

FOR SALE OR LEASE – IOS IN HORIZON CITY, TX



14372 Rudi Kuefner Dr, Horizon City, TX 79928

PROPERTY HIGHLIGHTS

Three Brand-New Metal Buildings

2,400 SF Modern Office – Reception, conference room, breakroom, and five private offices (each with windows)

Two x 6,000 SF Warehouse – Up to 21' clear height, oversized 12'x15' grade-level roll-up doors, shop restrooms, breakroom

Total Building Size: 14,400 SF

Lot Size: 2.14 Acres | **Land-to-Building Ratio:** 6.47x

Fully Paved, Secured Yard – Ideal for truck maneuverability and outdoor storage

M-1 Light Industrial Zoning - Highly versatile

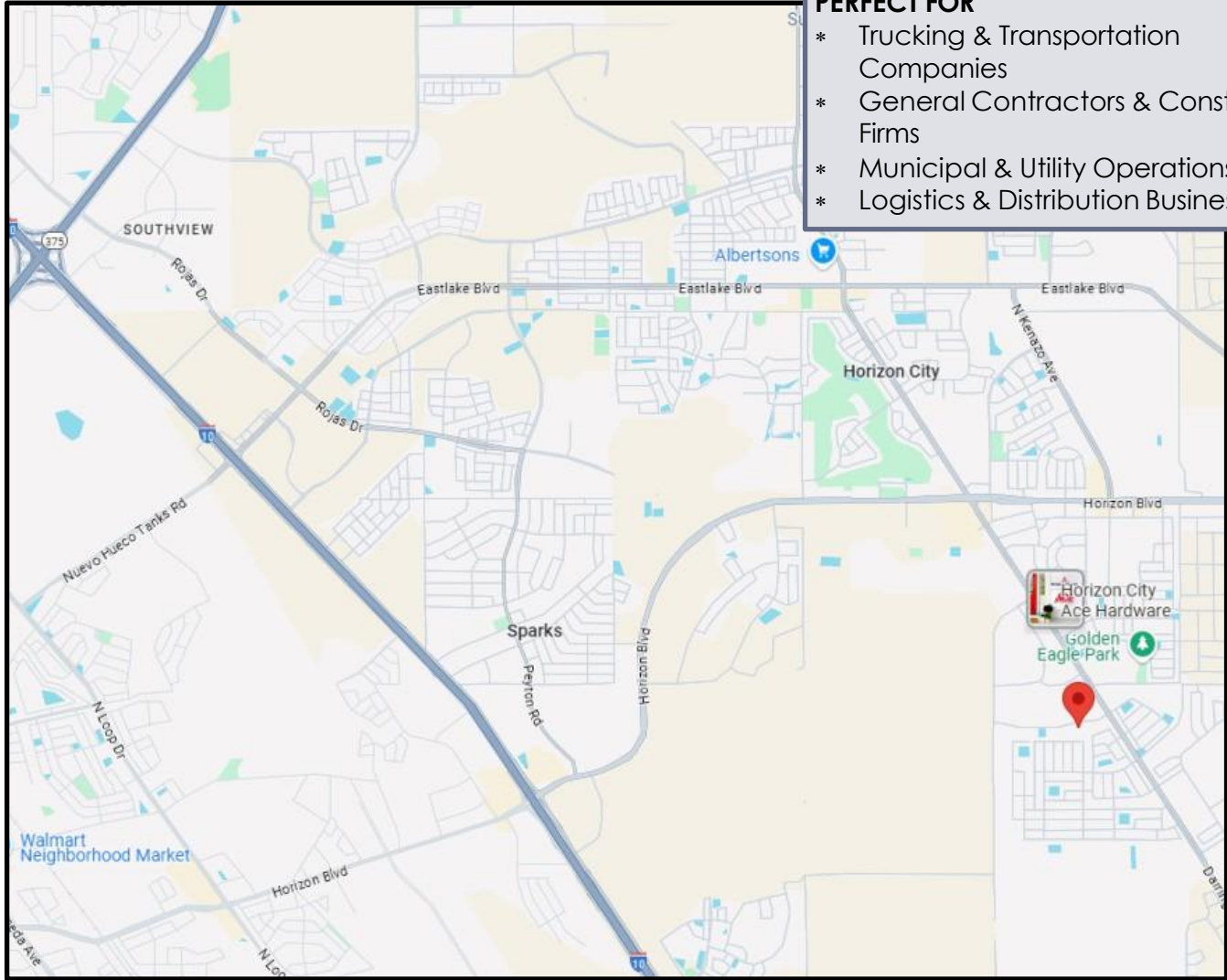
Natural Light & Energy Efficiency – Side light windows, no roof penetrations to reduce leak risk

