



FLEX SPACE

11204 MCPHERSON RD., LAREDO, TX 78045

FOR SALE | INVESTMENT PROPERTY



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Forum CRE makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Forum CRE does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Forum CRE in compliance with all applicable fair housing and equal opportunity laws.

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SECTION 1

PROPERTY INFORMATION



FOR SALE | INVESTMENT PROPERTY

EXECUTIVE SUMMARY

11204 MCPHERSON RD., LAREDO, TX 78045



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OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	80,473 SF
Lot Size:	77.2 Acres
Cap Rate:	5.0%
NOI:	\$1,430,959
Year Built:	2006
Renovated:	2018
Zoning:	M-1
Market:	Laredo
Submarket:	Northeast

PROPERTY OVERVIEW

A beautifully executed Class A Office and Industrial Flex Space Building in one of the most desirable business parks in Laredo, Texas. The Tenancy in this building has been curated well to balance its occupancy well between office and warehouse users.

LOCATION OVERVIEW

Flex building located in Milo Industrial Park with immediate access to Loop 20 and Interstate Highway 35. This unique location is only 3 miles from World Trade Bridge and less than a mile away from a major retail area with coffee shops, restaurants, banks, including HEB Plus grocery store. It is also less than one mile away from Doctors Hospital and one of the fastest growing residential areas in Laredo.

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COMPLETE HIGHLIGHTS

11204 MCPHERSON RD., LAREDO, TX 78045



LOCATION INFORMATION

Building Name	Flex Space
Street Address	11204 McPherson Rd.
City, State, Zip	Laredo, TX 78045
County	Webb
Market	Laredo
Sub-market	Northeast

BUILDING INFORMATION

NOI	\$1,241,065
Cap Rate	5.0
Occupancy %	100%
Tenancy	Multiple
Ceiling Height	24 ft
Minimum Ceiling Height	24 ft
Office Space	51,174 SF
Number of Floors	2
Year Built	2006
Year Last Renovated	2018

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SECTION 2

LOCATION INFORMATION



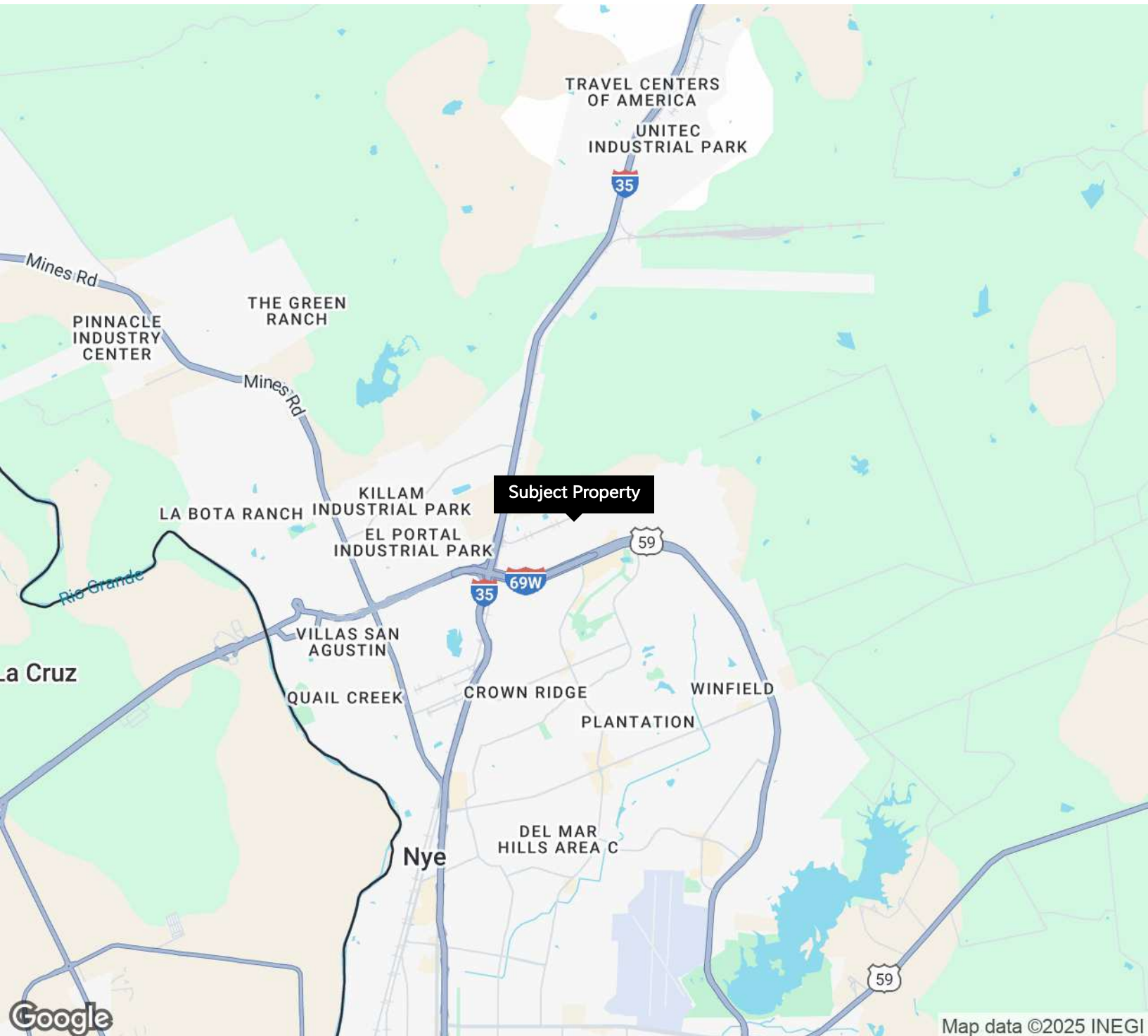
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REGIONAL MAP

