

An aerial photograph of a large, undeveloped industrial park site. The land is divided into several large, rectangular plots by dirt roads. A paved road runs along the left side of the site. In the background, a residential area with houses and trees is visible under a clear blue sky. A small pond is located on the right side of the site.

# EMPIRE

INDUSTRIAL PARK

## **Empire Industrial Park**

4338 El Indio Hwy  
Eagle Pass, TX 78852

[www.theempireindustrialpark.com](http://www.theempireindustrialpark.com)

# WHY EAGLE PASS?

A future consideration regarding U.S. – Mexico border crossings involves the uptick of cargo transportation across Mexico from seaports to the U.S. via border crossings in Eagle Pass, Laredo, and beyond. Mazatlan, situated on Mexico's western coastline, boasts a direct roadway network connecting it to Piedras Negras and Eagle Pass. Consequently, the Eagle Pass border crossing has emerged as an increasingly popular port of entry.

In addition to the need to ease pressure on other trade routes connecting seaports and U.S.-Mexico inland ports, safety has become a major concern for transport trucks in Mexico. In recent years, incidents of cartels and organized crime hijacking essential cargo transportation have escalated in neighboring Mexican states. The overall Eagle Pass border crossing trade route presents a viable solution by eliminating an excess of obstacles to and from Mazatlan for cargo traveling to or from its seaport. This route circumvents the regions of Chihuahua, Nuevo Leon, and Tamaulipas, providing a safer alternative for trade transportation.

In July 2022, Mexican representatives extended an invitation to a select group of TXDot employees and consultants for a comprehensive tour of various facilities in Coahuila. The study team's itinerary included visits to Torreon, Saltillo, and Piedras Negras, all strategically positioned along the U.S.-Mexico trade route to and from the Eagle Pass Point of Entry. During the visit, the team had the opportunity to engage in discussions with Coahuila Governor Miguel Ángel Quelme Solís, key stakeholders, and fostered coordinated efforts

with Mexican Partners. The tour encompassed significant industrial sites such as the Peñoles Mining Company, Chrysler Plant, Daimler Freightliner Plant, General Motors Plant, and Constellation Brands Plant. This immersive experience provided invaluable insights into the origins of cross-border trade and the intricate navigation of freight to the border. The study team noted a pronounced demand transportation infrastructure in both Texas and Mexico, attributed to the effects of reshoring/nearshoring.

Eagle Pass is Poised to emerge as the next bustling hub for international commerce between the U.S. and Mexico. As other border crossings in Texas become increasingly congested, Eagle Pass presents a vital solution, particularly considering that nearly 80% of trade passing through the three international border crossings of Laredo, Eagle Pass, and Del Rio is transported by truck. The growth of Eagle Pass as a prominent trade route will unlock a previously underutilized avenue, addressing the longstanding issue of inadequate infrastructure. Moreover, it will alleviate the strain on heavily trafficked highways in Mexico. Geographically positioned to serve as a gateway, the Eagle Pass Port of Entry will streamline trade operations for regions west of Nuevo Leon, offering significant savings in both time and money.

It is important to acknowledge the existing robust infrastructure supporting trade already between Mazatlan and Eagle Pass. Notably, the highways connecting these points are well-developed and capable of accommodating increased heavy commercial traffic. Moreover, the border facilities at Eagle Pass surpass those at other points of entry in Mexico, boasting effective equipment and capacity. This advantage translates into the ability to handle substantial trade volumes efficiently, while simultaneously reducing wait times and enhancing safety measures.



## THERE ARE FOUR MAJOR FACTORS IN THE EMINENT EXPLOSION OF THE PORT OF 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 timeframe 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.
3. 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.**
4. The US 57 Corridor will become a highway marking the connection point between Eagle Pass and central Texas via Interstate 35.

# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

The delivery of EMPIRE Industrial Park will mark a pivotal milestone for Eagle Pass, Texas, as it will exist as the region's first Class A industrial park. The development of several different industrial building types will introduce essential logistics-centered infrastructure capable of servicing a multitude of industries, further facilitating international trade, economic prosperity, and diversification.

Strategically positioned within the natural flow commercial traffic in Eagle Pass, EMPIRE Industrial Park sits at the intersection of Highway 480 and El Indio Highway, offering prime accessibility from both directions along the corridor.

The selected location of EMPIRE Industrial Park was significantly influenced by Eagle Pass city ordinance mandating that all commercial traffic utilize Loop 480 for exiting the city. This regulation played a pivotal role in the location decision-making process. Positioned strategically just 3 miles away from the entry point connection, Camino Real International Bridge, the industrial park offers unparalleled convenience for commercial transportation. With easy access to the commercial roadway and close proximity to the port of entry, EMPIRE provides unmatched consideration for all logistical needs in the region.

## PROPERTY FEATURES

- 36 ft Concrete Streets
- Water
- Sewer
- Electricity
- Natural Gas Lines
- Green Development
- Secure Trailer Drop Yard

With over 1,761 acres of Class A Industrial tracts, Phase I will consist of 461 acres ranging from 5 acre to 60 acre tracts.

Tracts at EMPIRE Industrial are available for sale or built-to-suit a variety of needs, ensuring flexibility to accommodate different requirements. The industrial park is well-suited for a diverse range of commercial purposes, including distribution warehousing, cold storage, transportation terminals, and light manufacturing. Given the substantial volume of food and produce trade passing through the Eagle Pass Port of Entry, the park provides an excellent option for distribution space tailored to this product type.

