

Offering Memorandum

The Federal Suites at Village Plaza

U.S. Department of Homeland Security, Food &
Drug Administration, & Federal Motor Carrier Safety
Administration

216 W Village Blvd | Laredo, TX 78041
Suite: 105, 107, 203, & 205



Accelerating success.



Disclaimer

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Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective Buyers.

By accepting the Offering Memorandum, you agree to indemnify, defend, protect and hold Seller and Broker and any affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney’s fees, collectively “Claims”) arising, directly or indirectly from any actions or omissions of Buyer, its employees, officers, directors or agents.

Buyer shall indemnify and hold Seller and Broker harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney’s fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker’s fees or finder’s fees in relation to or in connection with the Property to the extent claimed, through or under Seller.

The Seller and Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller’s obligation thereunder have been satisfied or waived.

The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a

confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Broker, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

No employee of seller or at the Subject Property is to be contacted without the written approval of the listing agents and doing so would be a violation of this confidentiality agreement.

Broker has created cash flow projections for the Property using Argus Financial Software. Neither Broker nor the Seller make any representation, warranty or guaranty of the economic value of the Property through the cash flow projections contained in this Offering or the associated Argus computer files.

Broker and their prospective buyers agree not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Landlord.



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Offering Summary

216 W Village Blvd
Laredo, TX 78041



Colliers International has been exclusively retained to market for sale 4 federal government-occupied condo suites located at 216 W Village Blvd in Laredo, Texas. Constructed in 2006, this 57,024-square-foot office condo building is leased to three essential federal agencies: the U.S. Department of Homeland Security (DHS & LER), the Food & Drug Administration (FDA), and the Federal Motor Carrier Safety Administration (FMCSA). Together, these agencies carry out critical regulatory, enforcement, and public-safety functions tied to one of the most active and strategically important segments of the U.S.–Mexico border.

The property serves as a key operational hub for DHS in a region where cross-border movement, trade volumes, and security demands remain consistently high. As an DHS-related facility, its proximity to the border is indispensable for field operations, inspections, and logistical coordination. The co-location of FDA and FMCSA further underscores the building's relevance, as both agencies maintain vital oversight responsibilities for food safety, medical imports, trucking compliance, and interstate transportation—functions that are especially concentrated in international gateway markets such as Laredo.

Laredo is one of the country's busiest inland ports, and the building's strategic placement reinforces its importance to ongoing federal activities that cannot be easily relocated or replicated elsewhere. The operational synergy among DHS, FDA, and FMCSA tenants enhances the site's long-term necessity, providing agencies with immediate access to key transportation corridors and border-crossing points. With federal mission intensity remaining a priority for the current administration, the facility's role within this high-security, high-demand environment positions it as a uniquely resilient government asset within a market defined by its critical national significance.



Federal Credit Tenants

Department of Homeland Security, Food & Drug Administration, Federal Motor Carrier Safety Administration - S&P AA+ Rating



Mission Critical Location

Located along the U.S. - Mexico Border with Adjacency to Laredo International Airport



Co-located Mission Critical Tenancy

Two co-located Department of Homeland Security agencies establish a consolidated federal operations hub on-site.



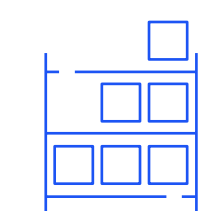
Structured Rent Escalations

Scheduled rent escalations produce compounding NOI growth, delivering increasing returns to investors over the period.



