

OFFERING MEMORANDUM · FOR SALE OR LEASE



WALK THE BAY  
3D MATTERPORT  
TOUR

A NEW CLASS A MULTI-TENANT BUILDING

# Office. Retail. Flex. Manufacturing.

1524 Pawling Drive · Horizon City, Texas · 79928

FOR SALE OR PER-BAY LEASE

20,000 SF · 10 independent bays



**WOLF**

*Landmark Investment and  
Development Group*

• THE CASE FOR HORIZON CITY

# A turnkey U.S. footprint, *ready in days — not years.*

20<sup>K</sup> SF

MOVE-IN READY

*Vanilla shell · C of O delivered Jan 2026*

3<sup>×</sup>

EXPANSION RUNWAY

*Adjacent 3 acres under same ownership — to 60K SF*

\$3.5<sup>M</sup>

OWNER-USER SALE

*Building + 1.34-acre parcel · expansion land separately*

*A new-construction Class A multi-tenant building with C of O in hand, sized for tenancy on day one and configured for sale or per-bay lease.*

1524 Pawling is finished, vacant, and configured for either a single owner-user or up to ten independent tenants — **office, retail, flex, light manufacturing, medical, fitness, automotive service, and contractor uses** all fit within the existing shell. Ten 2,000 SF bays, each with a full-height glass storefront entry, dedicated electrical service, independent HVAC, isolated restroom, and rear grade-level loading. CMU walls, 21 ft clear, fully sprinklered, with a 75-year concrete lot rated for heavy commercial trucking.

The site sits in the El Paso Borderplex on the U.S. side of the largest binational trade corridor in the Americas — Texas tax structure, USMCA access, 30 minutes to the Juárez maquila floor, and 3 minutes to I-10. **Three contiguous acres next door under the same ownership** for 2<sup>×</sup> and 3<sup>×</sup> growth in place.

## The top three.

SPEED	C of O in hand · move in Q2
POWER	100A per 1,000 SF · 21 ft clear
RUNWAY	2 <sup>×</sup> and 3 <sup>×</sup> engineered next door
GEOGRAPHY	USMCA · Borderplex · Texas tax structure
TERMS	\$3.5M sale · 2K-20K SF lease

**Move in this quarter.** *A single tenant or up to ten. Buy the building or lease a bay.*

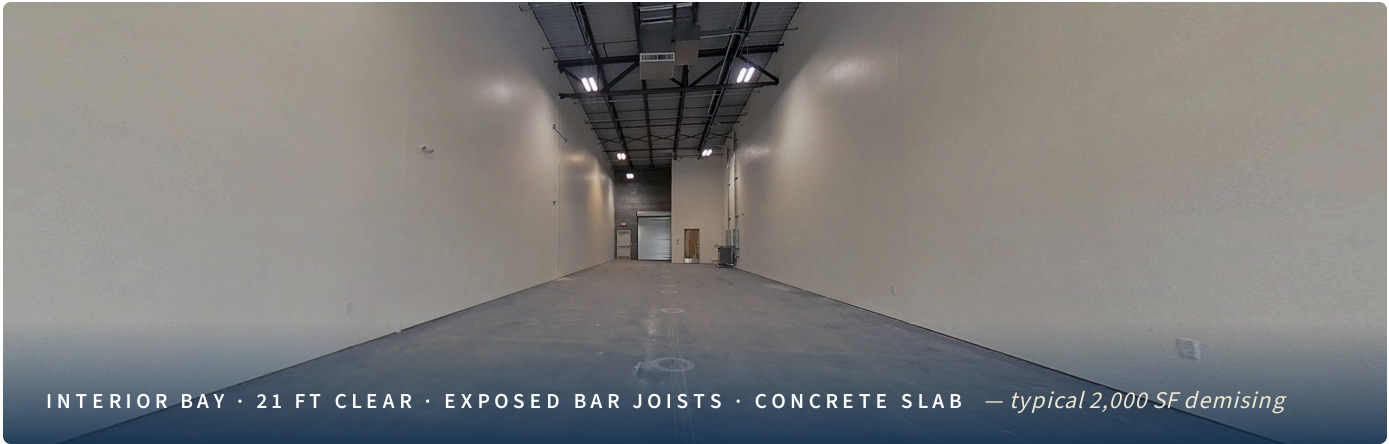
### ABOUT THE SELLER

**A direct transaction with a sole owner.**

Wolf has been developing in the El Paso Borderplex since 1999. The portfolio includes federal GSA tenancies (VA, U.S. Army, U.S. Navy), medical office campuses, and industrial flex — with major exits to institutional buyers such as Hammes Partners. **1524 Pawling is held by a single Wolf-controlled entity with no fund partners** — decisions on price, terms, and closing run through one principal.

