



MAJESTIC INTERNATIONAL TRADE PORT

FOR LEASE

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



www.cbre.us/majestictradeport



MAJESTIC
REALTY CO.

CBRE

STRATEGIC LOCATION

» Adjacent to the Pharr International Trade Bridge

+ The only international bridge with north and south bound commercial traffic in the area.

+ The only commercial international bridge with Free and Secure Trade lane program in the region; commercial clearance program for known low-risk shipments entering the United States from Canada and Mexico.

» Frontage on only truck exit road from Border Safety Inspection Facility (BSIF) into the U.S.; safety and weight compliance inspection facility of commercial vehicles prior to their entering the highway system in the United States.

» Direct access to Overweight Corridor, as well as the future State Highway 365 Toll Road.



**MAJESTIC
INTERNATIONAL
TRADE PORT**



MAJESTIC INTERNATIONAL TRADE PORT

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PHASE 1

NORTH FACING VIEW



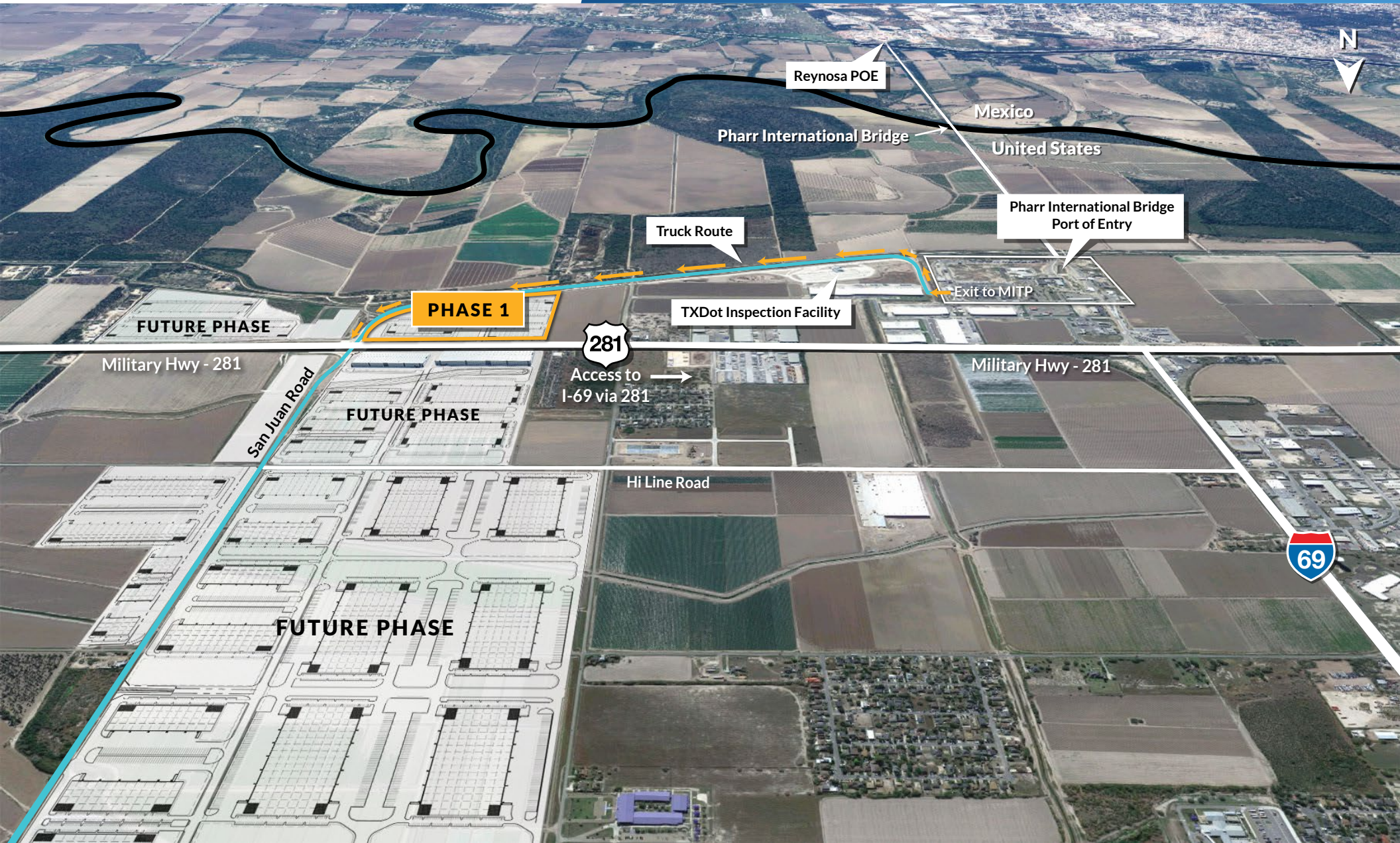


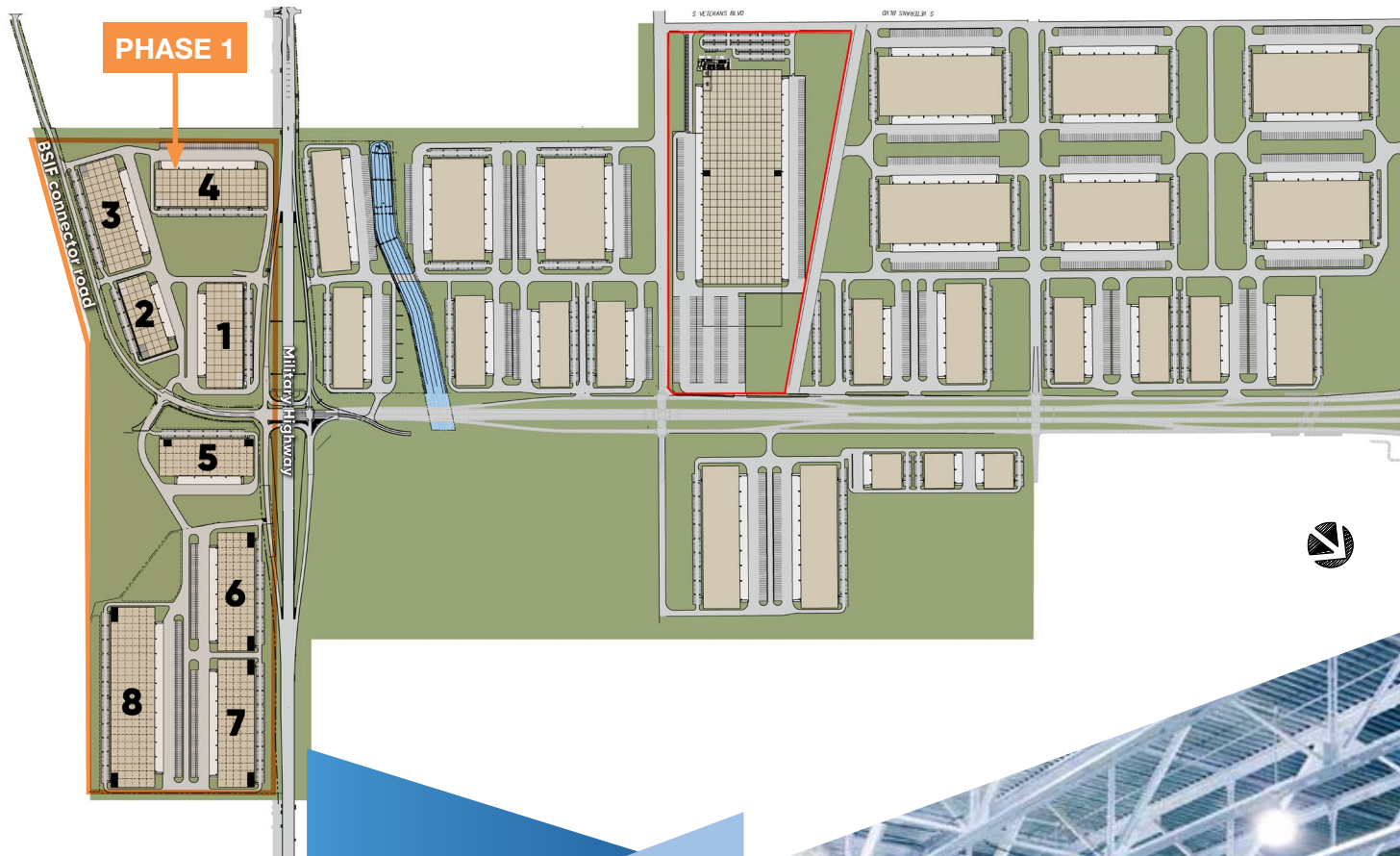
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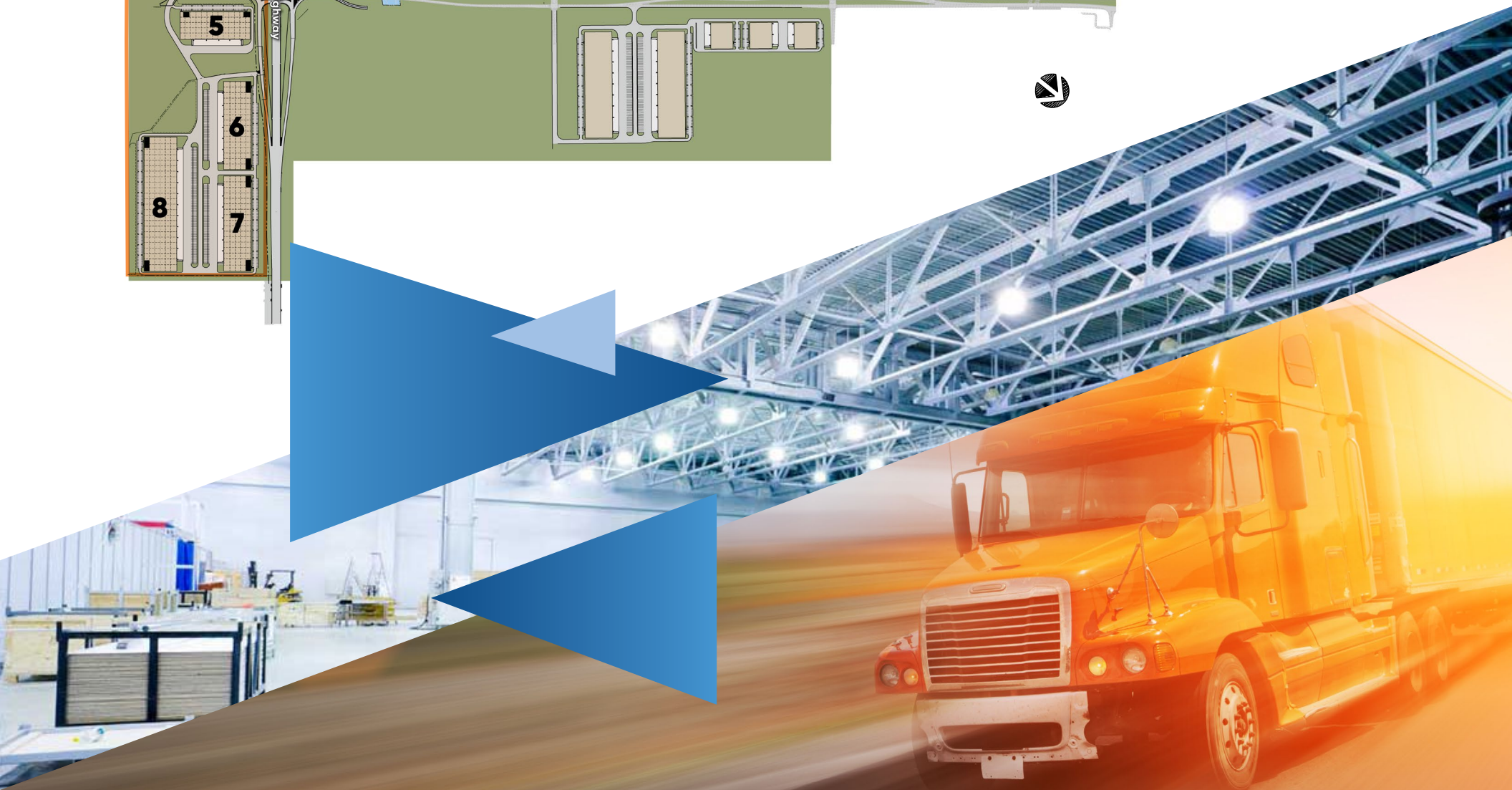
PHASE 1

