

CAPOTE BUILDING H

FOR LEASE | 110,000 SF DIVISIBLE

1201 E Capote Central Ave, Pharr, TX 78577



DEVELOPED BY:



OCOTILLO
CAPITAL PARTNERS



For more property
information and site
tours, please contact:

EDWARD VILLAREAL, SIOR
Managing Partner | Real Estate Broker
evillareal@stxcre.com | 956.712.8022

SOUTH TEXAS COMMERCIAL
800 W Dallas Ave
McAllen, TX 78501 | stxcre.com

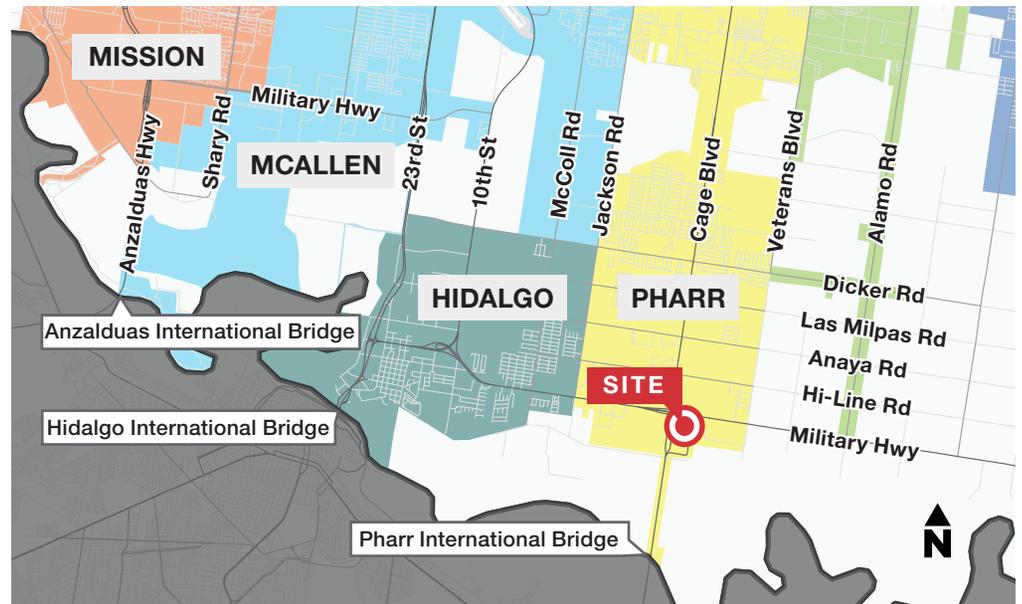


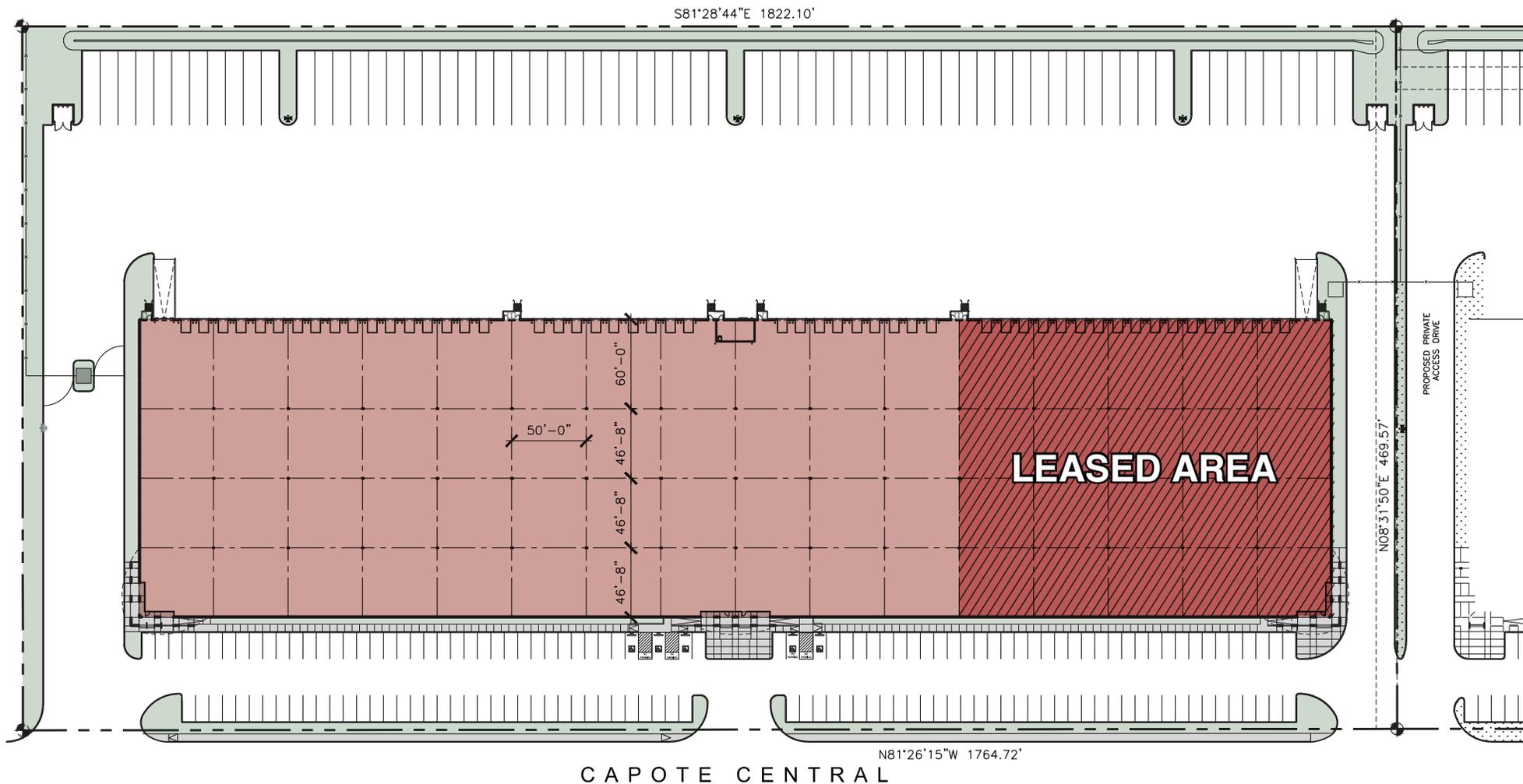
PROPERTY DESCRIPTION

Capote Building H is the 8th building to be developed in the Capote Industrial Park. 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 is a 160,000 SF concrete tilt wall building with 110,000 SF 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.

