PINNACLE INDUSTRY CENTER

60-ACRE SIGNATURE DEVELOPMENT SITE

SHOVEL READY DEVELOPMENT OPPORTUNITY | 58.99 ACRES

ADJACENT TO MINES ROAD | LAREDO, TX

CBRE National Partners

A CBRE NATIONAL PARTNERS
INDUSTRIAL INVESTMENT OPPORTUNITY

Exclusive Marketing Advisors

TRANSACTION LEADS

Nathan Wynne
Executive Vice President
(713) 206-3881
nathan.wynne@cbre.com

Ryan Thornton
Executive Vice President
(214) 498-8661
ryan.thornton@cbre.com

Jonathan Bryan
Executive Vice President
(214) 448-8197
jonathan.bryan@cbre.com

Eliza Bachhuber
Senior Vice President
(423) 421-7483
eliza.bachhuber@cbre.com

Elliott Dow
Vice President
(918) 845-5835
elliott.dow@cbre.com

LOCAL MARKET ADVISOR

Josh Aguilar
Executive Vice President
(210) 253-6049
joshua.aguilar@cbre.com

DEBT & STRUCTURED FINANCE

Tom Burns
Vice Chairman
(626) 827-7829
tburns@cbre.com

Scott Lewis
Executive Vice President
(214) 979-5605
scott.lewis@cbre.com

2100 McKinney Avenue, Suite 700 | Dallas, TX 75201 | Licensed Real Estate Broker

Offering Process

EXCLUSIVE REPRESENTATION

CBRE, Inc. is exclusively representing the seller in this transaction.

OFFER REQUIREMENTS

Ownership has not established an asking price, but is a market-oriented Seller with expectations that are consistent with the quality of the asset and the unique nature of the opportunity.

All offers should include:

- Purchase price and approval process
- Timing for inspection period and closing date
- Amount of earnest money, including the amount that is non-refundable
- Source of funds for the acquisition
- Financial strength of purchaser
- Summary of closed transactions and references

Seller, with its sole and absolute discretion, reserves the right to remove the Property from the market. Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the Property, to terminate discussions with any party at any time or to extend the deadlines set forth in the time schedule.

CO-BROKER COMMISSION

Any Purchaser which is represented by a broker is responsible to compensate the broker.

COMMUNICATION

All communications, inquiries and requests should be addressed to the CBRE Team listed to the left, as representatives of the Seller.

For more information, please visit our website at
WWW.CBRENP-PINNACLE60.COM

THE OFFERING

CBRE is exclusively offering **Pinnacle 60** ("The Property"), two undeveloped land tracts totaling 31.8569 acres and 27.1323 acres in the Laredo industrial market, one of the nation's most important trade gateway markets. The Property sits adjacent to Mines Road (FM 1472), the primary logistics corridor connecting the Columbia-Solidarity Bridge and the World Trade Bridge. The Property benefits from quick access to FM 1472, easily accessible utilities services, proximity to critical infrastructure, and generally level topography with no floodplain. Given the size and shape, Pinnacle 60 offers optionality for multiple development strategies such as single bulk building, a 2-building concept with multi-tenant optionality, or low coverage IOS.

Shovel Ready for 1MSF+

- Prime Logistics Location
- Infrastructure and Utilities at Site
- Environmental Clean
- Geotech, ALTA, Topo Complete

INVESTMENT HIGHLIGHTS

MINES ROAD CORRIDOR

Key Existing Infrastructure

- The site sits along Mines Rd (FM 1472) a purpose-built logistics corridor with direct frontage between the region's primary international bridges, the Columbia Solidarity Bridge and the World Trade Bridge.
- The Mines Rd corridor has strong existing utilities infrastructure with City of Laredo municipal water and sewer, AEP Texas Central power, and Atmos natural gas all extending into the corridor.
- The site also benefits from proximity to both Union Pacific and CPKC Intermodal facilities in Laredo, providing direct rail access to U.S. and Mexican rail networks via a short drayage move, a critical advantage for manufacturers and distributors moving goods across the border.