SOUTH FACING VIEW





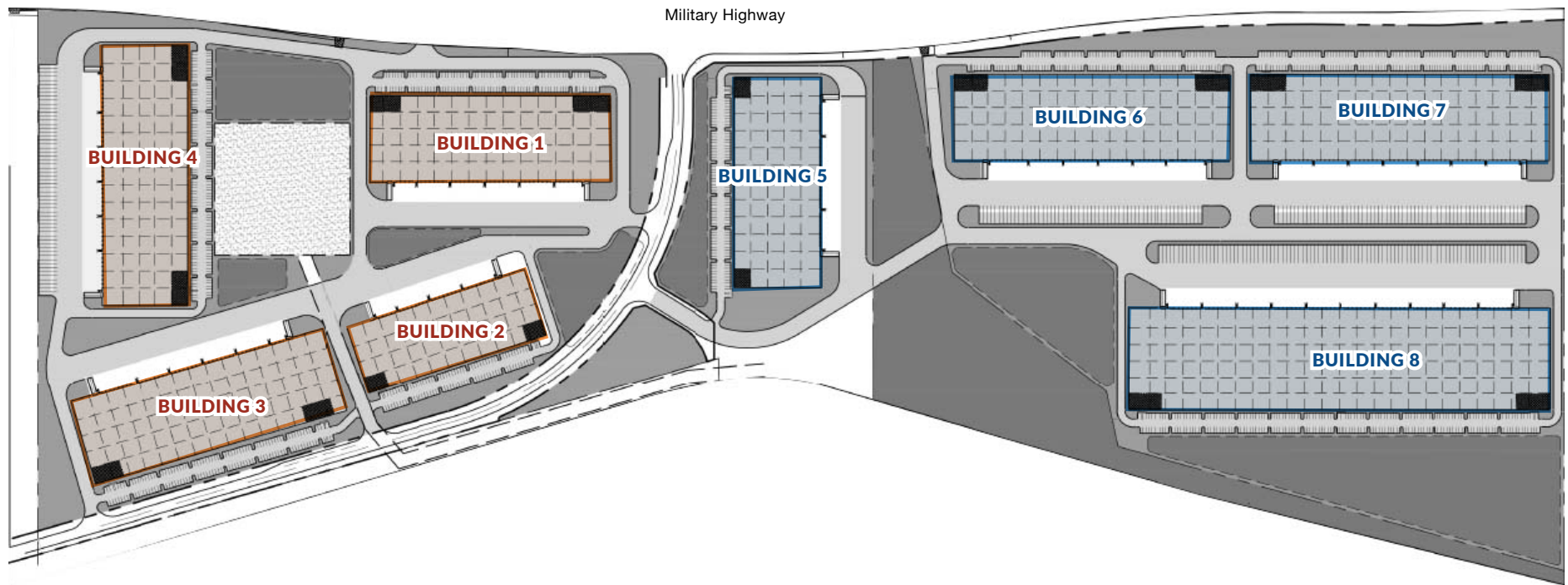
- » 600 Acre Master-Planned Industrial Park
- » Immediate Access to Future Toll 365
- » Centrally Located to Laredo, Austin, San Antonio and Houston
- » Potential buildout of 7 million square feet





AVAILABLE

Phase 1 Coming Soon



DEVELOPMENT HIGHLIGHTS



Construction:
Concrete tilt



Clear Height:
32' (minimum)



Fire Protection:
ESFR



Truck courts:
minimum 135'



Trailer Staging:
varies



Skylights
throughout

DEVELOPMENT OVERVIEW

Majestic International Trade Port is a master-planned industrial park sitting at the focal point of international trade in Pharr, Texas. Situated at the intersection of Military Highway and San Juan Road, Phase 1 of Majestic International Trade Port will have frontage access to the future State Highway 365 Toll Road and sit along the future truck route from the Border Safety Inspection Facility at the Pharr International Trade Bridge; the only international bridge with north and southbound commercial traffic in the area. Majestic International Trade Port will accommodate industrial distribution and manufacturing class A facilities of 100,000 square feet up to in excess of one million square feet. Less than five miles south, Majestic International Trade Port will have direct access to Reynosa, Tamaulipas, Mexico, home to over four hundred manufacturing operations occupying over thirty million square feet of industrial real estate. Northbound, this development will feed into Highway 281/Cage Boulevard, transitioning into Interstate 69, one of the most efficient distribution corridors in the U.S.

ABOUT MAJESTIC REALTY CO.

- » The largest, privately-held developer and owner of master-planned industrial parks in the United States
 - » Portfolio exceeds 87 million square feet of industrial, office and retail space, as well as sports, entertainment and hospitality projects
 - » Majestic is a vertically integrated, long term owner of all assets within its portfolio
 - » Majestic Realty Co. was founded in 1948 by Edward P. Roski, Sr.



