



MAJESTIC INTERNATIONAL TRADE PORT

PHASE I DELIVERING Q4 '25

Intersection of Military Highway & San Juan Road, Pharr, Texas 78589



Please Contact:

CBRE

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131 East Exchange Avenue, Suite #220
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MAJESTIC INTERNATIONAL TRADE PORT

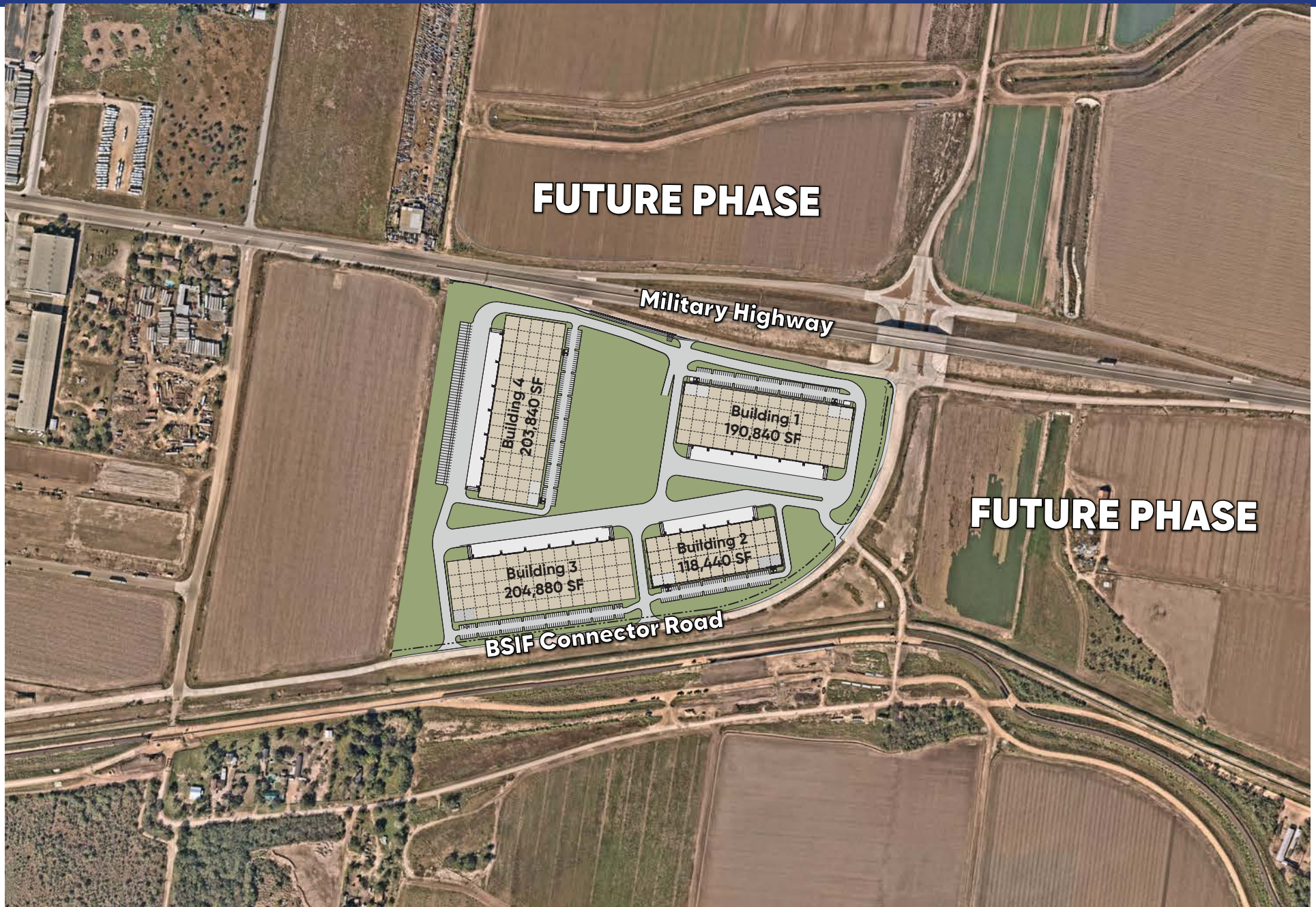
NORTH FACING VIEW





MAJESTIC INTERNATIONAL TRADE PORT

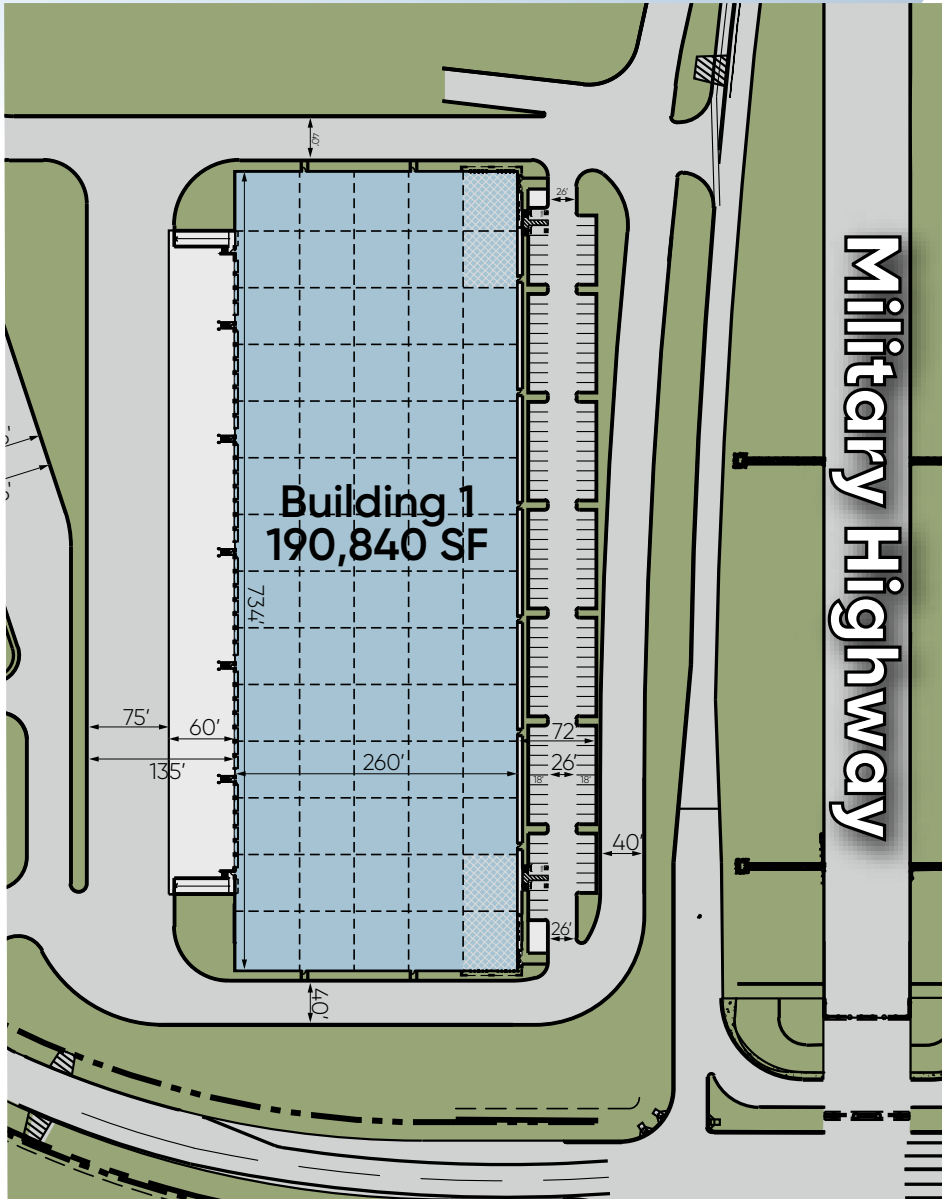
SITE LAYOUT





MAJESTIC INTERNATIONAL TRADE PORT

BUILDING 1: 190,840 SF



32'