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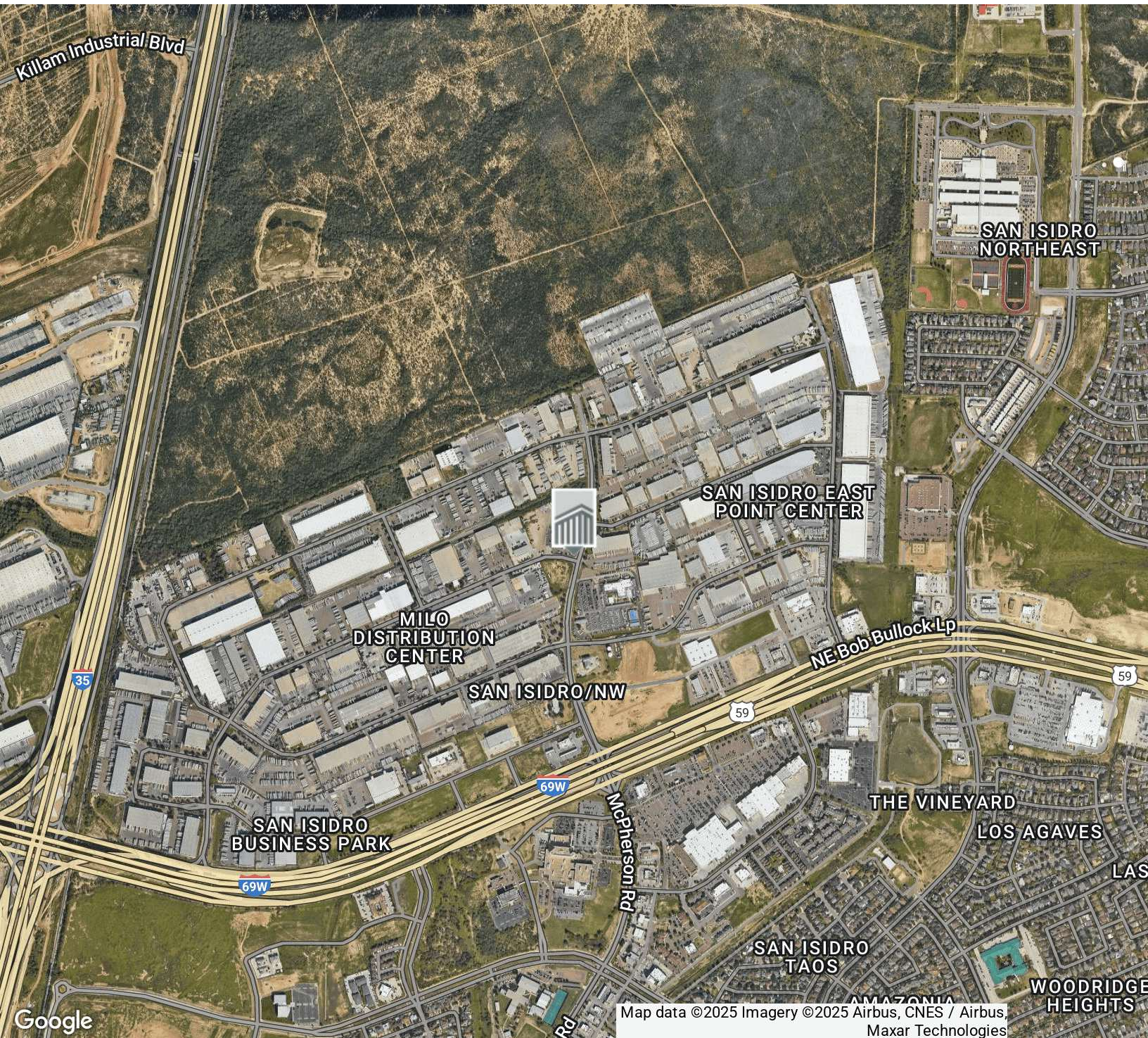
FOR SALE | INDUSTRIAL PROPERTY