Long Term Tenant Commitment

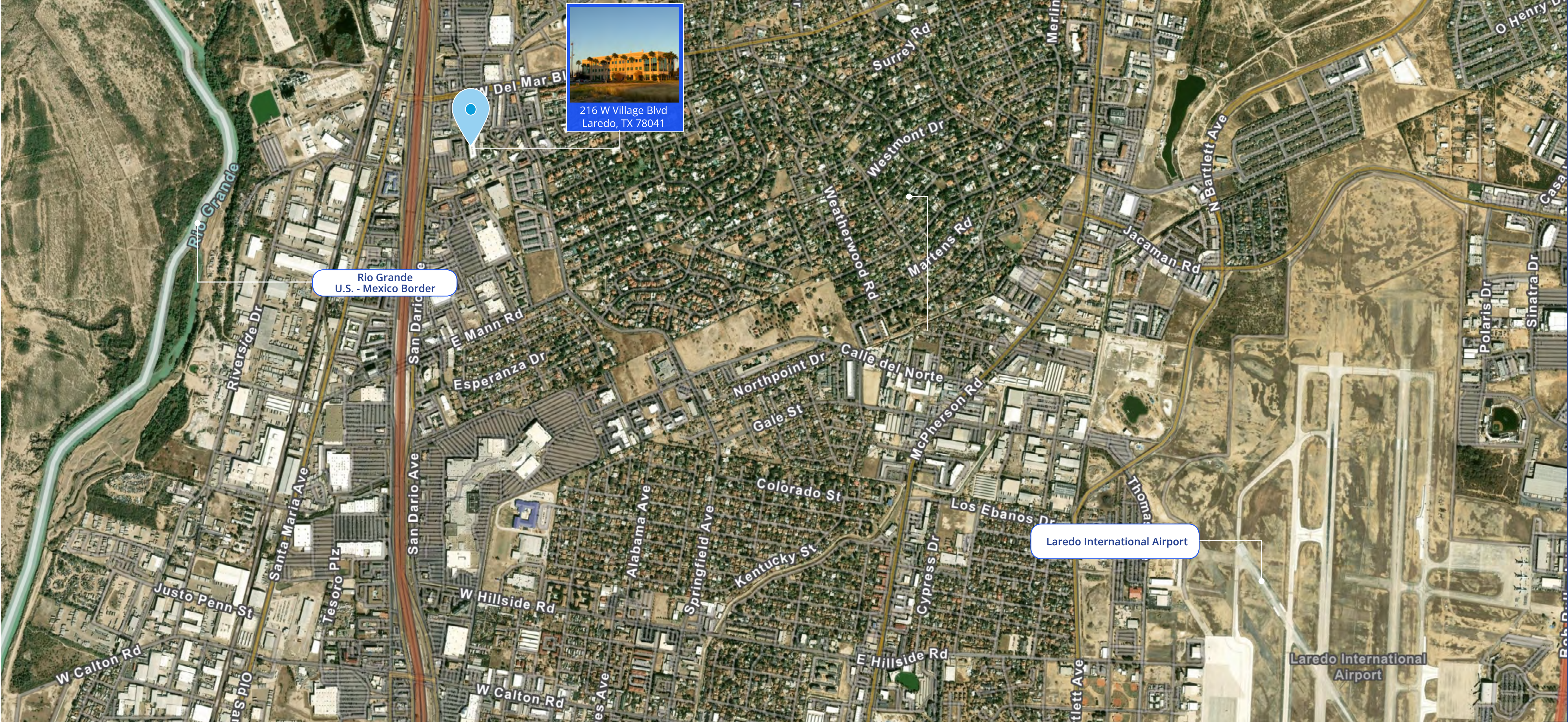
The property features an 12.59-year WALT, supporting long-term income stability and cash flow predictability.



Built-In Inflation Protection

Operating expense rent escalated annually by CPI, providing a natural hedge against inflation and protecting long-term investment returns.