• BUILT TO CLASS A SPECIFICATION

# A vanilla shell *that didn't compromise on the bones.*



INTERIOR BAY · 21 FT CLEAR · EXPOSED BAR JOISTS · CONCRETE SLAB — *typical 2,000 SF demising*

100<sup>A</sup>

PER 1,000 SF

*200A per 2,000 SF bay*

21<sup>ft</sup>

CLEAR HEIGHT

*Exposed bar joists · clear span*

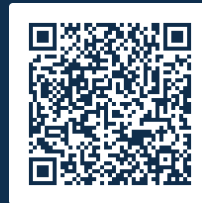
7.5<sup>T</sup>

HVAC PER BAY

*Independent rooftop zones*

## Specification.

TOTAL RSF	20,000 SF · expandable 60K
PARCEL	1.34 ac · 3 ac adj. avail.
CONSTRUCTION	CMU · steel · concrete
SLAB & ROOF	Truck-rated · TPO cool-roof
FLOOR LOAD	250+ lbs/SF interior
LIFE-SAFETY	100% sprinklered · alarmed
UTILITIES	Fiber · gas · water · sewer
ZONING	By-right industrial / mfg
STATUS	Vanilla shell · C of O Jan '26



WALK IT TONIGHT

**Tour a 2,000 SF bay in 3D.**

Matterport walkthrough · scan to step inside.

Each bay carries dedicated electrical, independent HVAC, isolated restroom, full-height glass storefront entry, and its own rear roll-up door. Full-height CMU demising lets independent tenants — office, retail, fitness, medical, light manufacturing — operate side-by-side without shared HVAC, shared egress, or operational interference. Or take the whole footprint as one 20,000 SF clear-span floor.

The shell is finished but uncommitted. Tenant improvements drop directly into new construction

- ENGINEERED FOR ANY TENANT TYPE

# Three-phase 480V service. *300 KVA at the curb.*

## 480<sup>V</sup>

3-PHASE · 4-WIRE

*El Paso Electric ·  
padmount*

## 300<sup>KVA</sup>

PRIMARY  
TRANSFORMER

*Dedicated easement &  
clearances*

## 800<sup>A</sup>

MAIN SWITCHGEAR

*NEMA 3R · outdoor-rated*

## 426<sup>A</sup>

CONNECTED LOAD

*~47% headroom over  
design*

*The differentiator for any operator — office, retail, flex, or manufacturing — is at the curb: a 300 KVA primary transformer feeding 480Y/277V three-phase, four-wire to an 800-amp main with meaningful headroom over the as-designed load.*

Service entrance is via three 5" conduits with parallel #350 MCM THHN copper feeders. The 800A main is sized well above the 426A connected load — leaving roughly **374A of headroom for tenant equipment**. Office tech loads, retail signage and HVAC, fitness equipment, medical imaging, and light manufacturing tools all seat within existing capacity without a service upsize.

**Future-expansion provisions are roughed in:** a 600A "FPH" panel slot at 480Y/277V 3PH 4W, a 15 KVA Delta-Wye step-down, and a 125A "FPL" panel at 120/208V 3PH 4W. Per-bay allocation is approximately 37,500 VA (~45A) covering lighting, receptacles, 10 VA/SF HVAC, water heater, and signage. House panels HPH and HPL handle common-area and exterior loads.

### Mechanical / HVAC.

RTUS	10 packaged · one per bay
HVAC DESIGN	10 VA/SF allowance
SUPPLEMENT	Gas-fired heaters · 100K–175K BTU/hr

### Structural & envelope.

SYSTEM	Steel frame · CMU · Type II-B
FOOTPRINT	~240' × 83–100'
COLUMN GRID	6 × 5 · ~30' bay spans
CLEAR HEIGHT	20'-9" interior

**100% CDs in hand.** Construction documents dated December 22, 2023 (Project No. 23-131). Architect: GRX Architects · Engineer: Raxis Engineering · Structural: Fierro-Stevens. Codes: 2021 IBC family · 2014 NEC · 2012 TAS / 2010 ADA SAS · 2021 IECC ComCheck. Wet-pipe sprinklers, voice alarm, emergency responder radio; up to 70,000 SF S-1 single-floor occupancy. 65 dedicated parking spaces (10% surplus over the 58-space requirement).