RETAILER MAP

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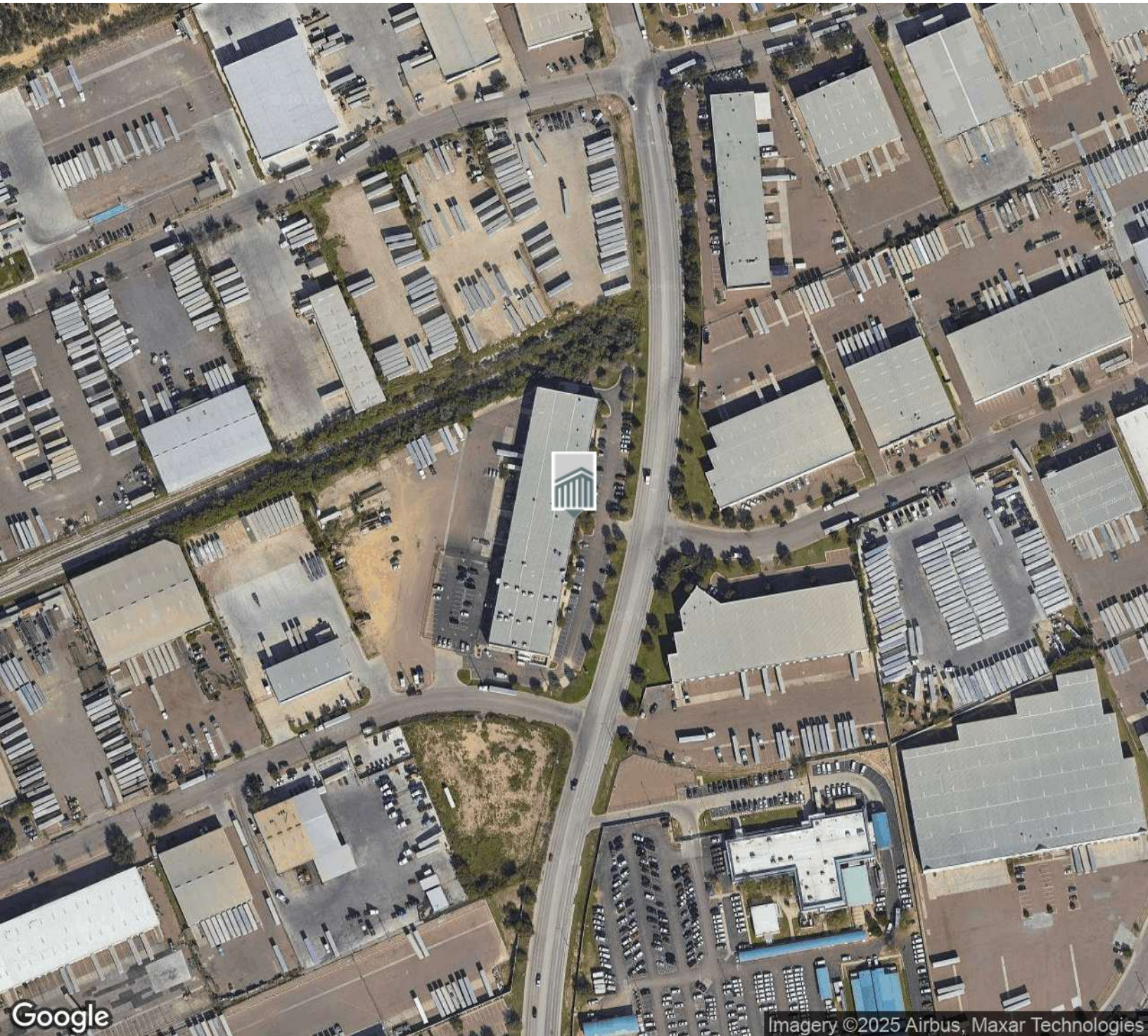
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AERIAL MAPS

