

CAPOTE BUILDING H

FOR LEASE | 160,000 SF DIVISIBLE | 2Q 2024 DELIVERY

1201 E Capote Central Ave, Pharr, TX 78577



DEVELOPED BY:



OCOTILLO
CAPITAL PARTNERS



For more property
information and site
tours, please contact:

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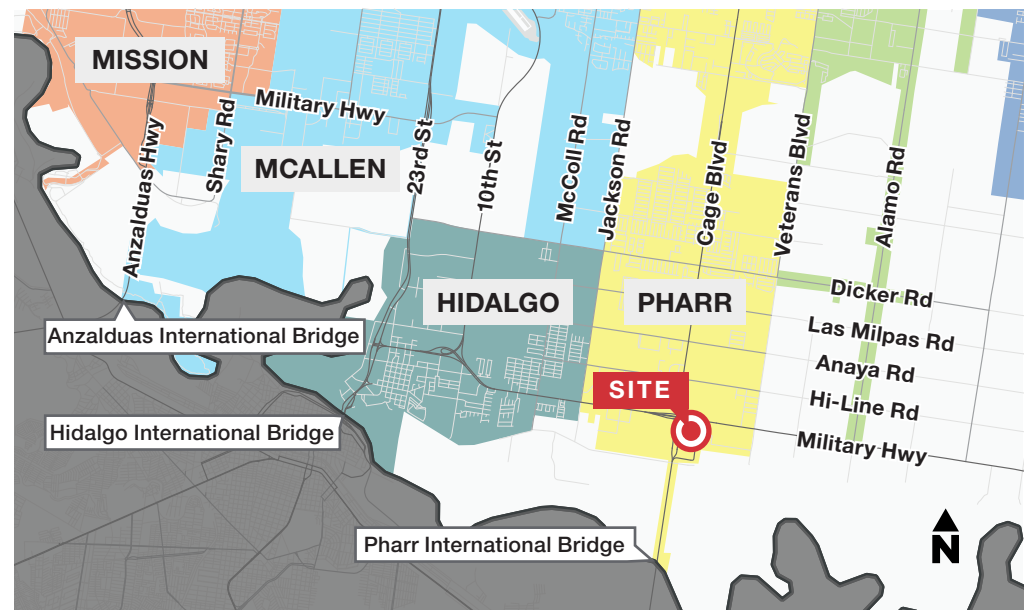