• TEN OF EVERYTHING THAT MATTERS

# 10 bays. *10 of everything else.*



## 10

### ROLL-UP DOORS

*One per bay · grade-level loading*

## 10

### ELECTRICAL PANELS

*200A each · independent metering*

## 10

### RTU HVAC

*7.5 tons each · 75 tons total*

## 10

### RESTROOMS

*ADA · in-bay · isolated*

The building is engineered for tenant independence. Every system terminates at the bay level: independent power, independent climate, independent loading, independent egress. **A landlord with five different tenants — a clinic, a fitness studio, an office, a showroom, a fabricator — can keep them physically and electrically separated** without conflicting on HVAC, restrooms, or after-hours access.

Take a single 2,000 SF bay for one tenant. Combine three for a larger user. Take all ten and demolish the demising for a single 20,000 SF clear-span floor. The slab, the electrical backbone, and the HVAC capacity were sized for either case from day one.

• THE LAND NEXT DOOR IS OURS

# Pre-engineered for 2× and 3× *without a relocation.*



PHASE 1 · TODAY

**20K**  
SQ FT · 1.34 AC

*Move-in ready · ten bays operational*

PHASE 2 · 2×

**40K**  
SQ FT · ~2.5 AC

*Build-to-suit on adjacent parcel*

PHASE 3 · 3×

**60K**  
SQ FT · ~4.3 AC

*Full campus deployment*

Most operators in growth phase learn the cost of expansion the hard way: a Phase 1 site at 50% utilization, a Phase 2 building eight miles away, two HR systems, two payroll cycles, two facility teams. The hyper-growth tenant's worst outcome is a forced relocation eighteen months after move-in.

**1524 Pawling solves this on the survey.** The 3 acres immediately adjacent are owned by the same Wolf entity. A buyer can lock them up day one — purchase or ground lease at \$14/SF — and bring Phase 2 online without leaving the parcel. There is no second move.

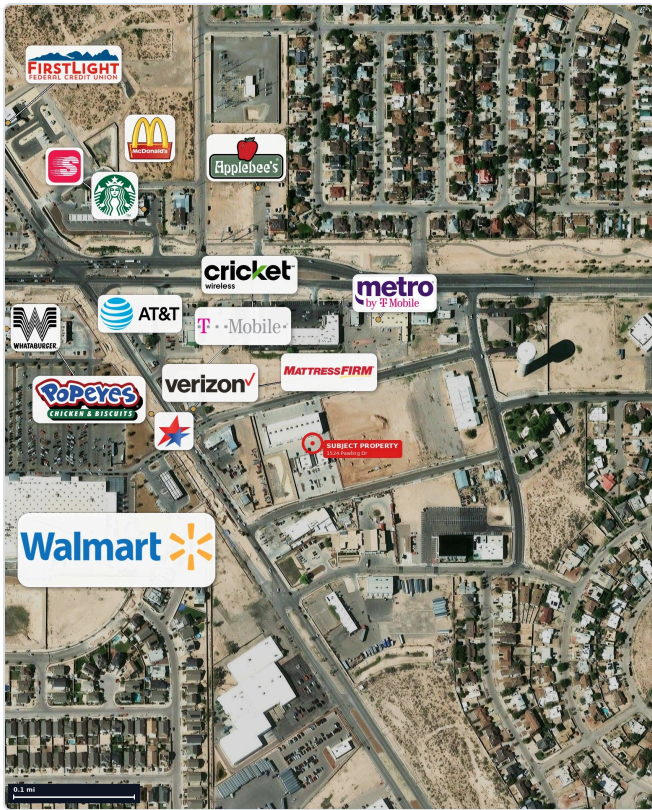
**Expansion terms.**

ADJACENT · SAME OWNERSHIP

ACREAGE	3 acres
PRICING	\$14/SF
FORM	Purchase or ground lease
OWNER	Horizon Oxbow Dev. LLC
BUILD-TO-SUIT	Wolf as developer

• THE EL PASO-JUÁREZ BORDERPLEX

# On the U.S. side of the largest *binational trade corridor* in the Americas.



AREA RETAIL · 0.25-MILE RADIUS FROM 1524 PAWLING

The El Paso–Juárez metroplex is the densest cross-border trade corridor in North America. **Roughly 330 maquiladoras** across Ciudad Juárez assemble for OEMs in automotive, electronics, medical device, and aerospace — Foxconn, Bosch, Lear, Delphi, Siemens, TE Connectivity. The bridge clearances at Bridge of the Americas and Zaragoza handle daily commercial trucking under USMCA.