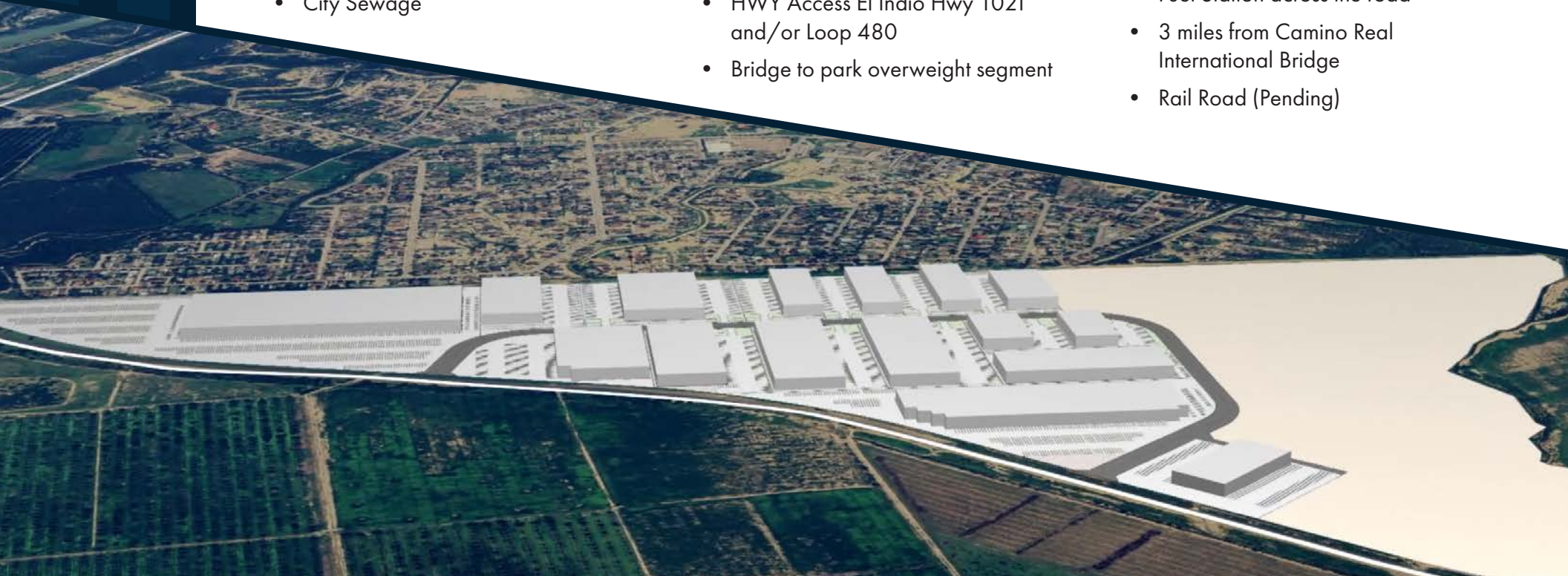


# PROPERTY DESCRIPTION

## WE OFFER

We offer a comprehensive range of features and amenities. With utilities readily available on site or in close proximity, including city water and sewage, as well as an AEP main substation and 3-phase power natural gas line, we ensure a seamless operational setup. The warehouse benefits from convenient highway access, with both El Indio Hwy 1021 and Loop 480 in close proximity, facilitating efficient transportation and logistics. Furthermore, our project is located within a Foreign Trade Zone (FTZ), providing unique benefits for businesses involved in international trade, including a Magna site with secondary custom inspection capabilities on site. Additionally, a proposed bridge will allow for the smooth passage of overweight segments. A fuel station conveniently located across the road ensures easy access to fueling needs. Finally, plans for a railroad connection are pending, further enhancing transportation options. With these exceptional features, our proposed warehouse project is positioned to meet the diverse needs of the government, fostering a thriving and efficient operational environment.

- Utilities on site or in connectable proximity
- City Water
- City Sewage
- AEP Main substation and 3 phase power
- Natural Gas Line
- HWY Access El Indio Hwy 1021 and/or Loop 480
- Bridge to park overweight segment
- Foreign Trade Zone (FTZ) with magna site with secondary custom inspection on site
- Fuel Station across the road
- 3 miles from Camino Real International Bridge
- Rail Road (Pending)



# SITE PLAN



# FUTURE PLANS



# AERIAL VIEW





# RENDERINGS





## PRESS RELEASE

Lee & Associates – Houston is excited to announce the recent groundbreaking of EMPIRE Industrial Park in Eagle Pass, Texas. This park, the first of its kind in this strategic location, is designed to meet the needs of diverse industries and international trade, fostering a thriving business environment. Empire Industrial Park offers 461 acres of versatile land tracts ranging from 5-60 acres available for sale or built-to-suit. Ideal for distribution, warehousing, cold storage, transportation terminals, logistics, cross dock building configurations, light manufacturing, and for food and produce distribution centers. Furthermore, the development is located within a Foreign Trade Zone (FTZ), providing unique benefits for businesses involved in international trade, including a Magna site with secondary custom inspection capabilities on site.

Enrique Volkmer, Associate at Lee & Associates, is overseeing the sale and leasing activity for this state-of-the-art Class A facility on behalf of the developer, EMPIRE. The development, managed by Cobalt Construction as the general contractor and designed by Slay Engineering, is projected to deliver Q2 2025.

Volkmer commented, “this development will bring the much-needed infrastructure that will be able to service many industries and international trade, and will promote time and cost savings for those traveling through Eagle Pass”.

In attendance, offering their support for the EMPIRE Industrial Park development, were Eagle Pass Mayor Salinas, Maverick County Judge Ramsey, along with Texas State Representative Morales.

Brokered By



**Enrique Volkmer**

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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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Buyer/Tenant/Seller/Landlord Initials

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Date

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IABS 1-0 Date