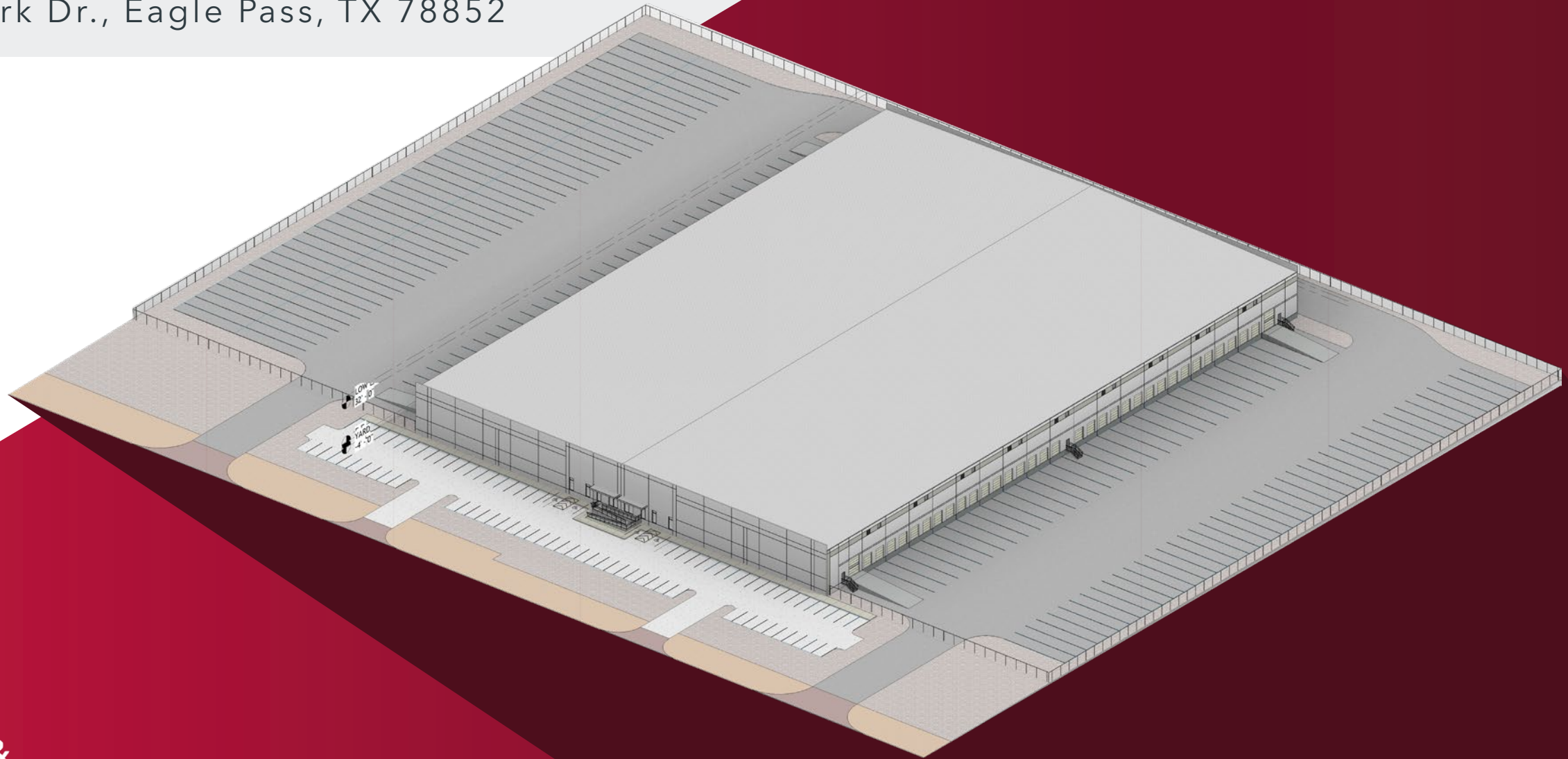


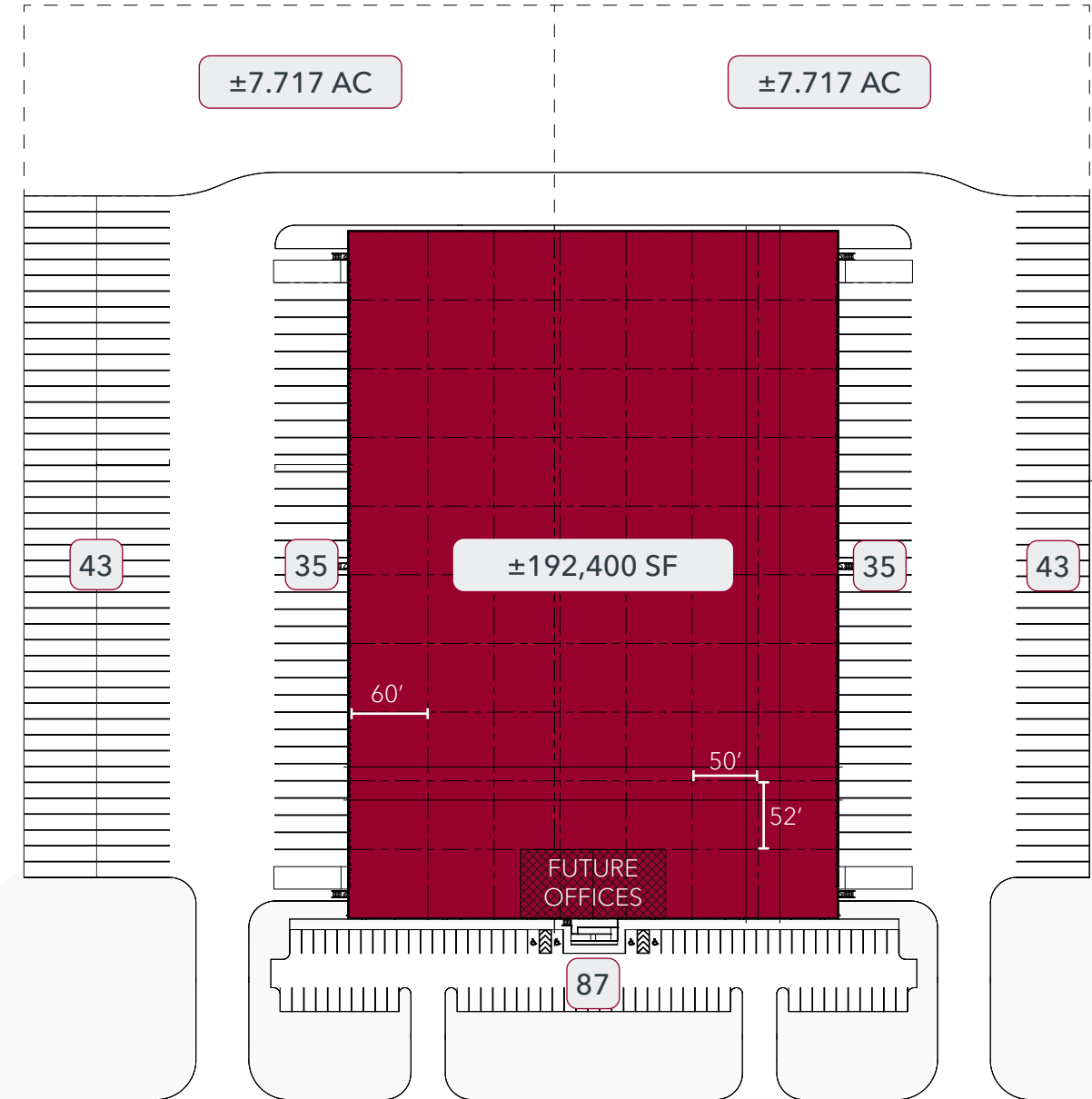
