users that dominate El Paso demand and configured for cross-border drayage with deep truck courts, abundant dock doors, and dedicated trailer storage.

INNOVATE A PREMIUM INDUSTRIAL CAMPUS · CONCEPTUAL RENDERING

CORE & SHELL — TWO-BUILDING CONFIGURATION

SPECIFICATION	BUILDING 1	BUILDING 2
Rentable Area	107,533 SF	129,360 SF
Dimensions	220′ × 500′	210′ × 616′
Clear Height	32′	32′
Dock Doors	31	39
Trailer Stalls	9	20
Auto Parking	96	128
Column Spacing	50′ × 50′	50′ × 50′
Office (spec)	~1.5%	~1.5%



SITE PLAN TWO-BUILDING LAYOUT

DELIVERED AS CORE & SHELL

SLAB	7″
DOCK PACKAGES	50% in shell
DOCK LEVELERS	50% in shell
LIGHTING	LED in shell
LOAD	Rear-load
TOTAL RENTABLE	236,893 SF

A VERSATILE SITE

One site, *more than one way to build.*

The ±15.59-acre entitled footprint isn't locked to a single scheme. The same shovel-ready pad supports the two-building Class A rear-load plan — or in-class shallow-bay flex of ±40,000–55,000 SF for modern service, light-manufacturing, and last-mile users — delivered build-to-suit or sold shovel-ready to a developer.

PLAN A · DISTRIBUTION

Class A Rear-Load

PROGRAM	Two · 236,893 SF
CLEAR HEIGHT	32′
LOADING	70 docks · 29 trailer
COLUMNS	50′ × 50′

For 3PL, bulk distribution, and cross-border drayage users.

PLAN B · FLEX

Shallow-Bay Industrial

PROGRAM	±40,000–55,000 SF
CLEAR HEIGHT	Tuned to racking
LOADING	Dock-high + grade-level
PARKING	Field · fleet & van

For service, light-manufacturing, last-mile, and fleet-intensive users.

WHY SHALLOW-BAY WORKS HERE

FLEXIBLE LOADING

Dock-High + Grade

Doors configured to the operation

PARKING & FLEET

Large Paved Field

Employee, van/fleet & light-trailer storage

BUILT FOR RACKING

Efficient Bays

Clear heights & columns for assembly / light production

CORPORATE IMAGE

Modern Façade

Signage for regional & national tenants

REGIONAL ACCESS

Loop 375 & I-10

3 mi to the Ysleta–Zaragoza POE

DEEPEST DEMAND

Sub-125K SF

13 of 24 active CBRE requirements

Either scheme can be delivered **build-to-suit on the entitled site (~12 months)** or sold shovel-ready to a developer. The permits, construction documents, and completed due diligence apply to a shallow-bay flex program as readily as to the rear-load plan — the site flexes to the business plan, not the other way around.

MARKET & DEMAND

The border's *nearshoring engine.*

El Paso just posted its largest quarterly industrial absorption on record. Mexico is the United States' largest trading partner, and the twin-plant model keeps pulling distribution to the U.S. side of the Ysleta–Zaragoza crossing.

REGIONAL MARKET	Q1 2026 NET ABSORPTION
~80M SF El Paso–Santa Teresa	1.4M SF CBRE · record quarter
CHIHUAHUA EXPORTS	**PAN-AMERICAN VACANCY**
+63% Since 2017	~6% Post-2000 product

Northern Mexico's manufacturing boom flows into El Paso warehousing: product from Juárez can reach U.S. markets in under 24 hours, and Mexican-domiciled trucks without long-haul authority must transfer freight inside the El Paso Commercial Zone — where this site sits. Over the most recent eight quarters Juárez absorbed **8.8 million SF** of industrial space, about 1.8× its long-run average; El Paso absorption has historically followed Juárez by roughly a year. The broader market runs near 10% vacancy against an ~8% historical norm, with construction starts slowing even as demand sets records.

Sources · CBRE El Paso Industrial Figures, Q1 2026 · CBRE El Paso/Juárez market reporting, 2026.

SUBMARKET & SCARCITY

Where the land has *run out.*

Inside the "Pan-American" pocket that immediately surrounds the Ysleta–Zaragoza crossing, post-2000 product runs near 6% vacancy — and developable Class A sites are nearly gone.