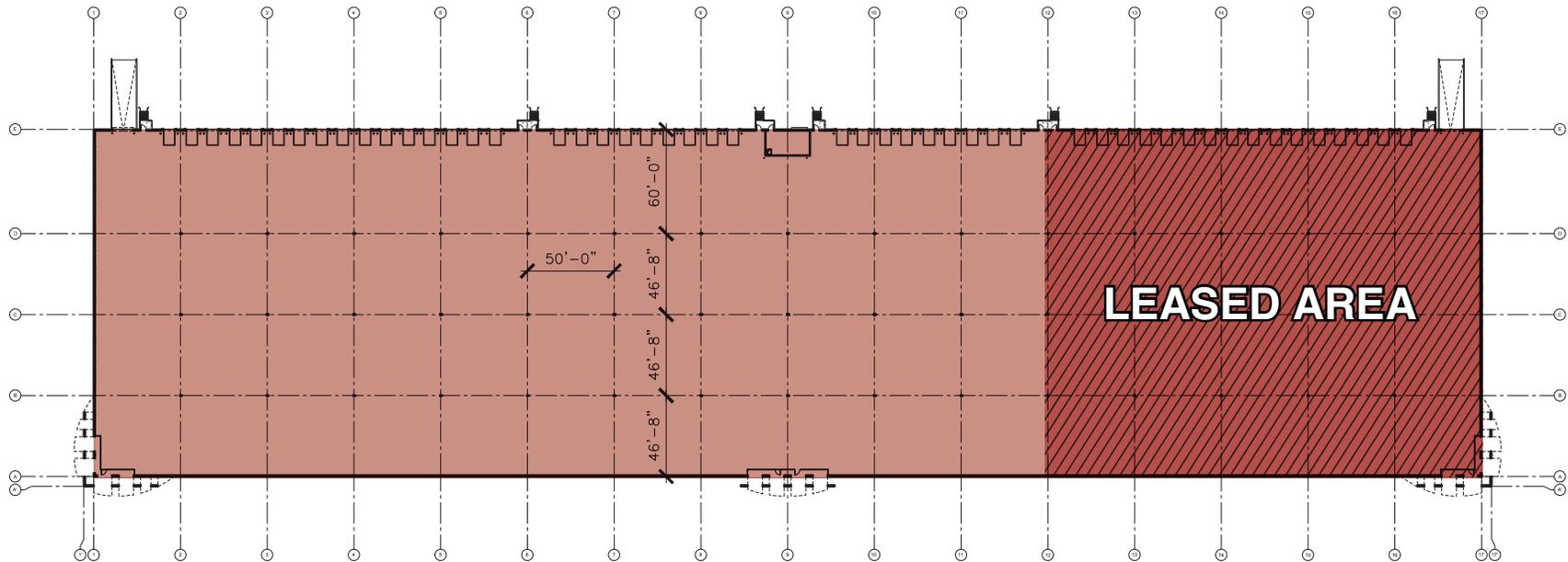
PROPERTY FEATURES

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



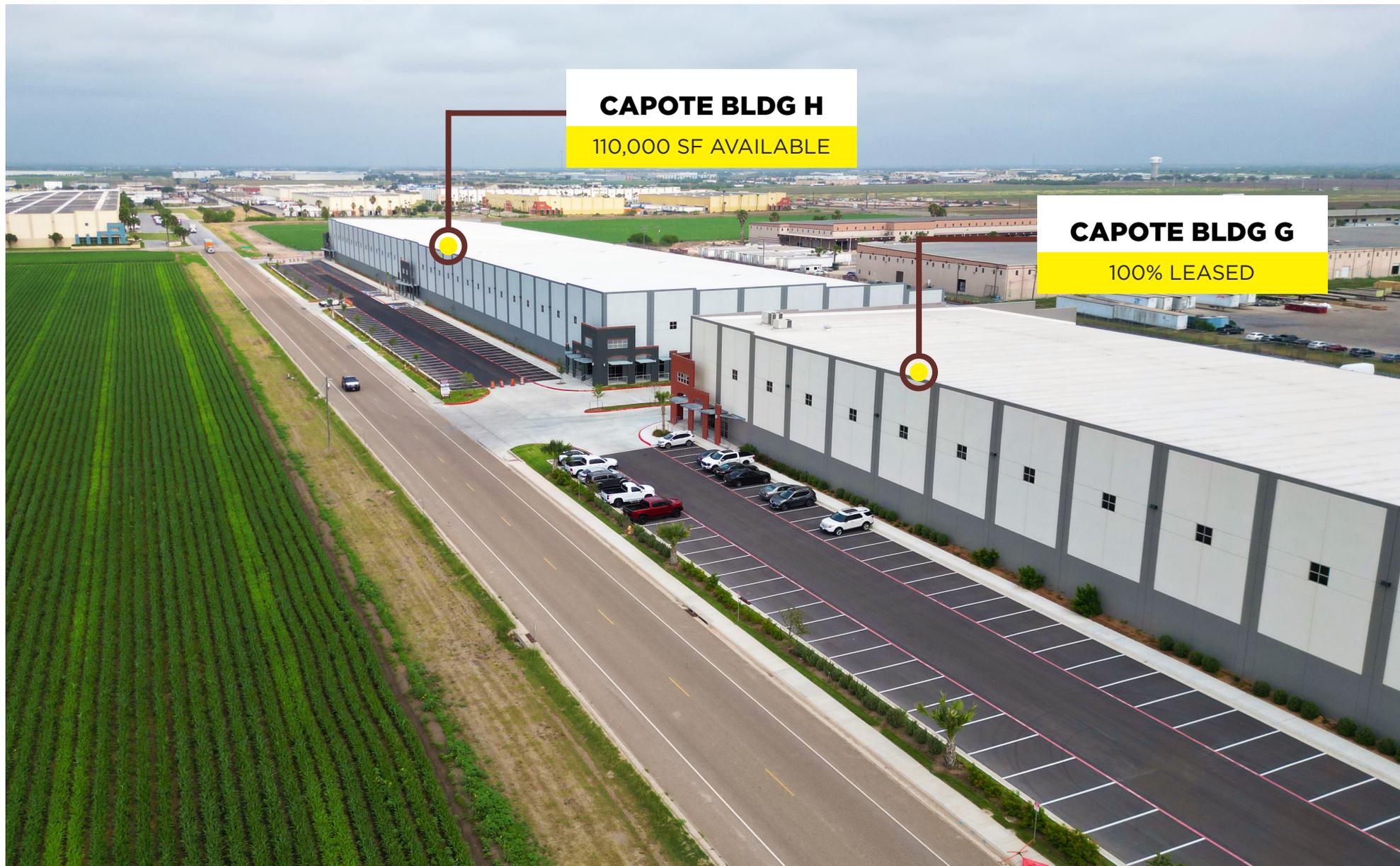


CONCEPTUAL FLOOR PLAN



BUILDING SPECIFICATIONS

Building Size	160,000 SF	Trailer Parking	48 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	35 dock high doors	Slab	6"; 4,000 PSI
Dock Levelers	Pit levelers at each door	Lighting	LED High efficient lighting
Drive-In Door	1 door for ramped access	Electric	1,000 amps; each space will be individually metered



CAPOTE BLDG H
110,000 SF AVAILABLE

CAPOTE BLDG G
100% LEASED



**FOR INFORMATION AND
SITE TOURS CONTACT:**

EDWARD VILLAREAL, SIOR
Managing Partner | Real Estate Broker
evillareal@stxcre.com
956.712.8022

RICK FLORES
Associate | Licensed Agent
rflores@stxcre.com
956.712.8022

SOUTH TEXAS COMMERCIAL
800 W Dallas Ave
McAllen, Texas 78501
956.712.8022 | stxcre.com

The information contained herein has been obtained from sources we believe to be reliable; however, South Texas Commercial has not verified, and will not verify, any of the information contained herein, nor has the aforementioned Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information.



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.

2-10-2025



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

South Texas Commercial Real Estate	9003917	evillareal@stxcre.com	956-682-4242
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Edward J. Villareal	467182	evillareal@stxcre.com	956-682-4242
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date