# VAZGAR I

±192,400 SF WAREHOUSE FOR LEASE

0 Empire Park Dr., Eagle Pass, TX 78852



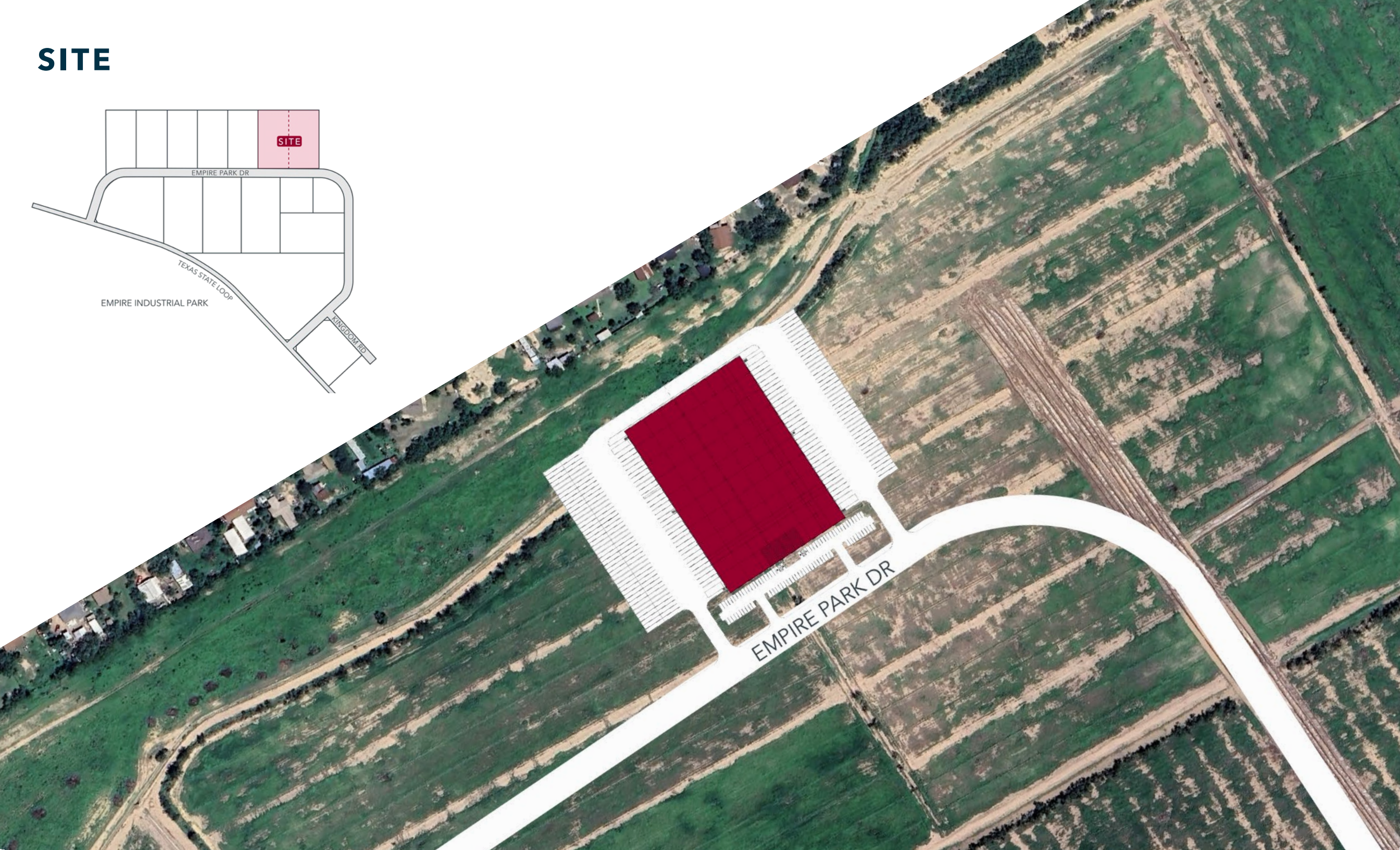
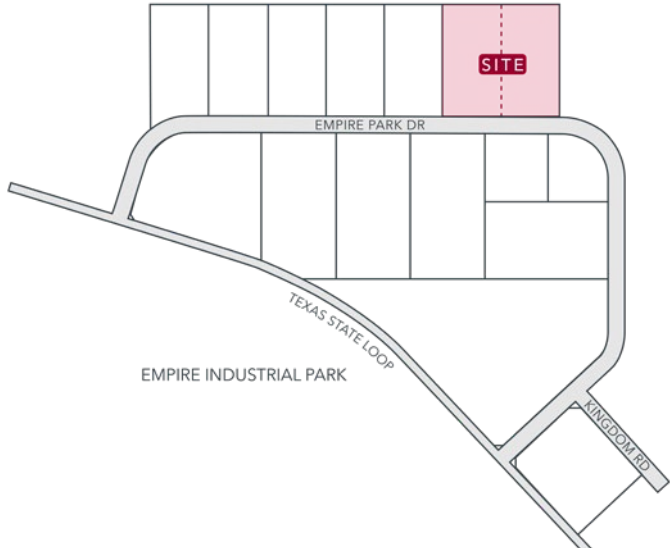
# PROPERTY OVERVIEW