Clear
Height

38

Dock High
Doors

128

Auto
Parking

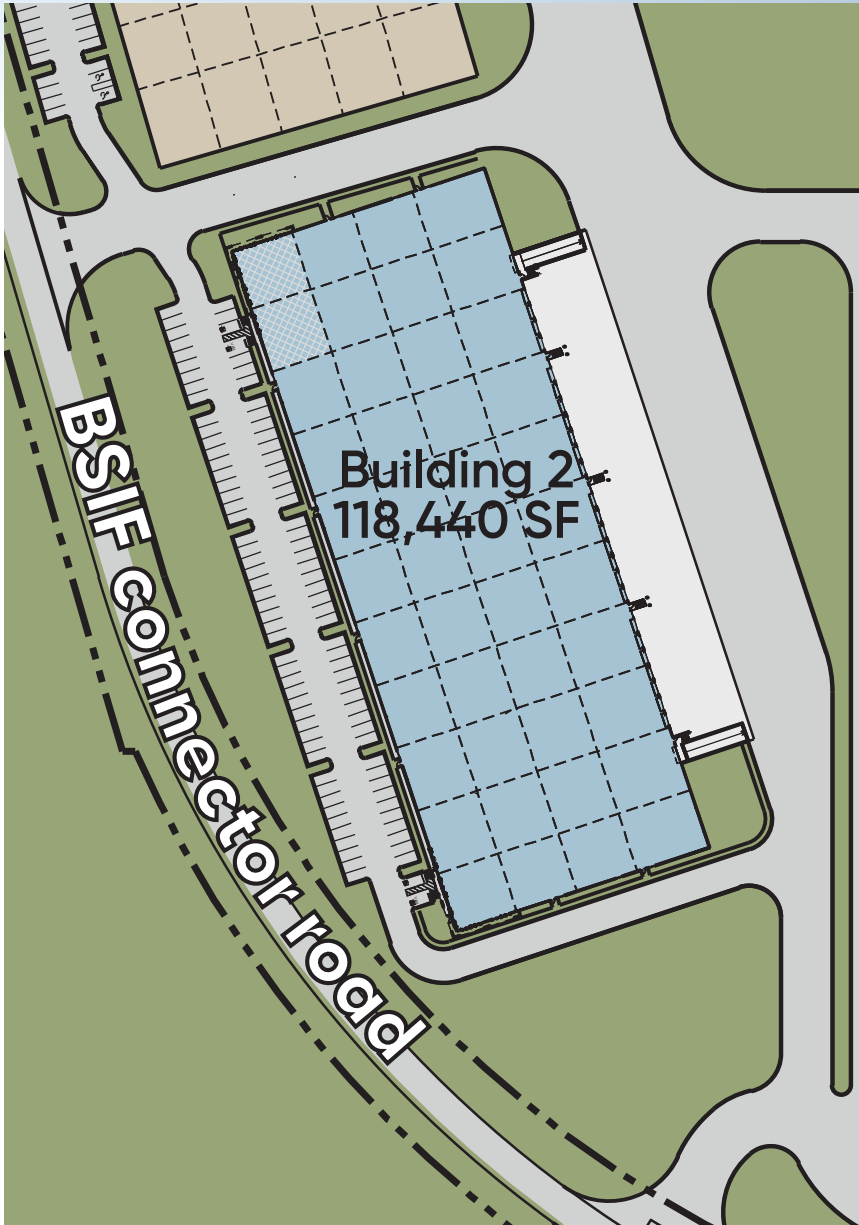
BUILDING 1 SPECS

Total Size	190,840 SF
Bay Spacing:	50' x 52' (Typical)
Auto Parking:	128
Fire Sprinkler System:	ESFR
Loading:	38 Dock High Doors 2 Ground Level Ramps



MAJESTIC INTERNATIONAL TRADE PORT

BUILDING 2: 118,440 SF



32'

Clear
Height

25

Dock High
Doors

98

Auto
Parking

BUILDING 2 SPECS

Total Size	118,440 SF
Bay Spacing:	50' x 52' (Typical)
Auto Parking	98
Fire Sprinkler System:	ESFR
Loading:	25 Dock High Doors 2 Ground Level Ramps