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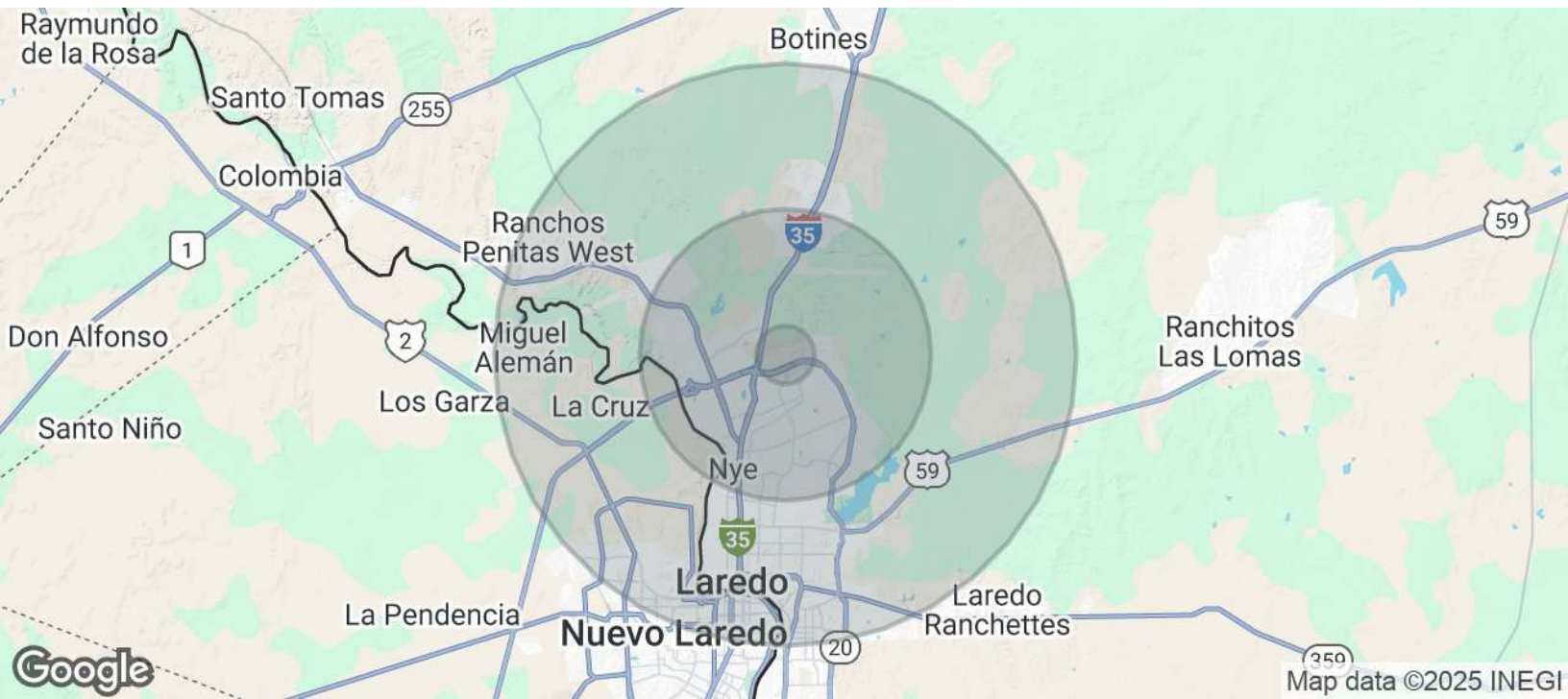
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,371	76,060	212,799
Average age	29.1	31.1	29.1
Average age (Male)	27.6	30.4	27.6
Average age (Female)	30.2	31.2	30.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	713	21,920	59,517
# of persons per HH	3.3	3.5	3.6
Average HH income	\$78,222	\$74,913	\$52,866
Average house value		\$214,347	\$157,479

