

890 E. MILITARY HIGHWAY
PHARR, TX 78577

INDUSTRIAL PROPERTY FOR LEASE
75,000 SF DIVISIBLE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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NAI STX
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

OVERVIEW SUMMARY

890 E. MILITARY HIGHWAY | PHARR, TX 78577

PROPERTY SUMMARY

Outwestern LLC proudly presents a newly developed 75,000 SF Class A warehouse located at the intersection of E. Military Highway and S. Dekal Dr. in Pharr, Texas, within the BAHN Industrial Park. Situated on 6.87 acres, this state-of-the-art facility is strategically positioned just minutes from the Pharr International Bridge, offering premier access to one of the busiest U.S.-Mexico trade corridors with tenants benefitting from seamless cross-border transportation and proximity to major highways serving the region.

PROPERTY SPECIFICATIONS

Lease Rate:	\$8.88 SF/yr + NNN (\$2.52)
Available Building Area SF:	±75,000 SF
Lot Size AC:	±6.87 AC
Office / Showroom SF:	Build to Suit
Clear Height:	±32'
Roof System:	24GA Standing Seam W/ R-30 insulation
Construction:	Concrete Tilt Wall
Dock Doors:	15 Dock-high doors and 3 ramps
Column Spacing:	±55' x ±50'
Lighting:	Energy-efficient LED interior lighting
Electric:	3 Phase Power
Fire Protection:	ESFR sprinkler system
Truck Court	145 ft



PROPERTY HIGHLIGHTS

- Located BAHN Industrial Park, Pharr, TX
- Equipped with a 750 kVA 3-phase transformer
- Excellent visibility from frontage along E. Military Highway
- Slab is 6'; 4,000 psi
- Proximity to Pharr International Bridge and the 365 Tollway

FOR SALE / LEASE | INDUSTRIAL PROPERTY

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AERIAL

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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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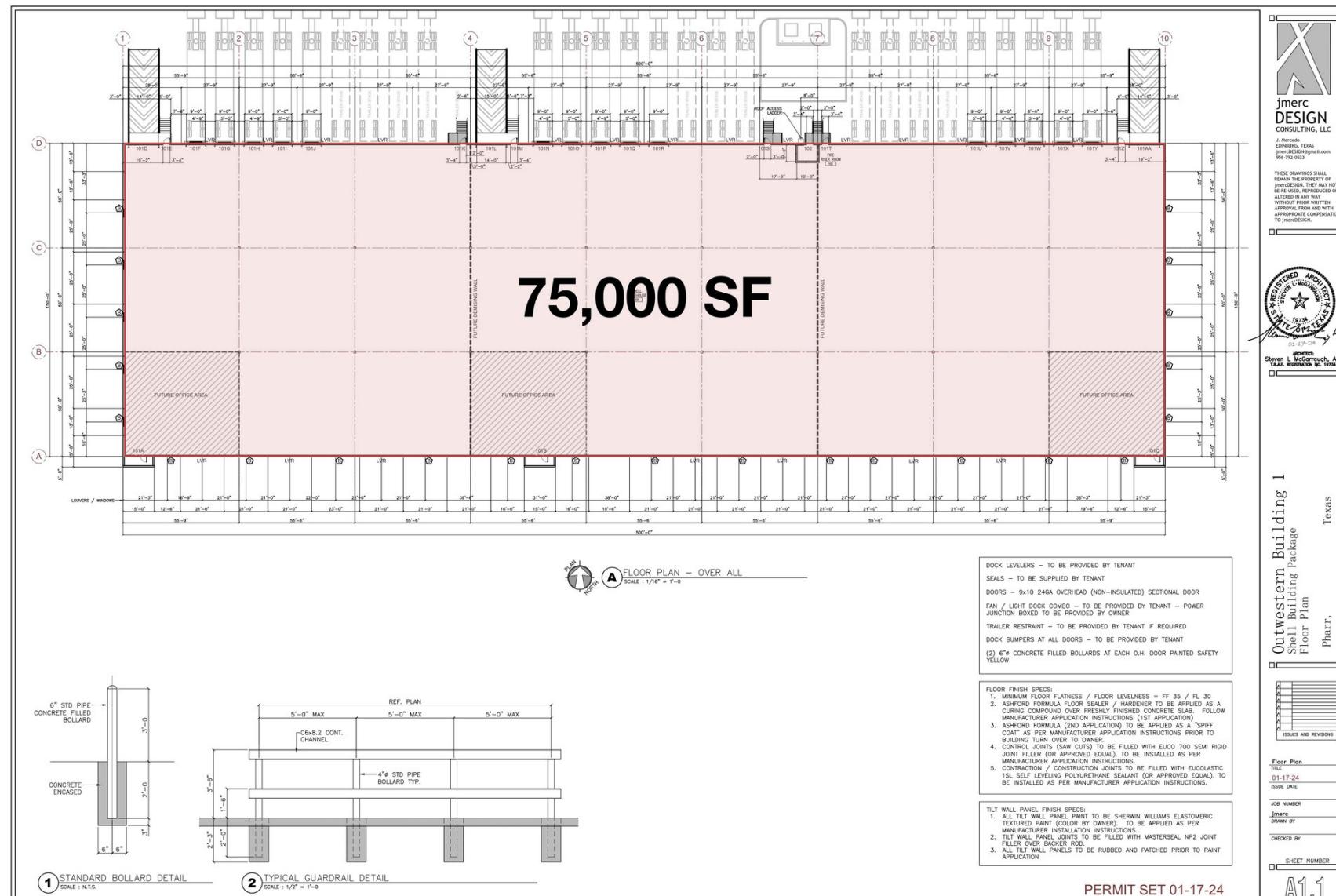
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FLOOR PLANS