Aerial Overview



Property Profile

Property Address 216 W Village Blvd, Laredo, TX 78041

Suites 107, 203, 205, 105

Lot Size (Acres) 2.54

Rentable Square Feet (RSF) 12,227

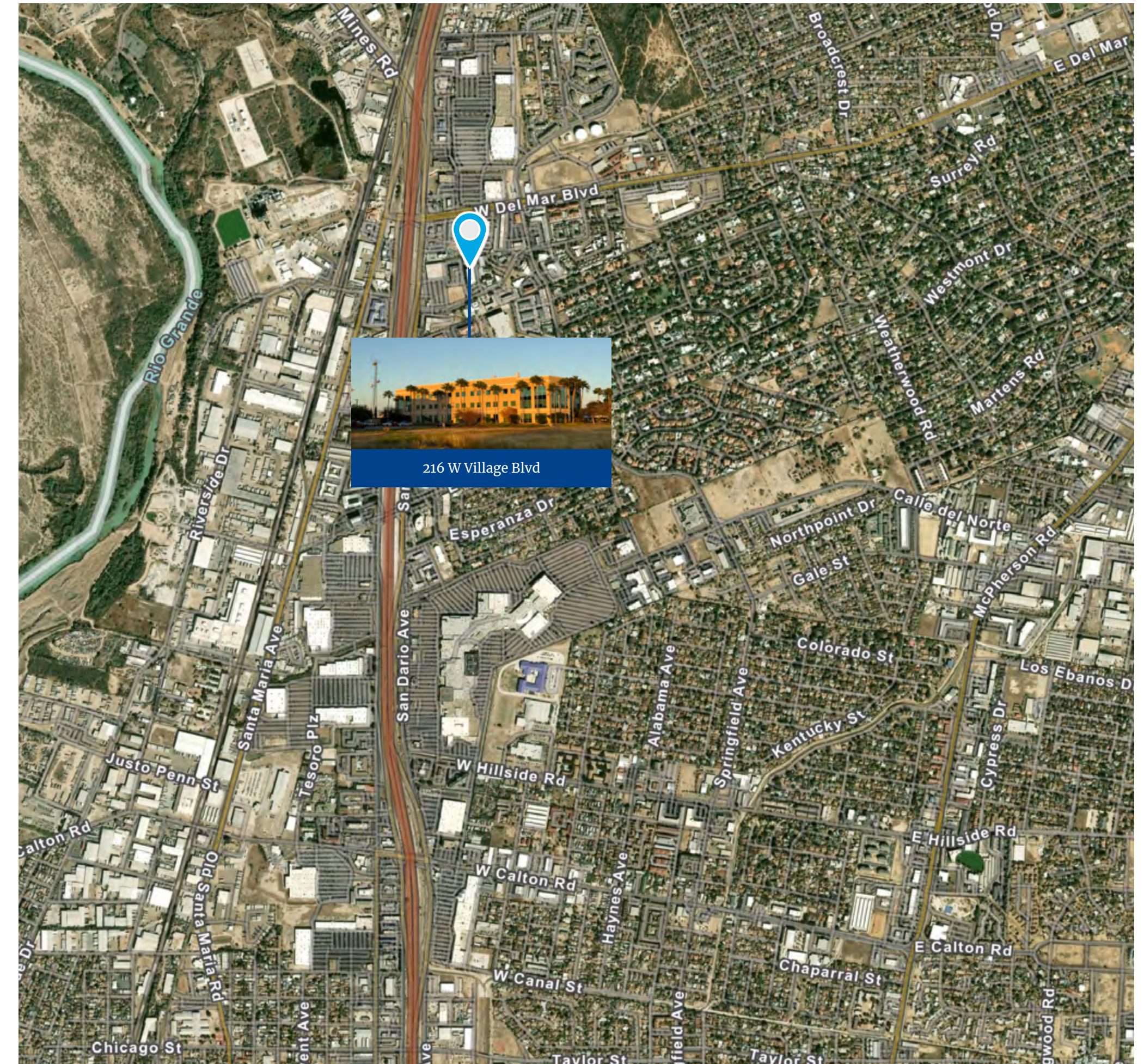
Year Built/Renovated 2006

% Leased 100.0%

Weighted Avg. Lease Term 12.59

Avg. Base Rental Rate (\$/SF) \$19.60

Ownership Type Fee Simple



Property Photography



Interior Photography



Demographics

Laredo is a city in Texas that serves as both the county seat and largest city of Webb County, on the north bank of the Rio Grande in South Texas, across from Nuevo Laredo, Tamaulipas, Mexico. Founded in 1755, Laredo grew from a village to the capital of the short-lived Republic of the Rio Grande to the largest inland port on the Mexican border. Laredo's economy is primarily based on international trade with Mexico, and as a major hub for three areas of transportation: land, rail, and air cargo. The city is on the southern end of I-35, which connects manufacturers in northern Mexico through Interstate 35 as a major route for trade throughout the U.S. It has four international bridges and two railway bridges.