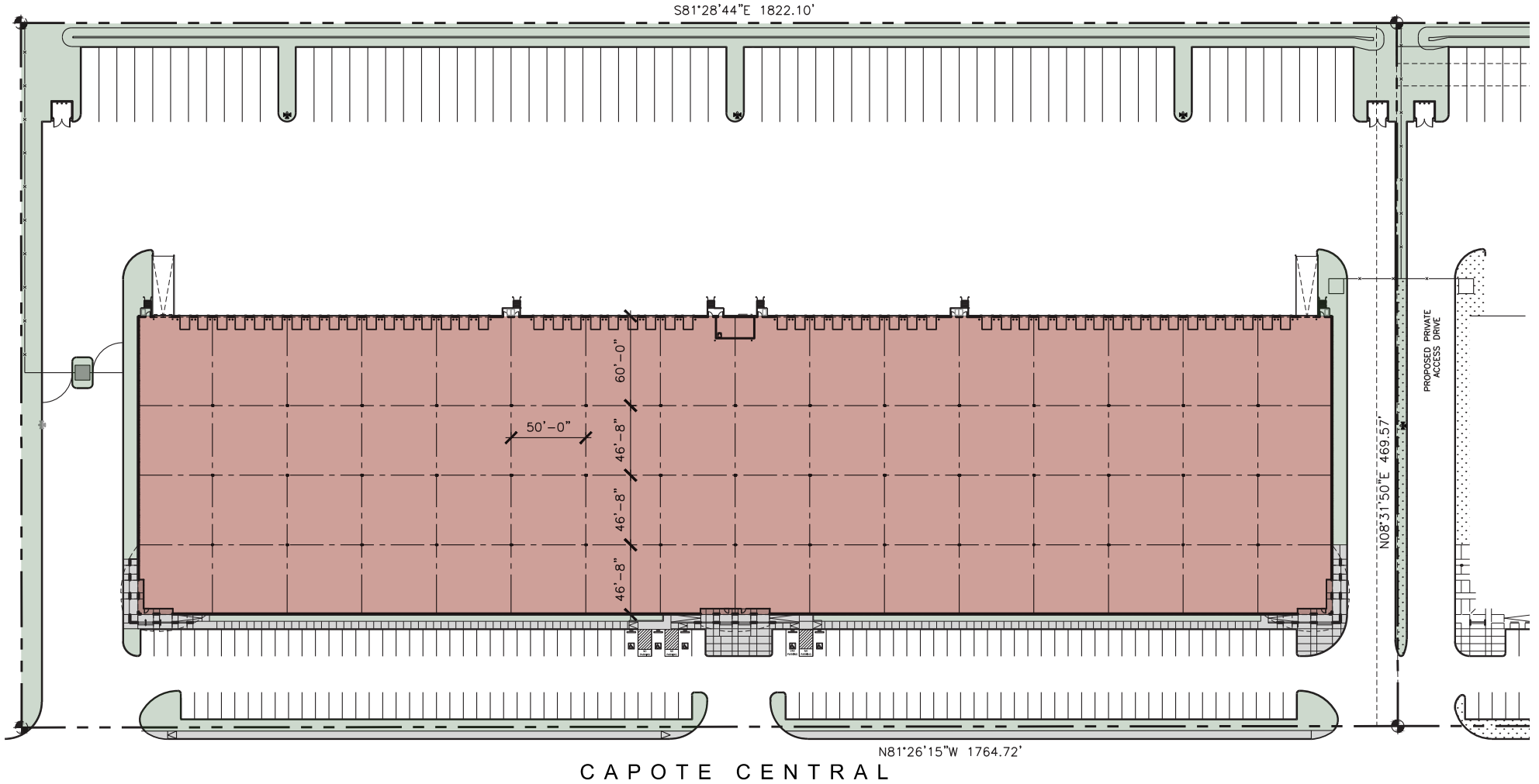
PROPERTY DESCRIPTION

Capote Building H is the 8th building to be developed in the Capote Industrial Park and will be delivered in the 2nd quarter of 2024. This new construction is a Class A Industrial building with an unmatched location adjacent to the Pharr International Bridge (primary commercial crossing for the McAllen MSA). The building will be a 160,000 SF concrete tilt wall building that will be divisible. The building features include 36’ clear height, ESFR fire protection, abundant dock doors with pit levelers at each door, a full 180’ wide truck court for trailer storage, and a secured truck court.

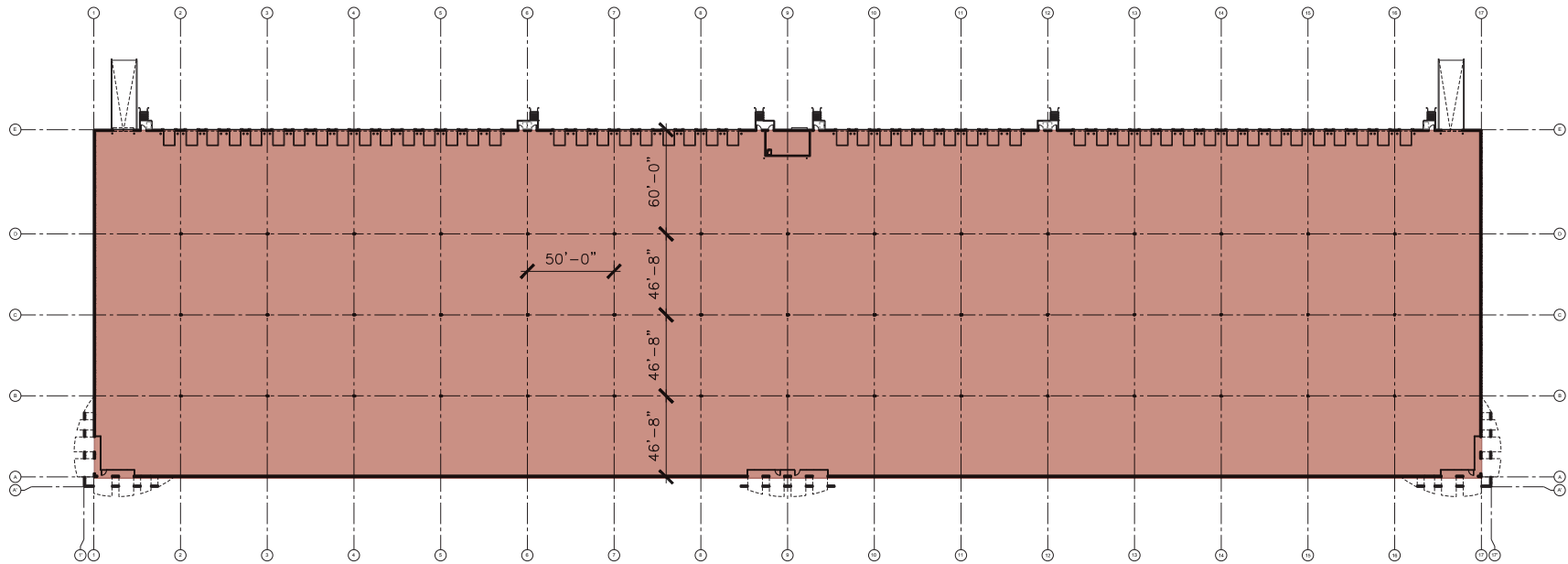
PROPERTY FEATURES

- Class A Industrial Building
- 36’ clear height
- ESFR Fire Protection
- Office space - built to suit
- Trailer parking on site
- Secured Truck court (CT-PAT certified)
- Expansion on site