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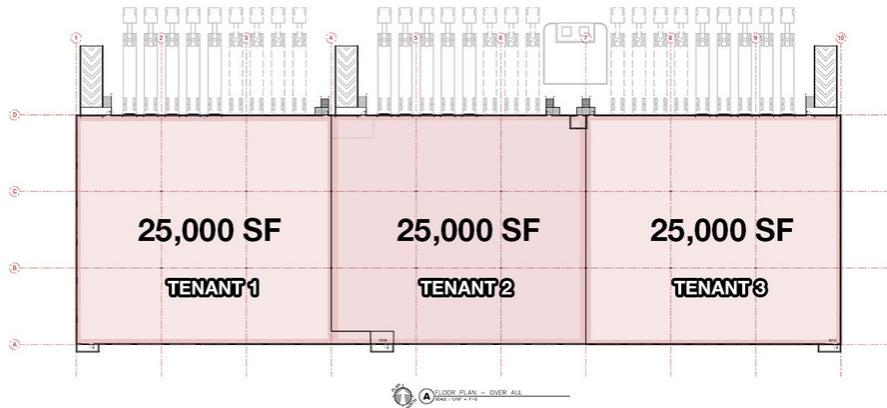
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DEMISING OPTIONS

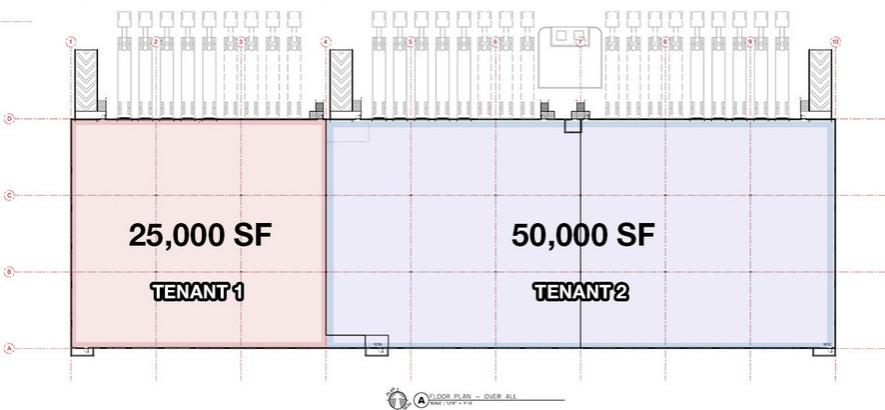
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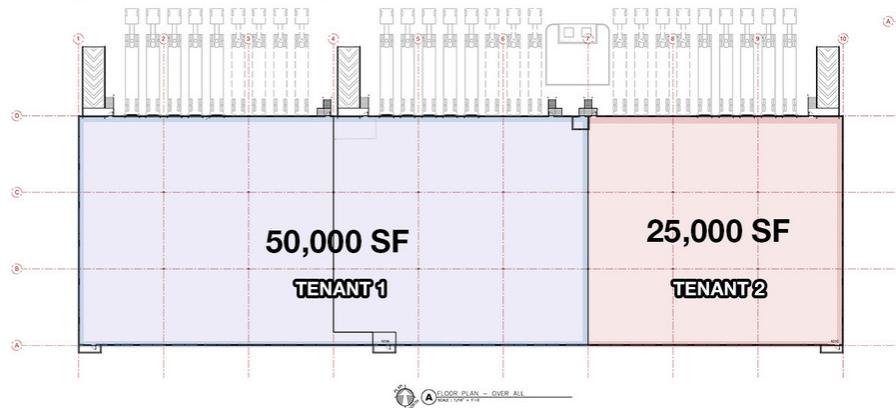
OPTION 1