Demographics in a 10-Mile Radius



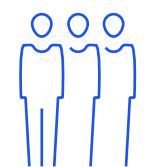
\$80,676

Average Household Income



260,074

Population



80,809

Total Households



26,603

College Educated



\$242,408

Median Home Value



259,285

Total Employees



Rent Roll

Tenant Name	RSF	Lease	Lease Term		Rental Rates					Operating Cost Rent			Tenant Improvements Rent			Total Tenant Revenue			% Occupancy	Reimbursement
	Pro Rata %	Status	Start Date	End Date	Begin	Monthly	Annually	\$/SF	% Increase	Monthly	Annually	PSF	Monthly	Annually	PSF	Monthly	Annually	PSF	Tax Base	Structure
Food & Drug Administration	2,655	Contract	5/1/2019	5/1/2036	Years 1 to 8 - 5/1/2019	\$4,051.09	\$48,613.05	\$18.31	-	\$1,555.39	\$18,664.65	\$7.03	\$0.00	\$0.00	\$0.00	\$5,606.48	\$67,277.70	\$25.34	4.00%	Full Service
	21.7%				Years 9 to 17 - 5/1/2027	\$4,433.85	\$53,206.20	\$20.04	9%	\$1,555.39	\$18,664.65	\$7.03	\$0.00	\$0.00	\$0.00	\$5,989.24	\$71,870.85	\$27.07	\$7,115.96	
Department of Homeland Security (LER)	2,465	Contract	12/1/2021	11/30/2031	Years 1 to 5 - 12/1/2021	\$2,483.91	\$29,806.92	\$12.09	-	\$3,000.51	\$36,006.08	\$14.61	\$0.00	\$0.00	\$0.00	\$5,484.42	\$65,813.00	\$26.70	4.32%	Full Service
	20.2%				Years 6 to 10 - 12/1/2026	\$2,837.74	\$34,052.92	\$13.81	14.25%	\$3,000.51	\$36,006.08	\$14.61	\$0.00	\$0.00	\$0.00	\$5,838.25	\$70,059.00	\$28.42	\$6,693.16	
Department of Homeland Security (ICE)	4,272	Contract	2/8/2023	2/7/2040	Years 1 to 8 - 2/8/2023	\$7,832.00	\$93,984.00	\$22.00	-	\$2,527.60	\$30,331.20	\$7.10	\$0.00	\$0.00	\$0.00	\$10,359.60	\$124,315.20	\$29.10	7.49%	Full Service
	34.9%				Years 9 to 15 - 2/8/2031	\$8,544.00	\$102,528.00	\$24.00	9.1%	\$2,527.60	\$30,331.20	\$7.10	\$0.00	\$0.00	\$0.00	\$11,071.60	\$132,859.20	\$31.10	\$11,219.47	
					Years 16 to 17 - 2/8/2038	\$9,256.00	\$111,072.00	\$26.00	8.3%	\$2,527.60	\$30,331.20	\$7.10	\$0.00	\$0.00	\$0.00	\$11,783.60	\$141,403.20	\$33.10		
Federal Motor Carrier Safety Administration (FMCSA)	2,835	Contract	3/25/2025	3/4/2042	Years 1 to 8 - 3/25/2025	\$5,246.34	\$62,956.10	\$22.21	-	\$1,694.69	\$20,336.25	\$7.17	\$1,573.80	\$18,885.62	\$6.66	\$8,514.83	\$102,177.97	\$36.04	4.97%	Full Service
	23.2%				Years 9 to 17 - 3/25/2033	\$5,874.92	\$70,499.00	\$24.87	12.0%	\$1,694.69	\$20,336.25	\$7.17	\$0.00	\$0.00	\$0.00	\$7,569.60	\$90,835.25	\$32.04	Not Yet Established	

Tenant & Lease Overviews



Food & Drug Administration

The U.S. Food & Drug Administration (FDA) is a federal agency within the Department of Health and Human Services responsible for protecting public health by ensuring the safety, efficacy, and security of human and veterinary drugs, biological products, medical devices, and the nation's food supply, as well as overseeing cosmetics and products that emit radiation. It plays a central regulatory role across nearly 80% of the U.S. food system and is continuously involved in monitoring, approving, and enforcing standards that keep consumer products safe and effective. Established in 1906, the FDA's work also includes addressing public health emergencies, managing recalls, mitigating drug shortages, and advancing science-based policies to promote wellness and reduce health risks.