High-Function Site Layout – Maximizes yard space and circulation

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The information contained herein has been obtained from sources deemed reliable; however, no guaranty or warranty can be made as to its accuracy, completeness or adequacy of this information. All offerings are subject to prior sale, lease or withdrawal from the market without notice.

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PERFECT FOR

- * Trucking & Transportation Companies
- * General Contractors & Construction Firms
- * Municipal & Utility Operations
- * Logistics & Distribution Businesses

WHY HORIZON CITY?

One of the fastest-growing industrial submarkets in the El Paso MSA

Proximity to Major Transportation Corridors – Easy access to I-10, Loop 375, and international border crossings

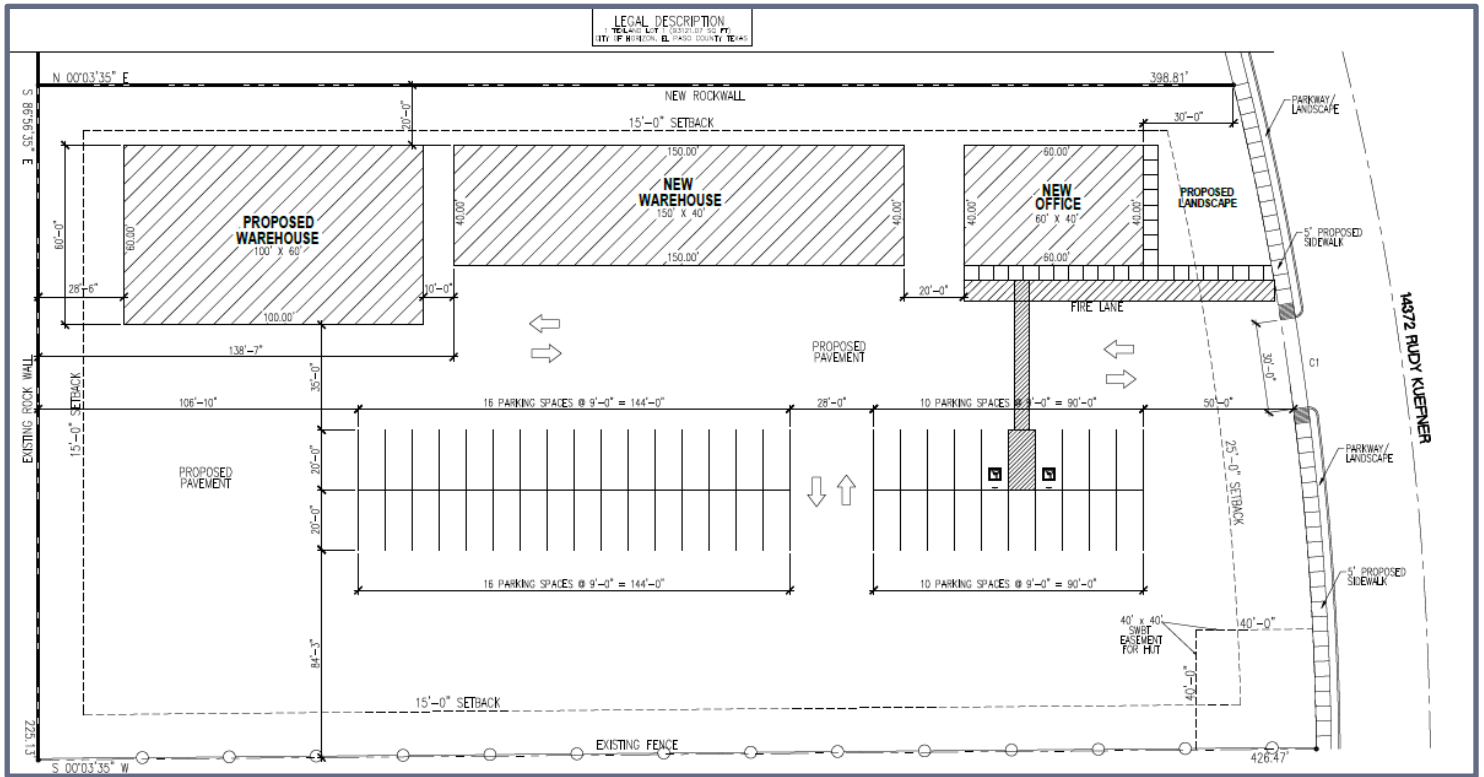
Competitive pricing compared to central El Paso with **newer infrastructure and room for expansion**

