

S 23RD ST



THE McALLEN SOUTH INDUSTRIAL PARK

122 Acre Site
1,791,694 Sq Ft / 33.7% Coverage
1,351 Parking Spaces

LOT 1 (8.16 ACRES)
Bldg 1
117,000 Sq Ft

LOT 3 (9.39 ACRES)
Bldg 3
133,200 Sq Ft

LOT 7 (14.63 ACRES)
Bldg 7*
262,500 Sq Ft

LOT 2 (10.23 ACRES)
Bldg 2
170,560 Sq Ft

LOT 4 (12.52 ACRES)
Bldg 4*
199,814 Sq Ft

LOT 6 (12.37 ACRES)
Bldg 6*
220,500 Sq Ft

LOT 8 (8.60 ACRES)
Bldg 8
104,520 Sq Ft

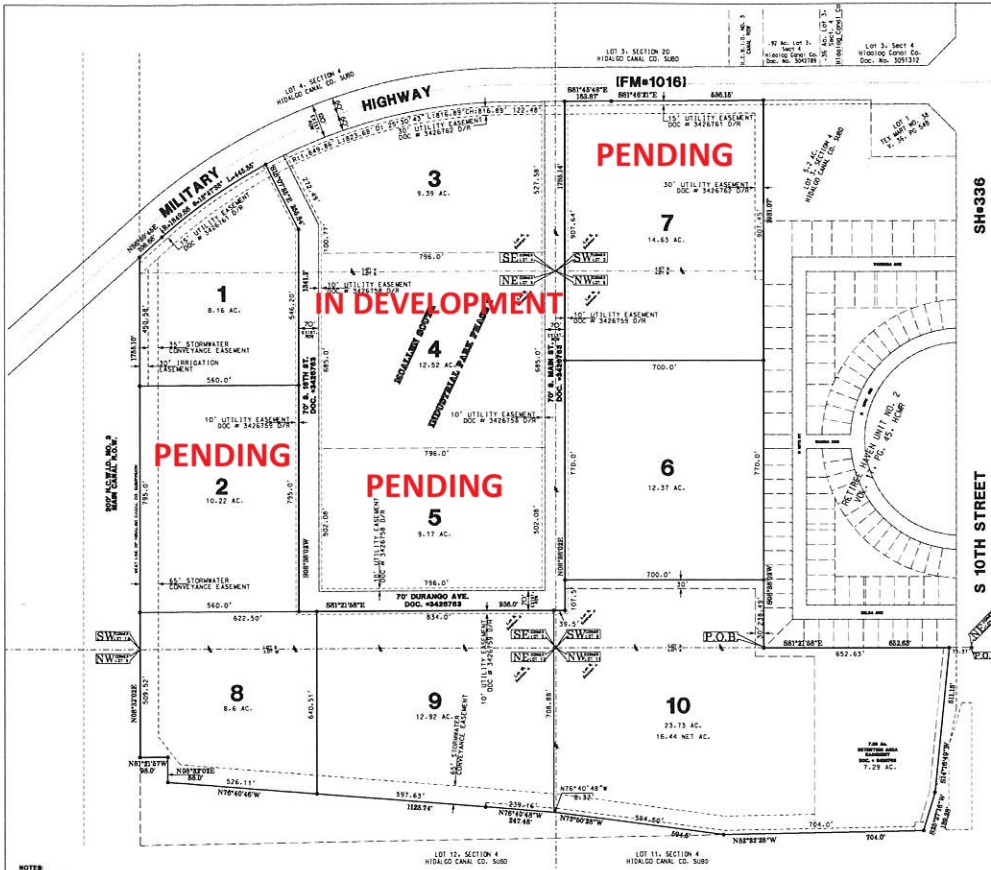
LOT 5 (9.18 ACRES)
Bldg 5
155,400 Sq Ft

LOT 10 (23.73 ACRES)
Bldg 10*
217,000 Sq Ft

LOT 9 (12.92 ACRES)
Bldg 9*
211,200 Sq Ft

*Cross Dock





MCALLEN SOUTH INDUSTRIAL PARK PHASE II

A 90.63 ACRE TRACT OF LAND OUT OF LOTS 3, 4, 5, 6, 11, & 12, SECTION 4, HIDALGO CANAL CO. SUBDIVISION OF PORCIONES 64, 65, AND 66 HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS.