KEY DISTANCES	
Mines Road	Adjacent
Future Loop 9	2.1 Miles
I-35	8.4 Miles
World Trade International Bridge	10.1 Miles
Columbia-Solidarity International Bridge	10.7 Miles
Missouri Pacific Railyards	15.4 Miles
Downtown Laredo	15.8 Miles
Laredo International Airport	15.5 Miles
Gateway to the Americas International Bridge	16.4 Miles
Canadian Pacific Kansas City Railroad	24.0 Miles

INFRASTRUCTURE
Improvements

MINES ROAD FEASIBILITY STUDY

- Currently the nation's #1 inland port, Laredo continues to see significant investment in transportation and logistics infrastructure.
  - **Mines Road (FM 1472) Feasibility Study:** TxDOT is actively advancing a two-segment feasibility study evaluating capacity improvements.
    - The first segment evaluates upgrades extending from I-69W northward to north of FM 3338.
    - The second segment examines extending improvements along Mines Road (FM 1472) all the way to SH 255.
  - **Hachar-Reuthinger Road (New East-West Connector):** TxDOT broke ground on a $122 million project in August 2024 to extend Hachar-Reuthinger Road (SH 84) from Mines Road to I-35. The project will create a direct east-west connection between FM 1472 and I-35, featuring two lanes in each direction, with completion expected in 2027.
  - **World Trade Bridge Expansion:** The TxDOT and City of Laredo are expanding the World Trade Bridge with a new 8-lane northbound span and 2 additional southbound lanes. Construction start is targeted for January 2027 with completion in mid-2028.
  - **I-35 Widening & Uniroyal Interchange Improvements:** A $296 Million TxDOT/FWHA funded expansion that will widen I-35 to three lanes in each direction, realign the main lanes, and upgrade the Uniroyal and Beltway Parkway interchanges to improve freight mobility and safety. Bid letting begins in March 2026.

GATEWAY OF NORTH AMERICAN TRADE

The Nation's Premier Inland Port

- Pinnacle 60 is strategically located off Mines Rd (FM 1472, roughly 10 miles from both the World Trade Int'l Bridge and Columbia Solidarity International Bridges, the two commercial traffic bridges in Laredo handling over 14,000 commercial trucks daily.
- **10.1 MILES AWAY - THE WORLD TRADE INTERNATIONAL BRIDGE** – The only border crossing in the region that does not allow pedestrians or non-commercial vehicles, bolstering accessibility and trade volume. The City of Laredo and TxDOT funded $24.1 million expansion project is expected to commence construction in late 2026. Plans include the addition of eight new toll booths, eight additional northbound lanes, two new bridge lanes, and four CBP multi-energy inspection portals. The expanded facility is expected to be fully operational by 2028, supporting long-term freight growth and continued regional industrial demand.
- **10.7 MILES AWAY – THE COLUMBIA SOLIDARITY BRIDGE** – A critical commercial gateway between the United States and Mexico, is undergoing a major $32 million expansion project led by the City of Laredo, TxDOT, and Mexican federal authorities. The Columbia Solidarity Bridge improvement will add eight new northbound commercial inspection booths, expand northbound approach lanes, modernize CBP processing facilities, and upgrade southbound export infrastructure. Construction is advancing in phases following federal approval of the Presidential Permit amendment in 2024, with full operation expected by 2027.
- **18.0 MILES AWAY – THE GATEWAY TO THE AMERICAS BRIDGE** – $100 million privately funded binational rail-infrastructure investment by Canadian Pacific Kansas City (CPCK) completed and opened in February 2025 added a brand-new second international rail bridge between Laredo and Nuevo Laredo, effectively doubling cross-border rail capacity and significantly improving freight fluidity for automotive, intermodal, and industrial cargo.