Four buildings delivered since 2023 — all leased
Pre-leased or absorbed within months of delivery

One large vacancy in the pocket
A single ~102,000 SF building drives most of it

Remaining developable sites: a handful
Most are already owned or under contract

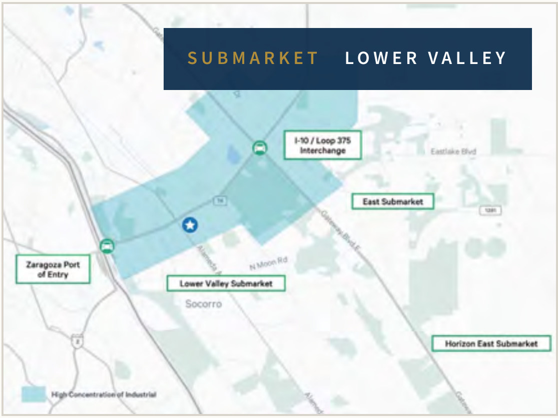
Sub-125K SF = 13 of 24 active requirements
The market's deepest tenant segment, per CBRE

20%+ rent growth since 2022
Pricing power as supply tightens

~6%

POCKET VACANCY

Post-2000 · vs. ~10% metro



Supply is tightening while requirements keep coming — the classic setup for pricing power. A **shovel-ready, fully-entitled position** in this pocket lets a buyer deliver into the next demand cycle without the 12–18 month entitlement lag everyone else faces.

THE EVIDENCE

Priced by *real trades.*

Recent leases, the most comparable sale, and current land values — the market evidence behind the underwriting. Lease and sale comps per CBRE (2024–25 vintage); sale and land benchmarks reflect mid-2026 market data.

LEASE COMPARABLES — PAN-AMERICAN POCKET · IN-PLACE NNN

PROPERTY	SIZE (SF)	RATE (NNN)	TERM
445 Pan American Dr	87,726	*$9.95*	60 mo
Pan American Center	113,377	*$9.62*	60 mo
9577 Plaza Circle	102,067	*$9.50*	72 mo
455 Pan American Dr	88,859	*$9.36*	84 mo

MOST COMPARABLE SALE

Gateway US Logistics Portfolio

Three Class A, 2023-vintage Pan-American buildings (88K–115K SF), 100% leased at $9.36–$9.62 NNN.

CLOSED
Dec 2024

GOING-IN CAP
5.80%

PAN-AMERICAN POCKET CLASS A DISTRIBUTION

~$164/SF
AVG SALE · EL PASO

~$9.60
CLASS A IN-PLACE · NNN

~$390K/ac
INDUSTRIAL LAND

Institutional capital is active here: STAG Industrial has acquired a 326,166 SF four-building borderplex portfolio (including 9571 Pan American Dr), and Link Logistics owns 47 Class A infill El Paso warehouses.

Sources · CBRE (lease/sale comps, 2024–25) · LoopNet, CommercialCafé, LandSearch (asking benchmarks, 2026) · JLL (STAG portfolio).

THE OFFERING

A pro forma at a *6.00% cap.*

9619 Alameda is offered for sale as an entitled, shovel-ready development — permit-issued and ready to transact, with pricing available on request. The pro forma below projects the completed project leased at market on a 20-year NNN basis.

PRO FORMA · UPON COMPLETION & LEASE-UP

Rentable Area	236,893 SF
Pro Forma Rent (Yr 1)	$9.50 PSF · NNN
Rent Escalations	3% annual
Lease Term	20 years
Pro Forma NOI (Yr 1)	$2,250,484
Market Cap Rate	6.00%
Pro Forma Value · Fully Leased	*~$37,500,000 · ~$158/SF*

Pro forma reflects the completed project fully leased on a NNN basis (operating expenses reimbursed); the site is sold as an entitled, shovel-ready development. Cap rate reflects the mid-2026 market for Class A El Paso industrial; the most comparable local Class A trade printed 5.80% (Dec 2024).

VALUE SENSITIVITY · MARKET CAP RANGE

~$39.1M
AT 5.75% · ~$165/SF

~$37.5M
AT 6.00% · ~$158/SF

~$36.0M
AT 6.25% · ~$152/SF

OFFERING

Sale · Price on Request

Offers reviewed directly with Wolf Investment & Development.

DELIVERY

Immediate · or ~12-Mo BTS

Close on the entitled site now, or contract a build-to-suit — rear-load or shallow-bay flex — delivered in roughly 12 months.

STATUS

Permits Issued · DD Complete

100% CDs, building permit issued, geotechnical, environmental, and title cleared.

Qualified prospective investors should contact Wolf Investment & Development directly. Financial detail, the construction-document set, and a site tour are available under the confidentiality terms on the following page.

NEXT STEPS

See the *site.*

9619 Alameda is fully entitled, permit-issued, and ready to transact — ±15.59 acres for 236,893 SF of Class A rear-load space, three miles from the Ysleta–Zaragoza Port of Entry. Schedule a site visit and underwriting review to walk the parcel, review the construction documents and pro forma, and structure a sale or build-to-suit.

A confidential offering memorandum prepared for qualified prospective investors, subject to the disclosures on the following page. Renderings are conceptual and illustrative only. All square footages and figures are approximate and subject to verification.

CONTACT

George M. Dipp

MANAGING PRINCIPAL

Wolf Investment & Development
320 Texas Avenue · 2nd Floor
El Paso, Texas 79901

(915) 858-3100

george@wolfinvestment.com

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Confidentiality & *disclaimer.*

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