Lease Information Food & Drug Administration	
Suite	107
Lease Type	Full Service
Rentable Square Feet (RSF)	2,655
% Share of SF	21.7%
ANSI/BOMA Occupant Area (ABOA) Square Feet	2,288
Lease Commencement	5/1/2019
Lease Expiration (Firm)	5/1/2034
Lease Term Remaining (Firm)	8.20
Lease Term (Firm)	15.01
Lease Expiration (Total)	5/1/2036
Lease Term Remaining (Total)	10.20
Lease Term (Total)	17.01
Base Rental Rate (\$/SF)	\$18.31



Department of Homeland Security (LER & ICE)

The Department of Homeland Security's Labor and Employee Relations function is part of the Office of the Chief Human Capital Officer and supports the department's massive workforce by shaping policies on labor relations, performance management, employee conduct, and workplace conflict resolution, ensuring consistent standards and stability across more than 260,000 personnel in a mission-driven environment. At the same time, U.S. Immigration and Customs Enforcement stands as one of DHS's largest and most visible operational components, employing more than 20,000 personnel worldwide and carrying broad responsibility for enforcing immigration and customs laws, conducting transnational criminal investigations, and managing detention and removal operations, making it a critical pillar of the nation's security and law enforcement structure.

Lease Information Department of Homeland Security (LER)	
Suite	203
Lease Type	Full Service
Rentable Square Feet (RSF)	2,465
% Share of SF	20.2%
ANSI/BOMA Occupant Area (ABOA) Square Feet	2,123
Lease Commencement	12/1/2021
Lease Expiration (Firm)	12/1/2026
Lease Term Remaining (Firm)	0.78
Lease Term (Firm)	5.00
Lease Expiration (Total)	11/30/2031
Lease Term Remaining (Total)	5.78
Lease Term (Total)	10.00
Base Rental Rate (\$/SF)	\$12.67

Lease Information Department of Homeland Security (ICE)	
Suite	205
Lease Type	Full Service
Rentable Square Feet (RSF)	4,272
% Share of SF	34.9%
ANSI/BOMA Occupant Area (ABOA) Square Feet	3,680
Lease Commencement	2/8/2023
Lease Expiration (Firm)	2/8/2038
Lease Term Remaining (Firm)	11.98
Lease Term (Firm)	15.01
Lease Expiration (Total)	2/7/2040
Lease Term Remaining (Total)	13.97
Lease Term (Total)	17.01
Base Rental Rate (\$/SF)	\$22.00



Federal Motor Carrier Safety Administration (FMCSA)

The Federal Motor Carrier Safety Administration is a key agency within the U.S. Department of Transportation responsible for regulating and enforcing the safety of commercial motor vehicles nationwide. Its mission centers on reducing crashes, injuries, and fatalities involving large trucks and buses through safety regulations, roadside inspections, compliance programs, and industry outreach. FMCSA oversees critical areas such as driver hours-of-service rules, commercial driver licensing standards, carrier safety ratings, and safety technology requirements while continually updating regulations to address emerging risks in trucking and motorcoach operations. The agency also provides extensive resources for carriers, drivers, and consumers, making it an essential force in maintaining safety and accountability across the commercial transportation industry.