**1524 Pawling** sits on the U.S. side of this ecosystem — Texas tax structure, U.S. employment law, U.S. trade-secret protection, and direct access to a binational consumer and labor market of approximately 3 million people.

## Reach & access.

FROM 1524 PAWLING DRIVE

EL PASO INTL (ELP)	~21 mi
BRIDGE OF THE AMERICAS	~22 mi
JUÁREZ MAQUILA CORE	~25 mi
I-10 ACCESS	~3 mi
UTEP (ENGINEERING)	~24 mi
WALMART-ANCHORED RETAIL	0.10 mi

• THE LABOR POOL YOU CAME FOR

# Half a million workers. *Bilingual at every level.*

~500<sup>K</sup>

MFG WORKFORCE

*Combined El Paso + Juárez · binational*

~24<sup>K</sup>

UTEP STUDENTS

*R1 research · engineering since 1913*

70+

FORTUNE 500

*Already operating in the region*

*The Borderplex is the third- to fourth-largest economic node in North America — and the only one that is fluently bilingual at every level of the org chart.*

**Three labor pipelines feed the same parking lot.** The University of Texas at El Paso is a Carnegie R1 research institution, conferred its first electrical engineering doctorate in 1989, and reported \$162M in research expenditures in FY2025. **Fort Bliss** stations approximately 30,000 active-duty soldiers, with a UTEP partnership program funneling separating service members into civilian engineering, operations, and skilled-trade roles. **Juárez** employs approximately 261,000 workers across 300+ plants and roughly 40 industrial parks — a deep bench of trained labor across electronics, packaging, precision-assembly, and adjacent service industries with USMCA proximity.

The combined El Paso–Juárez workforce is approximately 500,000 — the largest binational labor pool in the Western Hemisphere, serving manufacturing, distribution, professional services, healthcare, retail, and hospitality.

## The Texas advantage.

### STRUCTURAL COST & TAX POSITION

PERSONAL INCOME TAX	None
CORPORATE INCOME TAX	None
RIGHT-TO-WORK	Yes · Texas Labor Code §101
USMCA ACCESS	Direct · 30 min to Juárez
INDUSTRIAL LABOR COST	Materially below CA/NV
POWER COST	Below national avg · ERCOT

**Already here.** *Foxconn · Bosch · Lear · Delphi · Siemens · TE Connectivity · Schneider Electric · Flextronics · Electrolux · Lexmark.*

- OWNER-USER SALE

# A clean transaction. *Sale or per-bay lease.*

## ASKING PRICE · OWNER-USER SALE

# \$3,500,000

20,000 SF Class A multi-tenant building on 1.34 acres · vanilla shell · C of O issued January 2026

Adjacent 3-acre expansion parcel separately available at \$14/SF · purchase or ground lease.

### OWNER

Horizon Oxbow  
Development LLC

### TITLE

Fee simple · clean

### STATUS

Vacant · move-in ready

### DELIVERY

As-is · no further LL  
work

### DILIGENCE

30 days · standard

### CLOSE

30 days · post-diligence

## Next steps.

**Walk it from anywhere.** The Matterport 3D walkthrough on the cover lets the buyer's operations team review a typical 2,000 SF bay before scheduling a site visit.

**Walk it in person.** A 60-to-90 minute on-site visit covers the building, the expansion parcel, and a drive of the Horizon City business corridor, with an introduction to Horizon City EDC Director Eduardo Garcia included. Wolf is the single point of contact for both the building and the adjacent expansion land.

## What's included.

BUILDING	20,000 SF · 10 bays
PARCEL	1.34 acres
PARKING	65 spaces · concrete lot · yard
SYSTEMS	Power · HVAC · sprinklers
PERMITS	C of O issued · in hand



1524 PAWLING DRIVE · HORIZON CITY, TEXAS · *Owner-user sale*

NEXT STEPS

# Walk the *building.*

*Twenty thousand square feet of Class A multi-tenant flex, finished in January 2026 and ready for occupancy. Three contiguous acres of expansion land next door, held by the same ownership for 2x and 3x growth in place. Offered for sale at \$3,500,000 or for per-bay lease from 2,000 SF.*

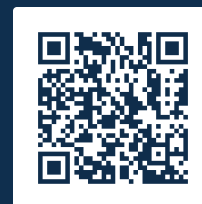
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