OPTION 2



OPTION 3



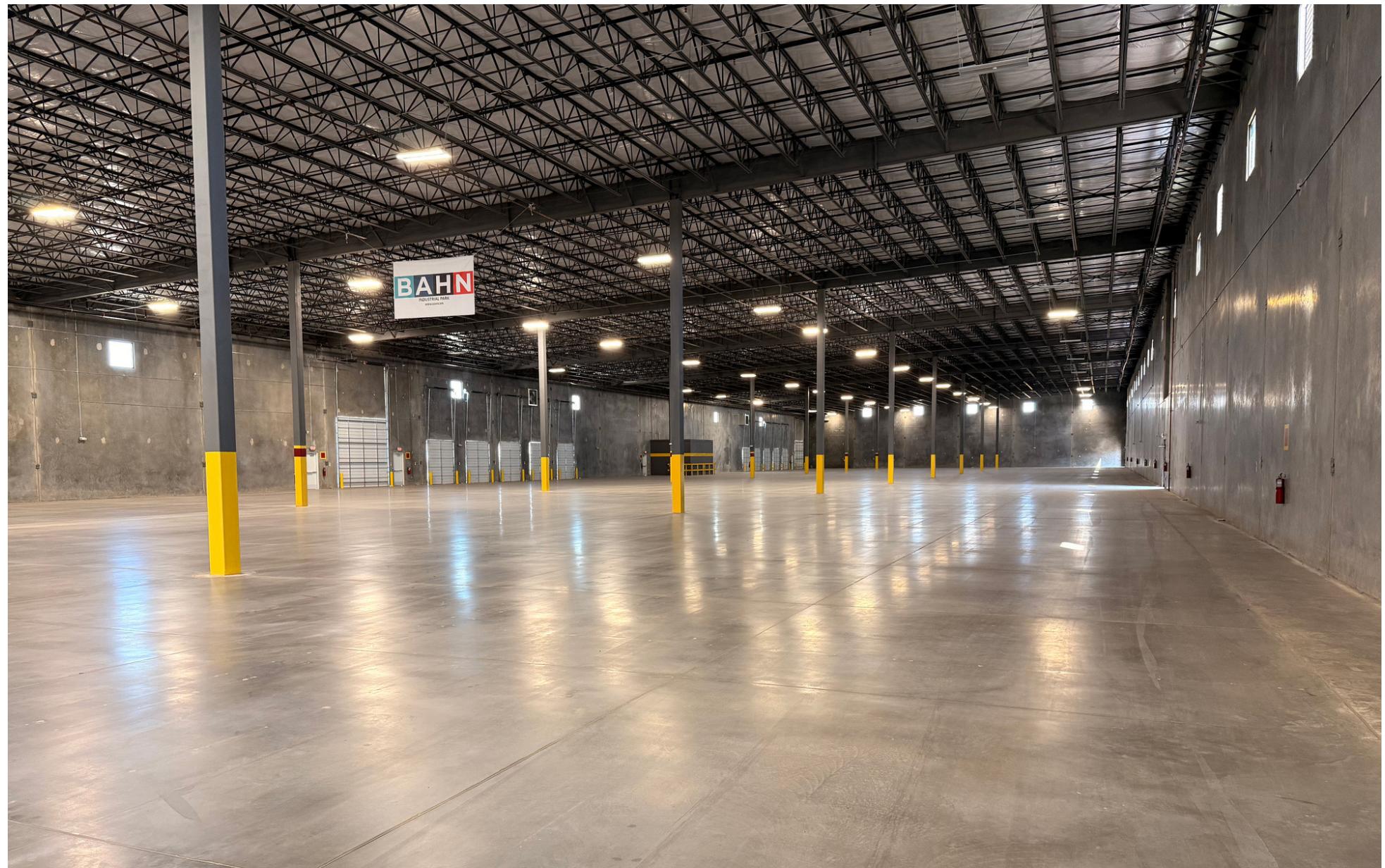
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PHOTOS: INTERIOR

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PHOTOS: EXTERIOR

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The information contained herein has been obtained from sources we believe to be reliable; however, NAI Rio Grande Valley have not verified, and will not verify, any of the information contained herein, nor have the aforementioned Broker conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Laura Liza Paz, SIOR	437175	laurap@nairgv.com	956.994.8900
Designated Broker of Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Laura Liza Paz, SIOR	TX #437175	laurap@nairgv.com	956.227.8000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date