Lease Information Federal Motor Carrier Safety Administration (FMCSA)	
Suite	105
Lease Type	Full Service
Rentable Square Feet (RSF)	2,835
% Share of SF	23.2%
ANSI/BOMA Occupant Area (ABOA) Square Feet	2,465
Lease Commencement	3/25/2025
Lease Expiration (Firm)	3/4/2040
Lease Term Remaining (Firm)	14.04
Lease Term (Firm)	14.95
Lease Expiration (Total)	3/4/2042
Lease Term Remaining (Total)	16.04
Lease Term (Total)	16.95
Base Rental Rate (\$/SF)	\$22.21

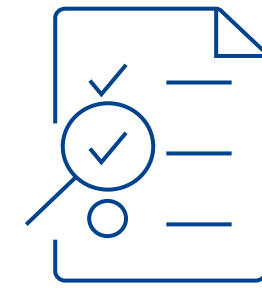
Pro Forma Cash Flow

For the Years Ending ^[1]			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Total
			Mar-2027	Mar-2028	Mar-2029	Mar-2030	Mar-2031	Mar-2032	Mar-2033	Mar-2034	Mar-2035	Mar-2036	Mar-2037	
Rental Revenue														
		\$/SF												
Food & Drug Administration - Base Rent	[2]	\$3.98	48,613	52,823	53,206	53,206	53,206	53,206	53,206	53,206	53,206	53,206	58,083	585,170
Department of Homeland Security (LER) - Base Rent	[3]	\$2.55	31,222	34,053	34,053	34,053	34,053	35,188	37,458	37,458	37,458	37,458	37,458	389,913
Department of Homeland Security (ICE) - Base Rent		\$7.69	93,984	93,984	93,984	93,984	95,230	102,528	102,528	102,528	102,528	102,528	102,528	1,086,334
Federal Motor Carrier Safety Administration (FMCSA) - Base Rent		\$5.15	62,956	62,956	62,956	62,956	62,956	62,956	63,101	70,499	70,499	70,499	70,499	722,833
Total Rental Revenue		\$19.36	236,775	243,816	244,199	244,199	245,445	253,878	256,293	263,691	263,691	263,691	268,569	2,784,250
Other Tenant Revenue														
Food & Drug Administration - OpEx Rent	[4]	\$1.98	24,230	24,956	25,705	26,476	27,271	28,089	28,931	29,799	30,693	31,614	32,562	310,327
Food & Drug Administration - RE Tax Reimbursement	[5]	\$0.00	(21)	(13)	(5)	4	12	21	31	40	50	60	70	249
Department of Homeland Security (LER) - OpEx Rent	[6]	\$3.42	41,857	43,113	44,407	45,739	47,111	48,524	49,980	51,479	53,024	54,614	56,253	536,101
Department of Homeland Security (LER) - RE Tax Reimbursement	[7]	\$0.00	(39)	(31)	(24)	(16)	(7)	1	10	19	28	37	47	24
Department of Homeland Security (ICE) - OpEx Rent	[8]	\$2.71	33,115	34,108	35,132	36,186	37,271	38,389	39,541	40,727	41,949	43,207	44,504	424,128
Department of Homeland Security (ICE) - RE Tax Reimbursement	[9]	(\$0.01)	(85)	(62)	(39)	(15)	10	35	62	89	117	145	175	432
Federal Motor Carrier Safety Administration (FMCSA) - OpEx Rent	[10]	\$1.71	20,946	21,575	22,222	22,889	23,575	24,283	25,011	25,761	26,534	27,330	28,150	268,276
Federal Motor Carrier Safety Administration (FMCSA) - TI Rent	[11]	\$1.54	18,886	18,886	18,886	18,886	18,886	18,886	18,523	-	-	-	-	131,837
Federal Motor Carrier Safety Administration (FMCSA) - RE Tax Reimbursement	[12]	\$0.00	-	10	20	30	41	52	64	75	87	100	113	593
Total Other Tenant Revenue		\$11.36	138,889	142,542	146,304	150,178	154,169	158,280	162,152	147,990	152,482	157,108	161,874	1,671,969
Effective Gross Revenue		\$30.72	375,665	386,358	390,503	394,378	399,615	412,159	418,445	411,681	416,173	420,800	430,443	4,456,219
Operating Expenses														
Insurance	[13]	\$0.61	7,409	7,631	7,860	8,096	8,339	8,589	8,847	9,112	9,386	9,667	9,957	94,894
Janitorial		\$1.09	13,292	13,691	14,102	14,525	14,961	15,410	15,872	16,348	16,838	17,344	17,864	170,247
Landscaping		\$0.11	1,396	1,438	1,481	1,525	1,571	1,618	1,666	1,716	1,768	1,821	1,876	17,875
R&M		\$1.41	17,290	17,809	18,343	18,893	19,460	20,044	20,645	21,265	21,903	22,560	23,236	221,448
Utilities & Services		\$1.55	18,896	19,463	20,047	20,648	21,268	21,906	22,563	23,240	23,937	24,655	25,395	242,018
Property Taxes		\$2.34	28,602	29,460	30,344	31,254	32,192	33,157	34,152	35,177	36,232	37,319	38,439	366,328
CAM Fees	[14]	\$3.06	37,354	38,475	39,629	40,818	42,042	43,304	44,603	45,941	47,319	48,738	50,201	478,422
Total Operating Expenses		\$10.16	124,239	127,967	131,806	135,760	139,833	144,027	148,348	152,799	157,383	162,104	166,967	1,591,232
Net Operating Income		\$20.56	251,425	258,392	258,697	258,618	259,782	268,131	270,097	258,882	258,790	258,696	263,475	2,864,986