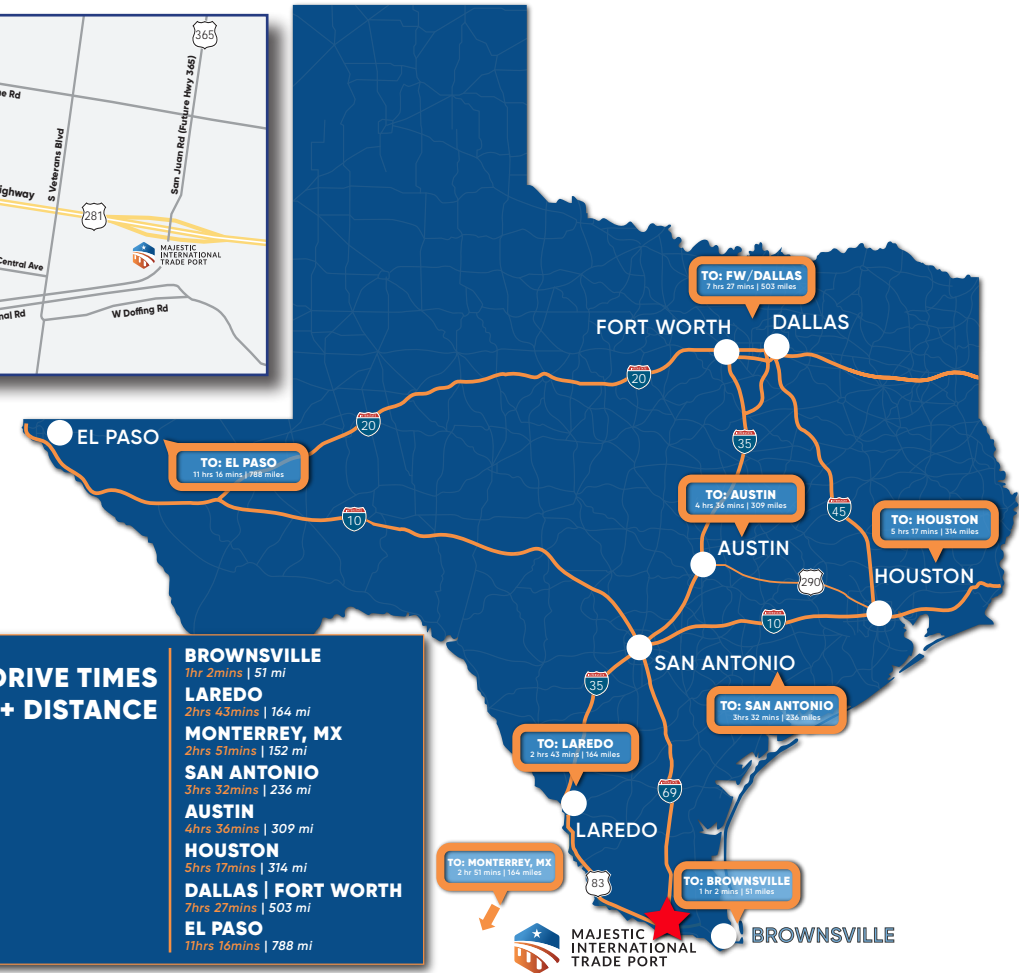
MAJESTIC INTERNATIONAL TRADE PORT

LOCATION FEATURES

- A 600-Acre Master Planned Industrial Park sitting at the focal point of international trade in Pharr, Texas. Users can be accommodated from 50,000 square feet up to more than 1M square feet.
- MITP has direct access to the newly revamped US Port of Entry as well as the soon-to-be-expanded US/Mexico Bridge. This provides a direct connection to Reynosa, Tamaulipas, Mexico, and thriving manufacturing hubs of over 1 million people.
- MITP Phase I and the entire 600-acre park benefit from the direct and confluent access from Reynosa and Monterrey through these newly developed access ports from Mexico into the U.S. port of entry.



DRIVE TIMES + DISTANCE	
BROWNSVILLE	1hr 2mins 51 mi
LAREDO	2hrs 43mins 164 mi
MONTERREY, MX	2hrs 51mins 152 mi
SAN ANTONIO	3hrs 32mins 236 mi
AUSTIN	4hrs 36mins 309 mi
HOUSTON	5hrs 17mins 314 mi
DALLAS FORT WORTH	7hrs 27mins 503 mi
EL PASO	11hrs 16mins 788 mi



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Information About Brokerage Services

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

CBRE, Inc.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

Jeremy McGown

Designated Broker of Firm

John Moake

Licensed Supervisor of Sales Agent/Associate

Carlos Telles

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date