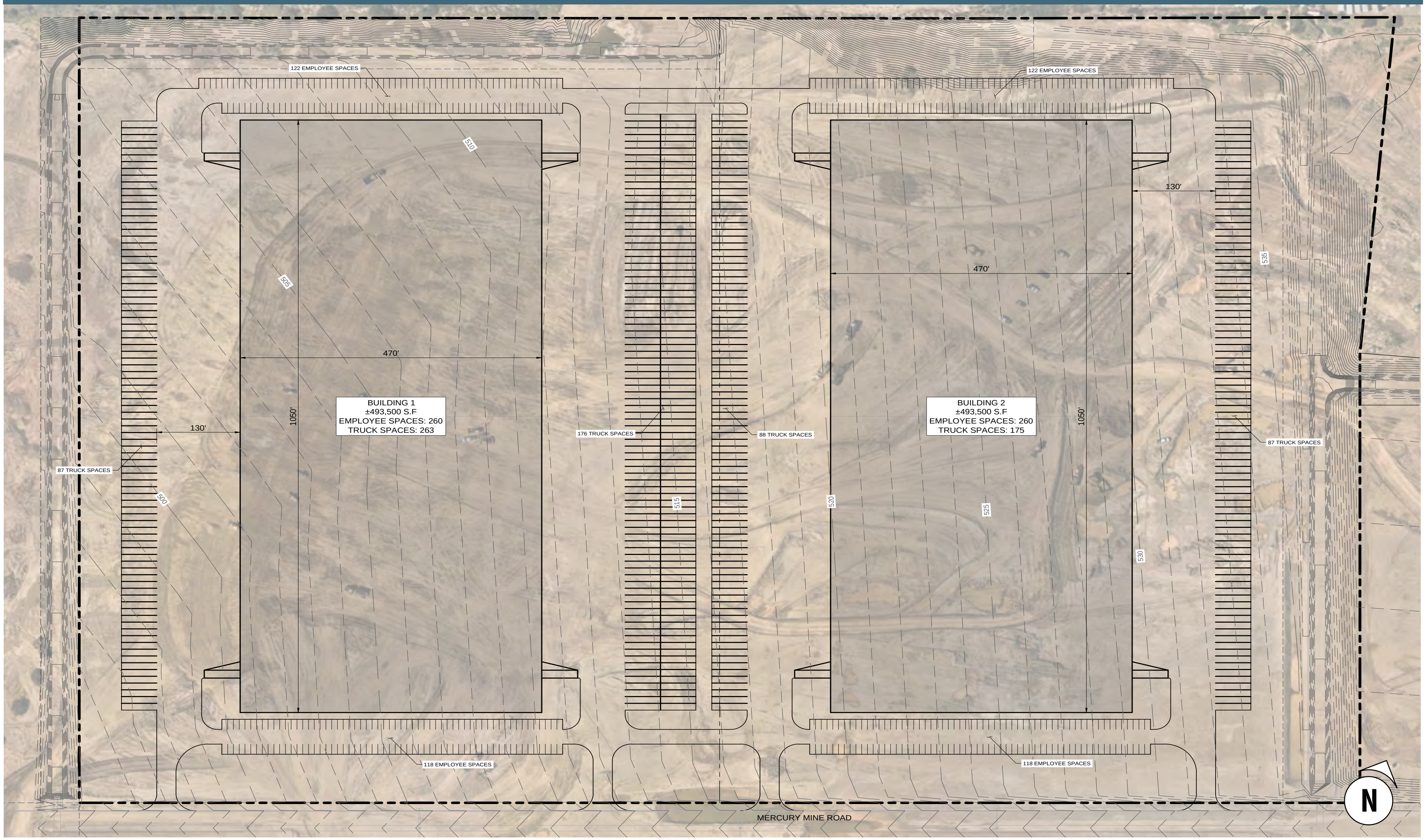
THE GATEWAY TO THE AMERICAS BRIDGE

Aerial

Site Plan

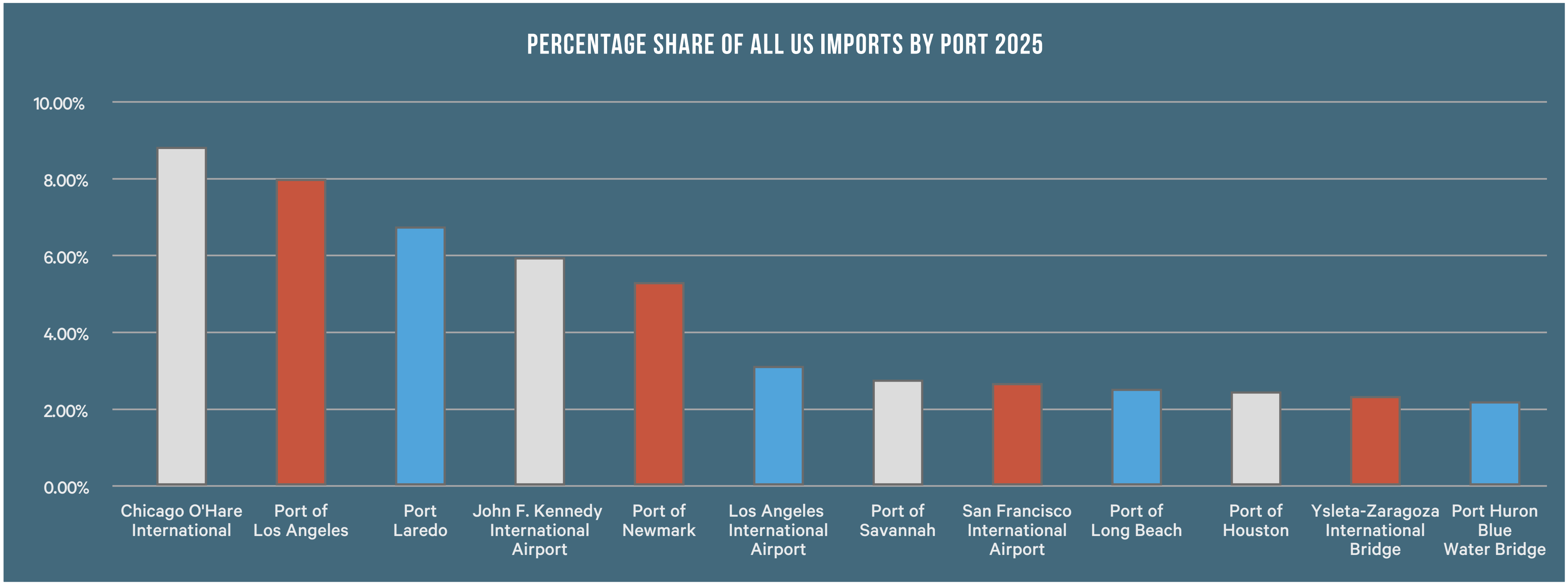
Flexible Plans

Two Building | 1MSF+ Single Building | Ample IOS



LAREDO, TX
MARKET OVERVIEW

Laredo is ideally situated on the Texas-Mexico border as a vital part of the trade corridors connecting Mexico and Latin America with the U.S. and Canada. The rapidly expanding industrial market and abundant labor force make it particularly attractive to companies seeking supply chain efficiencies. Situated along the Rio Grande, Laredo is one of South Texas's most important industrial markets, with significant ties to Mexico. The city is within 160 miles of San Antonio, Corpus Christi, and McAllen, Texas, as well as the major automobile manufacturing hub of Monterrey, Mexico. Two of Laredo's four international bridges with Mexico, the World Trade Bridge and Columbia Bridge, can accommodate commercial cargo vehicles. The Port of Laredo is the #1 busiest commercial land port on the U.S.-Mexico border in Texas and ranks as the third largest in the nation by total annual trade value. The Laredo customs district continues to serve as the nation's busiest land port, moving billions in goods each week as automobiles, electronics, machinery, produce, parts, and finished goods flow across the US-Mexico border. In 2025, the Port handled more than $354 billion in global trade, ranking #1 among all US land ports and #3 among more than 450 US ports of entry. Imports throughout 2025 totaled $227 billion, while exports reached 126 billion, marking a 4.40% increase in total trade over 2024. By the end of 2025 Port Laredo's throughput was supporting approximately 35% of all US-Mexico trade. Laredo's central role in North American supply chains is underscored by the fact that one in four commercial trucks entering the United States crosses through the Port of Laredo, with the Port averaging 20,000 commercial vehicle crossings per day.