TOTAL SPACE:	±192,400 SF (DIVISIBLE TO 96,000 SF)
TOTAL LAND:	±15.4 ACRES
OFFICE:	±5,000 SF
CLEAR HEIGHT:	30'
LOADING:	SIXTY SIX (66) 9' X 10' DOCK-HIGH DOORS FOUR (4) 12' X 14' DOCK-HIGH DOORS CROSS-DOCK CONFIGURATION
PARKING:	190' TRUCK COURT DEPTH ONE HUNDRED TWENTY-NINE (129) TRAILER PARKS EIGHTY SEVEN (87) AUTO PARKS
SPEED BAY:	60'
COLUMN SPACING:	50' X 52'
POWER:	3-PHASE/480V/600 AMPS
CONSTRUCTION:	TILT-WALL
LIGHTING:	LED
SPRINKLERS:	ESFR



# SITE





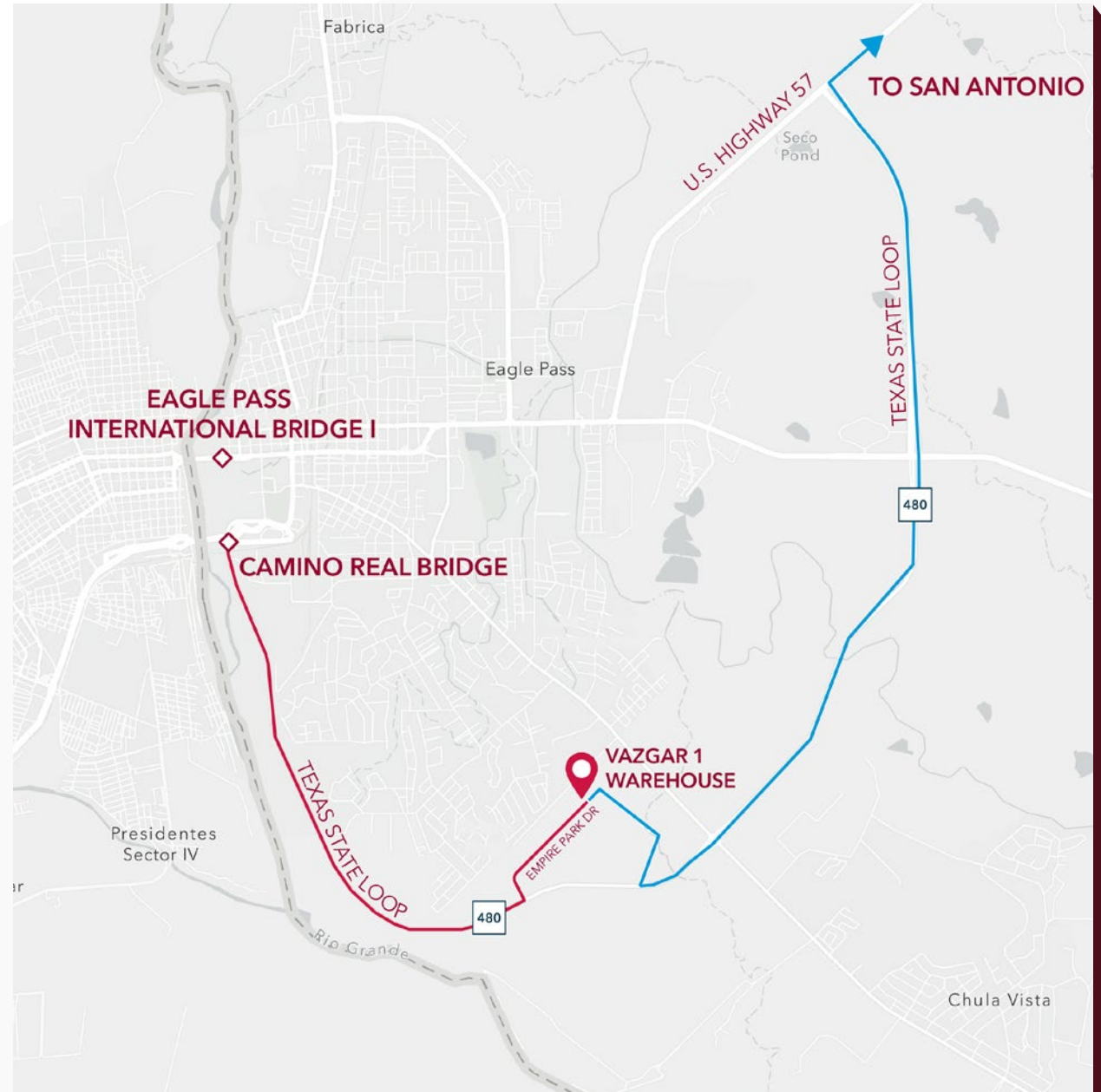
# DESIGNATED TRUCK ROUTE

Camino Real Bridge  
(Via Texas State Loop)

5.1 Miles  
9 Minutes

San Antonio  
(Via Texas State Loop & I-57)