Notes to Cash Flow

- Analysis begins April 1, 2026.
- Analysis assumes the FDA will renew with a shell rent increase of 110% of previous rental rate at lease expiration in Year 11.
- Analysis assumes a blended rate of 8 months at \$12.09/SF and 4 months at \$13.81/SF in Year 1. Assumes LER will renew with a shell rent increase of 110% of previous rental rate at lease expiration in Year 6.
- Food & Drug Administration OpEx Base is \$18,664.65/annum - Subject to CPI Increases, figure illustrated above includes any previous or projected increases. Future CPI growth schedule is assumed: 3.0% Y-o-Y.
- Food & Drug Administration has a real estate tax base of \$7,115.96/annum - Landlord is reimbursed any overage above the Government's 4.00% share or covers any shortfall on behalf of the Government.
- Department of Homeland Security (LER) OpEx Base is \$36,006.08/annum - Subject to CPI Increases, figure illustrated above includes any previous or projected increases. Future CPI growth schedule is assumed: 3.0% Y-o-Y.
- Department of Homeland Security (LER) has a real estate tax base of \$6,693.16/annum - Landlord is reimbursed any overage above the Government's 4.32% share or covers any shortfall on behalf of the Government.
- Department of Homeland Security (ICE) OpEx Base is \$30,331.20/annum - Subject to CPI Increases, figure illustrated above includes any previous or projected increases. Future CPI growth schedule is assumed: 3.0% Y-o-Y.
- Department of Homeland Security (ICE) has a real estate tax base of \$11,219.47/annum - Landlord is reimbursed any overage above the Government's 7.49% share or covers any shortfall on behalf of the Government.
- Federal Motor Carrier Safety Administration (FMCSA) OpEx Base is \$20,336.25/annum - Subject to CPI Increases, figure illustrated above includes any previous or projected increases. Future CPI growth schedule is assumed: 3.0% Y-o-Y.
- FMCSA's tenant improvements of \$113,354.70 are amortized at a rate of 7.5% per annum over 8 years.
- Federal Motor Carrier Safety Administration (FMCSA) has an assumed real estate tax base of \$6,598.38/annum - Landlord is reimbursed any overage above the Government's 4.97% share or covers any shortfall on behalf of the Government. Tax base will be set in March of 2026.
- Operating expense source: Landlord provided property level P&Ls - Analysis assumes 3.0% YoY growth every calendar year.
- Management Fee is included in CAM Fees.

Pricing



Offering Instructions

Offers should be submitted via email to:

Geoff.Ficke@colliers.com, **Zack.Ficke@colliers.com** &
Debra.VanderWeit@colliers.com

Please include the following:

1. Purchase price
2. Source of debt and equity
3. Earnest money deposit
4. Due diligence and closing timelines
5. Detailed list of contingencies including investment committee, appraisal, and/or Lender approval that may be required
6. Detailed list of closing cost responsibilities

Sale Price

Price Unstated

A Formal Call for Offers Date will be Established on a Date to be Determined.

Please contact our Investment Sales Team for questions or more information.

Reach out to get started.



Accelerating success.

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