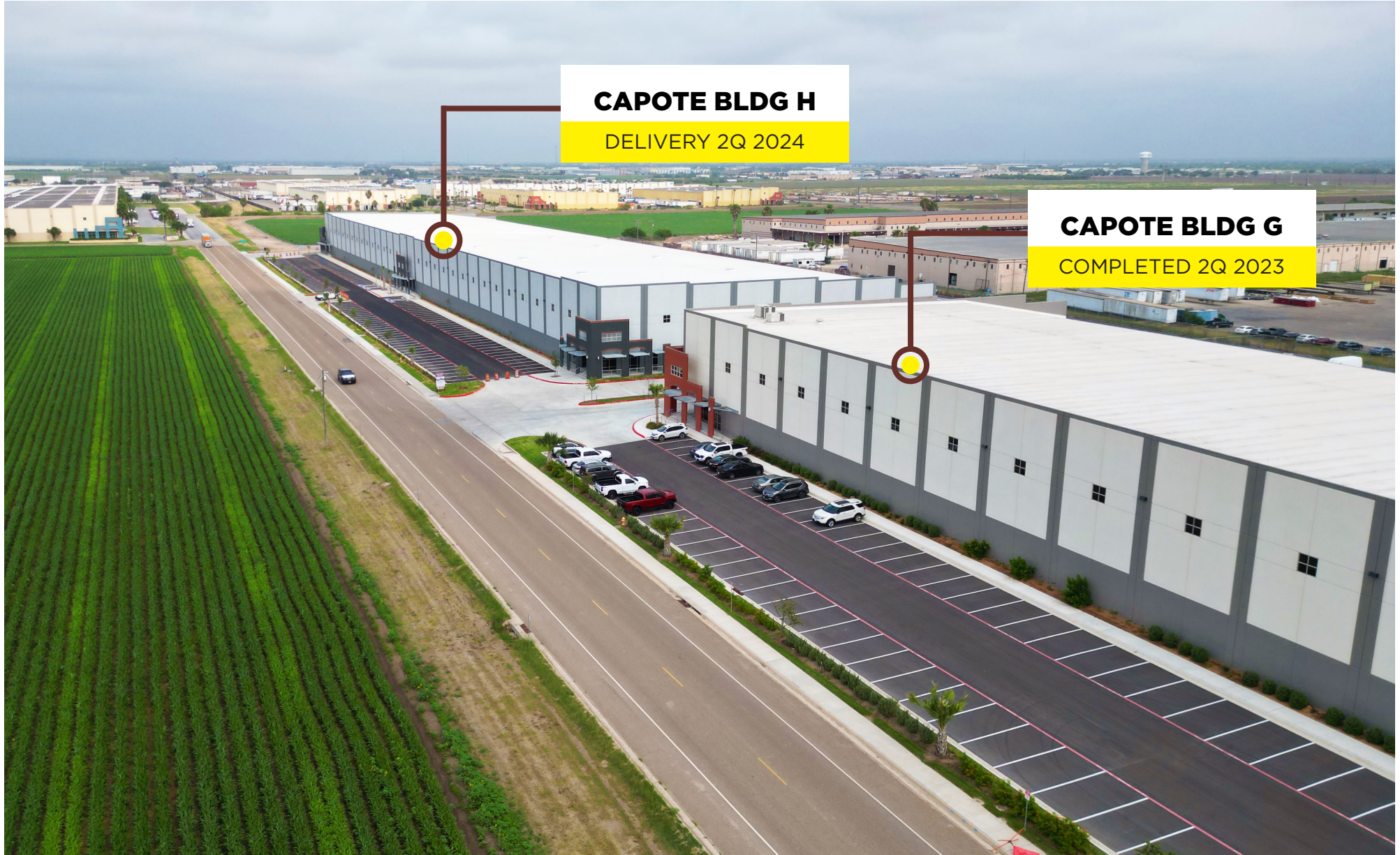


CONCEPTUAL FLOOR PLAN



BUILDING SPECIFICATIONS

Building Size	160,000 SF	Trailer Parking	68 Trailer Parks
Building Dimensions	200' X 800'	Car Parking	150 Car Parking Spaces
Divisible	Yes	Truck Court	180' deep; fenced and secured
Column Spacing	46' 8" x 50' - Speed bay 50' x 60'	Sprinkler	ESFR
Clear Height	36'	Roof	TPO
Dock Doors	52 dock high doors	Slab	6"; 4,000 PSI
Dock Levelers	Pit levelers at each door	Lighting	LED High efficient lighting
Drive-In Door	2 doors for ramped access	Electric	1,000 amps; each space will be individually metered



CAPOTE BLDG H

DELIVERY 2Q 2024

CAPOTE BLDG G

COMPLETED 2Q 2023



**FOR INFORMATION AND
SITE TOURS CONTACT:**

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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.

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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Buyer/Tenant/Seller/Landlord Initials

Date