* Demographic data derived from 2020 ACS - US Census

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SECTION 3

ADVISOR BIOS



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ADVISOR BIO 1

11204 MCPHERSON RD., LAREDO, TX 78045



CARLO MOLANO, SIOR

Managing Principal | Brokerage Services

carlom@forumcre.com

Direct: 956.717.9090 | **Cell:** 956.523.9403

TX #0565621

PROFESSIONAL BACKGROUND

Real Estate Broker with over 12 years of Brokerage and Marketing experience in South Texas and Northern Mexico. Experienced in brokering projects for both USA and Mexican companies with Industrial and Office space in South Texas and along the USA-Mexico border. Has managed lease negotiations and projects of acquisition and disposition including the US Department of State, US Department of Transportation, US Attorney's Office, BBVA Compass Bank, O'Donnell/Prudential Mexico, Smurfit-Stone Mexico, Time Warner Cable / Spectrum, AT&T, Conoco, Wal-Mart, Medline Industries, Modine, Caterpillar, Kraus Development, Pioneer Drilling, National Auto Parts, US Cold Storage, Sunset Produce, Panalpina/DSV, Hurd Urban Development and Majestic Realty Co.

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ADVISOR BIO 2

11204 MCPHERSON RD., LAREDO, TX 78045



MIKE RODRIGUEZ, SIOR

Vice President | Brokerage Services

miker@forumcre.com

Direct: 956.717.9090 | Cell: 956.286.1926

TX #560175

PROFESSIONAL BACKGROUND

CAREER SUMMARY

Recently transitioned into the Real Estate Market in South Texas from a 15-year career in architecture and business/branding development. Experience in the world of construction and renovation, on many scales, gives a unique perspective into real-estate and development. An educated knowledge in buildings and building systems also provides Forum's clients an insightful approach to property management as well as project development.

Brokerage Services

- Has worked with National Brands such as SAS shoes, Hearse Corporation, Hellmann Logistics, Entravision, National Sinus Institute. Represents Rio Norte Shopping Center a 213,000 SF power center and multiple office parks.

EDUCATION

DEGREES AND LICENSES

Graduated from the University of Texas San Antonio with a degree in Small Business Entrepreneurship and a Minor in Management.

Texas Licensed Real Estate Agent.

Played two years of Palomino Baseball with Laredo Community College.

MEMBERSHIPS

ORGANIZATIONS

South Texas Commercial Association of Realtors (STCAR)

Logistics Manufacturing Association (LMA)

Laredo Development Foundation (LDF).

Forum CRE

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Information About Brokerage Services

11-2-2015

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.

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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Carlo Molano</u>	<u>565621</u>	<u>laredo@forumcre.com</u>	<u>(956) 717-9090</u>
Designated Broker of Firm	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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Carlo Molano

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Templates