Laredo is connected to a 1,500-mile stretch of the U.S. via Interstate 35, which passes through six Midwest states, all the way up to Duluth, Minnesota. The Laredo International Airport continues to play a critical role for the region. The most recent full year data shows that in calendar year 2024, the airport handled 436.2 million pounds of air cargo, according to official airport traffic statistics. The airport reported $667.55 million in commercial air cargo operations during the same period. As for rail transportation, the region continues to benefit from service by the Union Pacific Railroad and the Canadian Pacific Kansas City Railroad, providing direct efficient rail connectivity deep into Mexico and across North America.

#1

PORT OF LAREDO IS THE
#1 INLAND PORT ON THE U.S.-MEXICO BORDER

#1

MEXICO HAS SURPASSED CHINA AS
THE NO. 1 TRADE PARTNER

HOME TO

510	210	OVER 10
FREIGHT FORWARDERS,	TRUCKING/TRANSPORT COMPANIES	U.S. CUSTOMS BROKERS

#1

RAILROAD INTERCHANGE ON THE U.S.-MEXICO BORDER

INCLUDING CARS, OVER

16.23 MILLION

VEHICLES, BUSES, AND TRUCKS CROSSED
THE RIO GRANDE AT LAREDO IN 2025

35%

OF ALL TRADE BETWEEN THE
U.S. AND MEXICO GOES THROUGH LAREDO

LAREDO DEMOGRAPHICS

& Workforce

Laredo's industrial market straddles the U.S. border with Mexico and reaches more than 8 million people within a 250-mile radius. More than 285,000 people live within 50 miles, 25% of them within the 18-to-34 age. The City of Laredo on the U.S. side of the border has a labor force of approximately 114,200 workers. Additionally, there is a population base of 425,058 people living in Nuevo Laredo immediately across the border to the south, contributing to thousands of additional legal workers who commute into Laredo daily.