COUNTY CLERK'S RECORDING CERTIFICATE

FILED FOR RECORD IN HIDALGO COUNTY, TEXAS
 COUNTY CLERK
 DATE: 21 MAY 2013
 TIME: 11:55 AM



LOCATION MAP

Prepared by:
Spoor Engineering Consultants, Inc.
 Consulting Engineers - Civil Land Planning
 FIRM # F4603
 202 South 4th Street, McAllen, Texas 78501
 SEC@spooreng.com (956) 683 1000

STATE OF TEXAS COUNTY OF HIDALGO

I, [NAME], THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS MCALLEN SOUTH INDUSTRIAL PARK SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME(S) IS/ARE SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC AS STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I HAVE INTENT TO INSTALL THEREON, SHOW OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR LOCATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES HEREIN EXPRESSED EITHER ON THE PLAT HEREOF, OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

MSP AFFILIATES, LTD.
 a Texas limited liability company
 By: [NAME] a Texas Limited Liability Company No. General Partner
 MSP AFFILIATES, LTD.
 a Texas limited liability company
 By: [NAME] a Texas Limited Liability Company No. General Partner

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL FALLEK and BRANDON C. WALLACE KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21ST DAY OF MAY, 2013

STATE OF TEXAS COUNTY OF HIDALGO

I, JORGE RODRIGUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE FOLLOWING DATE:

DATE: 21 MAY 2013

STATE OF TEXAS COUNTY OF HIDALGO

I, STEPHEN SPOOR, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Jorge Rodriguez, RPL 845533
 Civil and Surveying License
 TSPSLS FRM No. 13119600
 517 Seaman Ave
 McAllen, Texas 78501

Steph Spoor
 Registered Professional Engineer
 P.E. Registration No. 56152

STATE OF TEXAS COUNTY OF HIDALGO

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.211. THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERAL ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

Raul E. Seak, P.E., C.P.M.
 General Manager

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING AND ZONING COMMISSION Date

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED MAYOR OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF SUBDIVISION REGULATIONS OF THIS CITY UNLESS I HAVE APPROVAL AS REQUIRED.

MAYOR, CITY OF MCALLEN Date

- NOTES**
- SETBACKS MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
 A. FRONT - 5' MAIN STREET - 30 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENT
 B. REAR - 5' 10TH STREET - 35 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENT
 C. SIDE - MILITARY HIGHWAY 40 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENT
 D. SIDE - DURANGO AVE. - 47 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENT
 E. OTHER SIDES - AS ACCORDANCE WITH ZONING ORDINANCE OR EASEMENT OR APPROVED SITE PLAN.
 - MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
 - THIS PROPERTY FALLS IN ZONE "D" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 48034-000-C, REVISED NOVEMBER 16, 1982. ZONE "D" IS DESCRIBED AS "AREA OF MODERATE TO HIGH FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100-YEAR AND 500-YEAR FLOODS. B ZONES ARE ALSO USED TO INDICATE BASE FLOOD AREAS OF LESSER HAZARDS, SUCH AS AREAS PROTECTED BY ELEVATION FROM 100-YEAR FLOOD OR SHALLOW FLOODING AREAS WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR DRAINAGE AREAS LESS THAN ONE SQUARE MILE."
 - A 6' GRADE BUFFER IS REQUIRED FROM ADJACENT BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONE USES. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTIFAMILY RESIDENTIAL ZONES USES.
 - 5.5 SOCIAL IS REQUIRED ALONG MILITARY HIGHWAY.
 - BENCHMARK, STATION NMEC108 SET BY ARANDA & ASSOC. LOCATED ON SOUTH 23RD STREET NEAR FM1015 EXT. ELEV. 1131.91 AS.M.S.L.
 - OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - STORM WATER DETENTION OF 0.5 ACRE FEET PER ACRE IS REQUIRED FOR EACH LOT, EACH LOT ALLOWED A MAXIMUM OF TWO 8 INCH CONNECTIONS TO THE CITY OF MCALLEN STORM DRAIN SYSTEM.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THE SUBDIVISION.
 - PRIVATE DRAINAGE SYSTEM SHALL BE OWNED AND MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF MCALLEN.
 - IF A PLAT APPROVAL IS REQUIRED FOR ALL LOTS.
 - NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ON OR TO MILITARY HIGHWAY.
 - COMMON AREAS, ANY PRIVATE STREETS, SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
 - PAVED PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISHED TIME OF SITE PLAN REVIEW.

METERS AND BOUND

A 90.63 ACRE TRACT OF LAND OUT OF LOTS 3, 4, 5, 6, 11, AND 12, SECTION 4, HIDALGO CANAL CO. SUBDIVISION OF PORCIONES 64, 65, AND 66, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINS AND IS BOUND ON THE NORTH BY LOT 11, AS AN INTERIOR CORNER HEREIN, SAID CORNER BEING NORTH 81 DEG. 21 MIN. 58 SEC. WEST 732.0 FEET FROM THE Northwest corner of Lot 11, SAID POINT BEING THE Southwest corner of Block Herein, LOT 12, 11888.81 (Lot 11) Page 66, McAllen, Hidalgo County, Texas.