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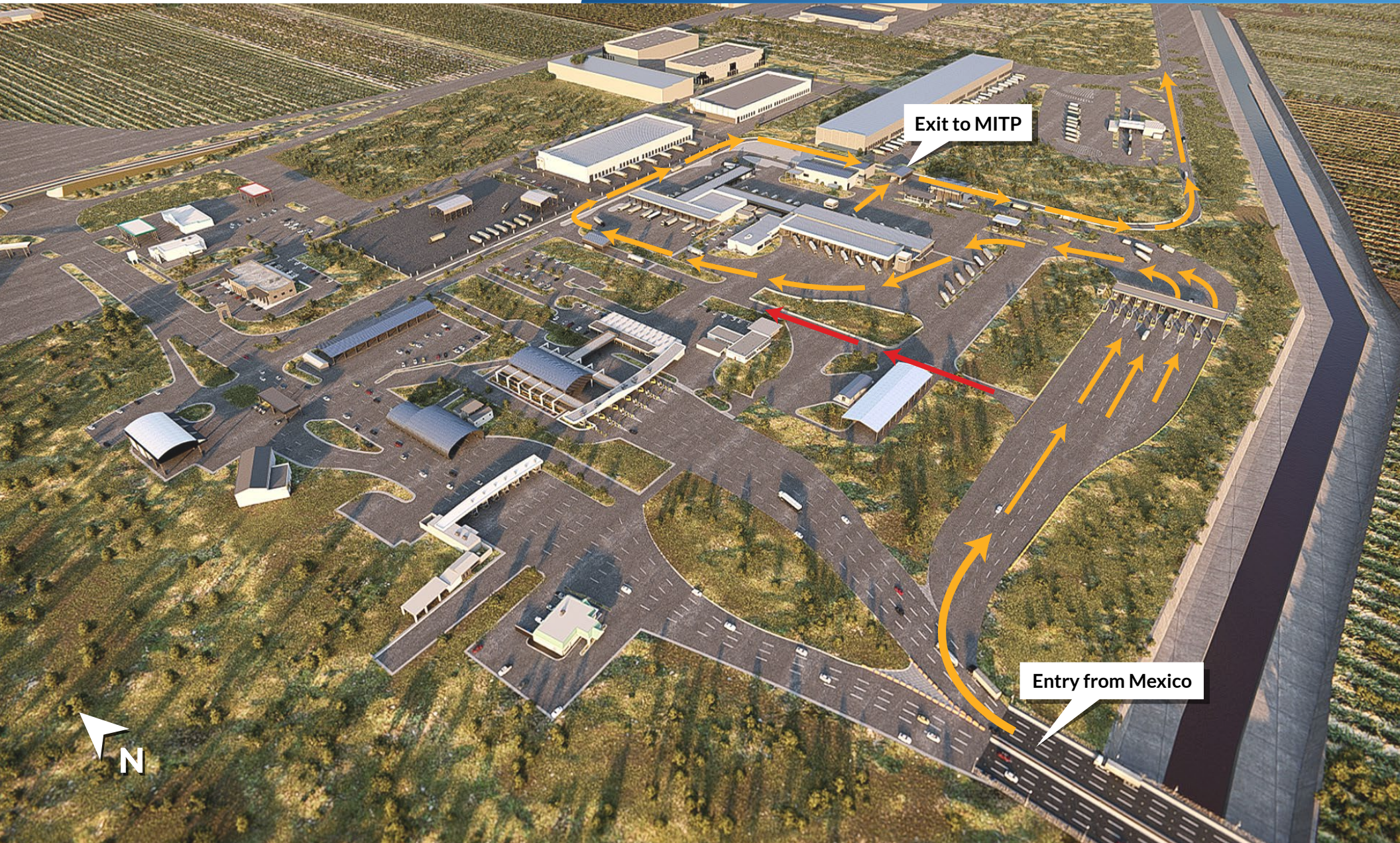
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PHARR INTERNATIONAL BRIDGE PORT OF ENTRY - DETAIL MAP





MAJESTIC INTERNATIONAL TRADE PORT

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VICINITY MAP

DRIVE TIMES

City	Miles	Drive Time
San Antonio	236	3 hrs, 32 mins
Austin	309	4 hrs, 36 mins
Houston	314	5 hrs, 17 mins
Dallas/Ft. Worth	503	7 hrs, 27 mins
Laredo	164	2 hrs, 43 mins
El Paso	788	11 hrs, 16 mins





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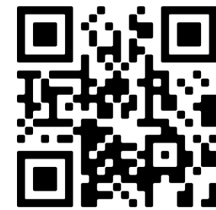
**FOR ADDITIONAL INFORMATION,
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CBRE

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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.

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