Laredo's largest employers are led by its two major public education institutions, Laredo ISD and United ISD, which together represent the city's most significant workforce base. Higher education institutions such as Laredo College and Texas A&M International University also rank among top employers. Beyond education, major private-sector organizations including Laredo Medical Center, Walmart, and AT&T play key roles in supporting the region's healthcare, retail, and telecommunications sectors.

LOCATION INCENTIVES

According to CBRE's Location Incentives Group, the Texas Enterprise Fund (TEF) is one of the top economic incentive programs available to companies considering a location in Laredo. TEF provides discretionary cash grants to companies considering a new project for which a Texas site is competing against other out-of-state locations. Grant amounts are determined based on the average wage of new employees, the hiring timeline and a company's total capital investment.

The Texas Workforce Commission's Skills Development Fund also offers job training grants through community and technical colleges to support customized workforce development and wage growth. Additionally, Laredo's Foreign Trade Zone (FTZ #94) provides significant advantages by reducing, deferring, or eliminating customs duties, helping companies mitigate the financial impact of tariffs and streamline operations.

LAREDO

Industrial Market Overview

- Laredo is a crucial industrial hub and ranks as the nation's 3rd busiest port. Laredo comprises eight major submarkets, encompassing more than 48 million square feet of industrial space, the market primarily serves as a funnel for product traveling northbound into the United States via Monterrey.

NEARSHORING DRIVES DEMAND

- A large majority of imports originate from Bajio, Mexico, Mexico's primary automotive and aerospace manufacturing region.
- The U.S.'s nearshoring of manufacturing to northern Mexico has significantly benefited Laredo in recent years, resulting in a continued influx of OEM suppliers. This trend is driving a persistent need for large-footprint warehouses and distribution centers to facilitate the rapid movement of goods across the border.

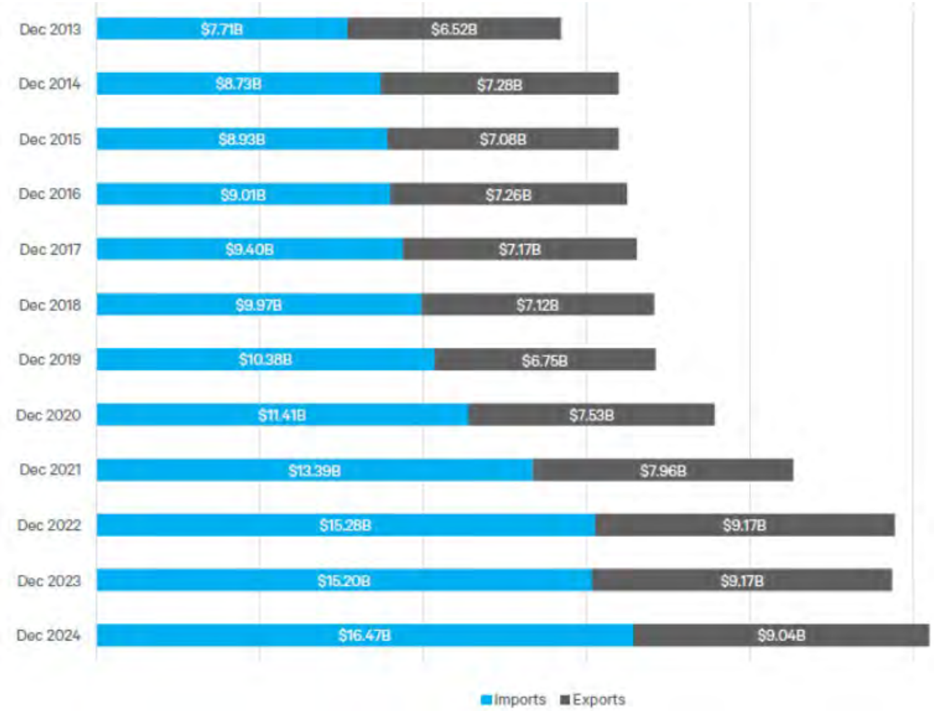
POSITIVE NET ABSORPTION

- Q4 2025 totaled 248,235 square feet of positive net absorption, bringing the annual total to 1.1 million square feet. Class A space continues to dominate positive net absorption, accounting for 95% of total net absorption in 2025.