THE NCE, with the North line of Lot 11 and the South line of Block Herein, Lot No. 2, South 81 DEG. 21 Min. 58 Sec. East, 552.03 feet to a point on the West line of South 10th Street (SH 167) for the most southerly Northwest corner hereof.

THENCE, with the West line of South 10th Street, as follows:
 1. South 21 DEG. 18 Min. 45 Sec. West, 511.15 feet to
 2. South 21 DEG. 27 Min. 11 Sec. West, 133.20 feet to a point for the Southeast corner hereof.
 THENCE, North 82 DEG. 32 Min. 27 Sec. West, 174.28 feet to an angle point on the South line hereof.
 THENCE, North 73 DEG. 52 Min. 28 Sec. West, 504.5 feet, to an angle point on the South line hereof, said point located on the West line of Lot 11.

THENCE, North 76 DEG. 42 Min. 45 Sec. West, 2474.4 feet, to an angle point on the South line hereof.
 THENCE, North 76 DEG. 42 Min. 45 Sec. West, 1122.81 feet to a point for the most southerly Southeast corner hereof.
 THENCE, North 08 DEG. 22 Min. 02 Sec. East, 88.8 feet, to a point for an interior corner hereof.
 THENCE, North 81 DEG. 21 Min. 57 Sec. West, 88.8 feet, to a point on the West line of Lot 12, for the most northerly Southwest corner hereof.

THENCE, with the West line of Lot 12, Lot 5, and Lot 4, North 04 DEG. 38 Min. 02 Sec. East, 817.52 feet to a point for the common west corner between Lots 8 and 5, and at 1750.15 feet to a point for the Northwest corner hereof, said point located on the South line of Military Highway.

THE NCE, with the South line of Military Highway, North 54 DEG. 59 Min. 45 Sec. East, 106.68 feet to the point of beginning of a curve to the right, for a point on the North line hereof.

THE NCE, continues with the South line of Military Highway, with said curve to the right, in a northwesterly direction, on a radius of 584.68 feet, through an angle of 113 DEG. 47 Min. 30 Sec., and a distance of 442.33 feet to a point of curve for a point on the North line hereof.

THE NCE, South 18 DEG. 28 Min. 35 Sec. East, 255.41 feet to an angle point on the West line hereof, west hereof.
 THENCE, parallel to the West line of Lot 3, South 08 DEG. 34 Min. 02 Sec. East, 1343.2 feet to a point for an interior corner hereof.

THE NCE, parallel to the South line of Lot 3, South 81 DEG. 21 Min. 58 Sec. East, 935.0 feet to a point for an interior corner hereof.

THENCE, parallel to the West line of Lot 5 and 4, North 06 DEG. 38 Min. 02 Sec. East, at 1190.52 feet pass the North line of Lot 1, and at 1795.4 feet pass the South line of Military Highway, for the most northerly Northwest corner hereof.

THE NCE, with the South line of Military Highway, as follows:
 1. South 81 DEG. 48 Min. 44 Sec. East, 153.87 feet; and
 2. South 81 DEG. 48 Min. 23 Sec. East, 136.13 feet, to a point for the most northerly Northwest corner hereof.

THENCE, parallel to the West line of Lot 3, South 08 DEG. 34 Min. 02 Sec. West, at 622.0 feet pass the Northwest corner of Block Herein, Lot No. 2, at 1995.0 feet pass the North line of Lot 6, and at 531.07 feet the POINT OF BEGINNING, containing 90.63 acres of land, more or less.

STATE OF TEXAS COUNTY OF HIDALGO

I, [NAME], THE UNDERSIGNED HOLDER(S) OF THE PUBLIC RIGHTS OF THE HOLDERS OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS MCALLEN SOUTH INDUSTRIAL PARK PHASE OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THIS PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLAT AND THE PROPERTY AS PROVIDED FOR HEREIN.

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [NAME] AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21ST DAY OF MAY, 2013

MY COMMISSION EXPIRES: NOTARY PUBLIC FOR THE STATE OF TEXAS



LOCATION INFORMATION

AERIAL MAP



S. 23RD ST. & MILITARY HIGHWAY

SperryCGA - The Arriaga Group // 3700 N. 10TH ST., SUITE #309, MCALLEN, TX 78501 // AAARE.COM

MCALLEN, TX 78503

AERIAL MAP // 5



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

*Each SperryCGA office independently owned and operated

LOCATION INFORMATION

DEMOGRAPHICS REPORT

	1 MILE	3 MILES	5 MILES
Total population	3,838	24,958	94,669
Median age	28.1	30.6	31.8
Median age (Male)	27.9	29.3	30.0
Median age (Female)	28.3	31.4	33.2
Total households	1,050	7,306	28,511
Total persons per HH	3.7	3.4	3.3
Average HH income	\$43,581	\$53,023	\$49,334
Average house value		\$245,492	\$136,926