143 Miles  
2 Hours, 20 Minutes



# WHY EAGLE PASS?

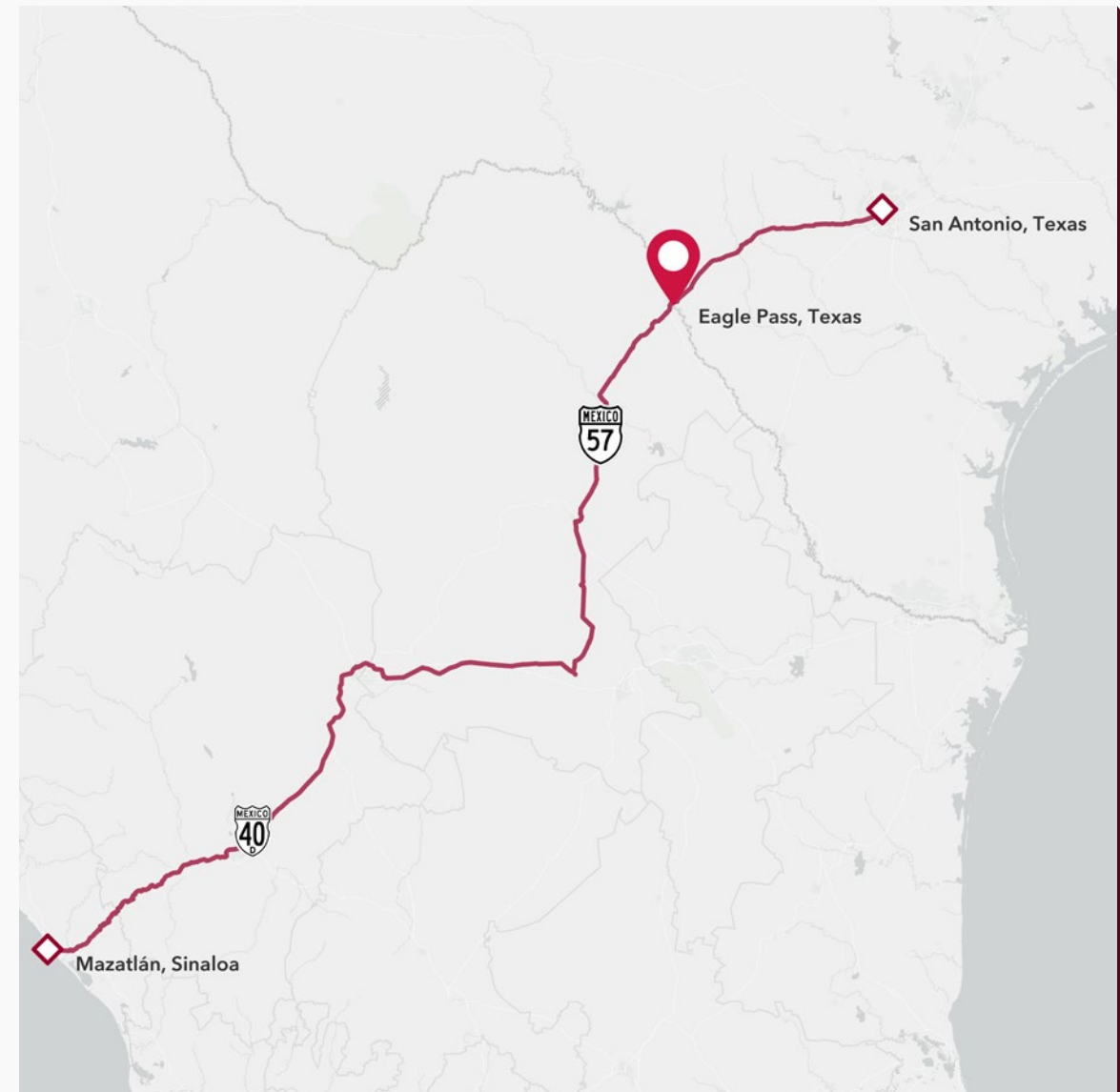
1. The Camino Real International Bridge Realignment Project stands as a significant initiative geared towards bolstering commercial traffic efficiency and safety, while also stimulating economic growth in Eagle Pass. With a proposed budget of \$19.5 million, this expansion is poised to comprehensively address various transportation challenges and establish a more streamlined access point to the Port of Entry. The anticipated benefits extend beyond mere infrastructure enhancements; they are expected to usher in new economic opportunities, particularly with the heightened utilization of this secondary trade route. Such developments will spur increased demand for premier industrial parks such as EMPIRE. With construction scheduled to commence on the bridge in October 2024 and an estimated completion time frame of two years, those with interest in Eagle Pass can anticipate tangible improvements in both infrastructure and trade facilitation upon construction completion.

2. Construction of the Sinaloa Port (SIPOrt) is the closest point to the Pacific in the Eastern United States, which means that 70% of its economy. It is also the closest port to the north of Mexico, representing 30% of its Gross Domestic Product.

4. The realization of the U.S.-Mexico-Canada Agreement corridor, this being the logistic connection that, added to the Inter-oceanic Corridor - Istmo of Tehuantepec, enhances the economic development of Mexico.

- **Exit to the Pacific** that connects the North of Mexico and the East of the United States.
- Elevated cargo flow projection between the United States and Mexico by 2050 currently sits at **608 billion dollars**.
- Heightened economic prosperity of **all States involved**.
- Mexico will be the most important link **between the United States and Asia**.
- Contributions to the Mexico-United States **migration agenda**.

3. The US 57 Corridor will become a highway marking the connection point between Eagle Pass and central Texas via Interstate 35.



## FOR MORE INFORMATION

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## Information About Brokerage Services

Texas law requires all real estate licensees 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
<b>Mike Spears, SIOR, CCIM</b>	<b>493926</b>	<b>contacthouston@lee-associates.com</b>	<b>(713)744-7400</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Mike Spears, SIOR, CCIM</b>	<b>493926</b>	<b>contacthouston@lee-associates.com</b>	<b>(713)744-7400</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Enrique Volkmer</b>	<b>540138</b>	<b>evolkmer@lee-associates.com</b>	<b>(210)889-6430</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission  
TXR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date