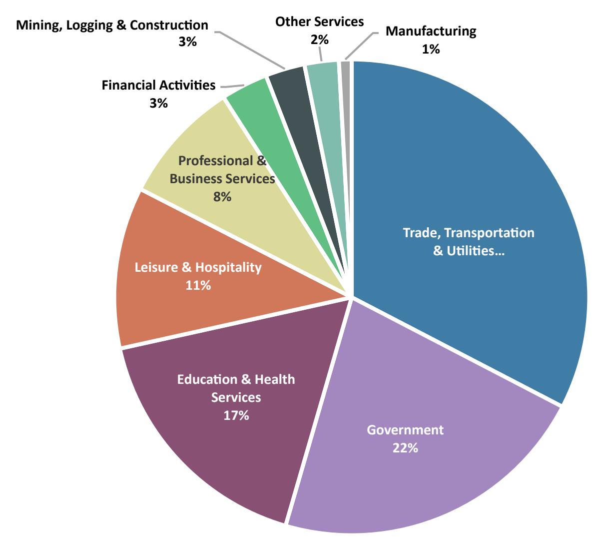
CONSTRUCTION UPDATE

- 628,863 square feet were delivered in the fourth quarter of 2025, bringing the yearly deliveries to 2,738,277 SF.
- There are 6.45 million square feet remaining in the development pipeline, with 58% of this in the North submarket, 8% in the North Central submarket, and 34% in the Northwest submarket.
- Of the 6.45 million square feet in the pipeline, only 199,864 are considered Class B development.

PORT OF LAREDO TRADE SAME MONTH, YEAR OVER YEAR



EMPLOYMENT SECTORS THAT COMPRISE THE LAREDO WORKFORCE



From the Laredo Industrial Figures, Q4 2025.

AFFILIATED BUSINESS DISCOURSE

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE National Partners

Exclusive Marketing Advisors

TRANSACTION LEADS

Nathan Wynne
Executive Vice President
(713) 206-3881
nathan.wynne@cbre.com

Ryan Thornton
Executive Vice President
(214) 498-8661
ryan.thornton@cbre.com

Jonathan Bryan
Executive Vice President
(214) 448-8197
jonathan.bryan@cbre.com

Eliza Bachhuber
Senior Vice President
(423) 421-7483
eliza.bachhuber@cbre.com

Elliott Dow
Vice President
(918) 845-5835
elliott.dow@cbre.com

LOCAL MARKET ADVISOR

Josh Aguilar
Executive Vice President
(210) 253-6049
joshua.aguilar@cbre.com

DEBT & STRUCTURED FINANCE

Tom Burns
Vice Chairman
(626) 827-7829
tburns@cbre.com

Scott Lewis
Executive Vice President
(214) 979-5605
scott.lewis@cbre.com

2100 McKinney Avenue, Suite 700 | Dallas, TX 75201 | Licensed Real Estate Broker

NATIONAL PARTNERS BROKERS

Global Industrial & Logistics
- Will Pike
- Heather Mcclain

Northeast
- Michael Hines
- Brian Fiumara
- Brad Ruppel
- Bo Cashman
- Jonathan Beard
- Elli Klapper
- Joe Hill
- Charlotte Sands
- Lauren Dawicki

Southeast
- Frank Fallon
- Trey Barry
- José Lobón
- Brian Linnihan
- Royce Rose
- George Fallon
- Jennifer Klingler

North Central
- Ryan Bain
- Zach Graham
- Judd Welliver
- Bentley Smith
- Joe Horrigan
- Victoria Gomez

South Central
- James Bolt
- Jonathan Bryan
- Ryan Thornton
- Tyler Carner
- Jeremy Ballenger
- Nathan Wynne
- Eliza Bachhuber
- Keiffer Garton
- Elliott Dow
- Colleen Fazio
- Morgan Dunn

West Region
- Darla Longo
- Barbara Perrier
- Brett Hartzell
- Rebecca Perlmutter
- Joe Cesta
- Rusty Kennedy
- Brian Russell
- Michael Longo
- Eric A. Cox
- Charles Salley
- Melissa Moock
- Jonathan Garrick
- Melissa Moock
- Gina Christen

Debt & Structured Finance
- Steve Roth
- Val Achtemeier
- Tom Traynor
- Tom Rugg
- Mike Ryan
- Mark Fluent
- Bill Moyer
- Dave Milestone
- Scott Lewis
- Ryan Kieser
- Bill Jurjovec
- JP Cordeiro
- Mark Finan
- Matt Schmidt
- Christine Dierker