* Demographic data derived from 2020 ACS - US Census

S. 23RD ST. & MILITARY HIGHWAY

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MCALLEN, TX 78503

DEMOGRAPHICS REPORT // 6

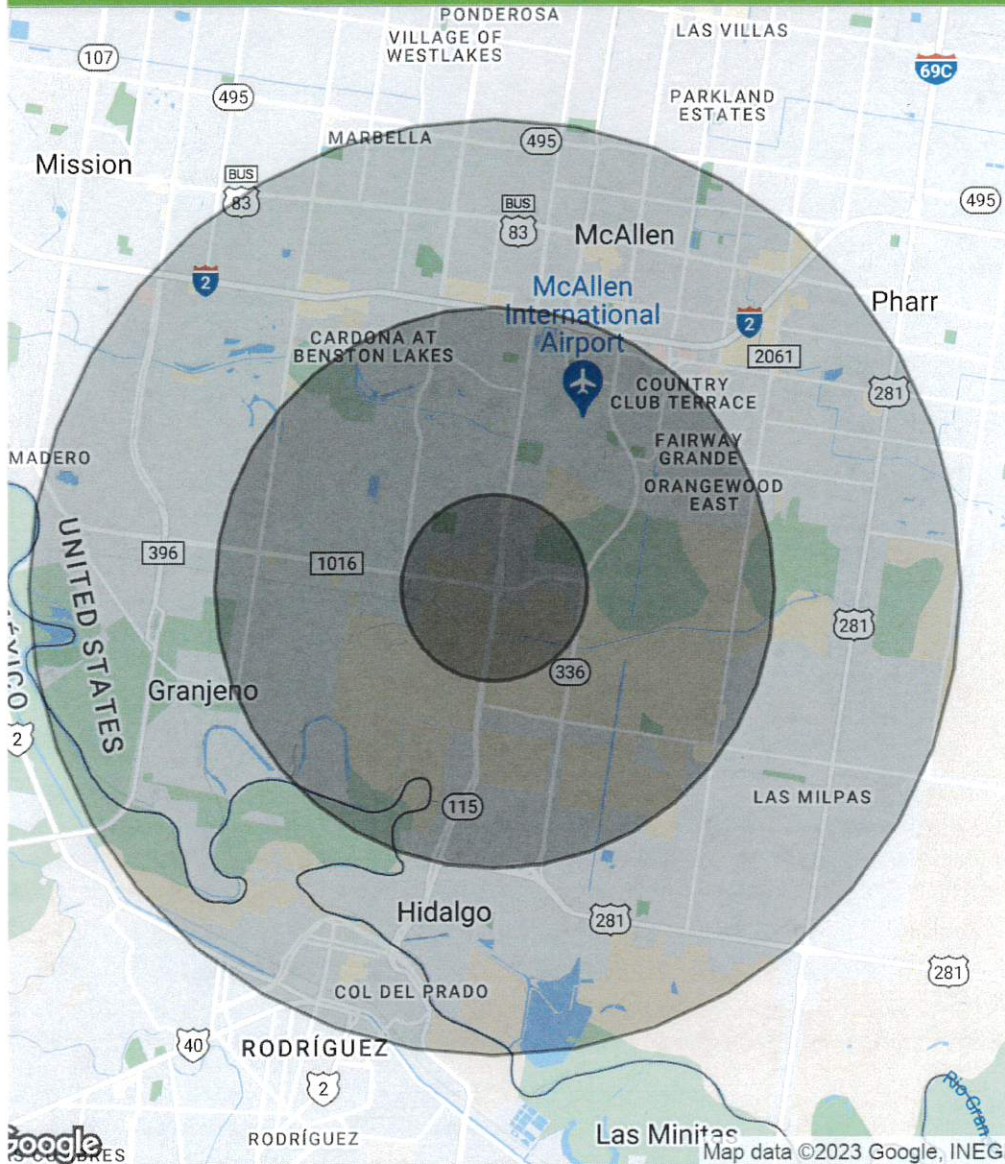


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LOCATION INFORMATION

DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,838	24,958	94,669
Median age	28.1	30.6	31.8
Median age (Male)	27.9	29.3	30.0
Median age (Female)	28.3	31.4	33.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,050	7,306	28,511
# of persons per HH	3.7	3.4	3.3
Average HH income	\$43,581	\$53,023	\$49,334
Average house value		\$245,492	\$136,926

* Demographic data derived from 2020 ACS - US Census

S. 23RD ST. & MILITARY HIGHWAY

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MCALEN, TX 78503

DEMOGRAPHICS MAP // 7

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