Location Advantages

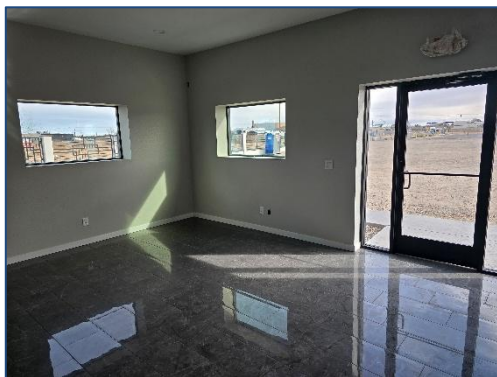
- **Minutes from the El Paso International Airport & Union Pacific Intermodal Facility**
- **Access to Skilled Labor** – Nearby workforce in Horizon City and East El Paso
- **Strategic Border Position** – Gateway to U.S.-Mexico trade

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FANTASTIC LAYOUT ON THE PROPERTY—MAXIMIZES YARD SPACE AND FOR HIGH LEVEL FUNCTION



For more information please contact:

Becca McBroom

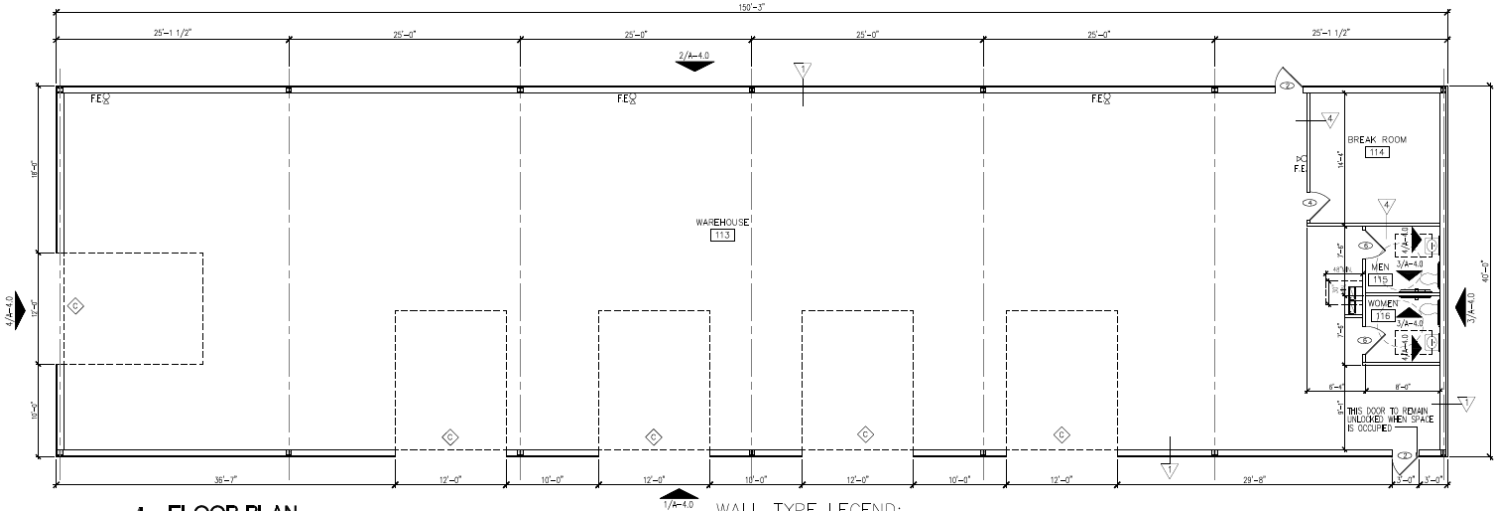
915-613-5376 Direct

Mcbroom.Becca@gmail.com

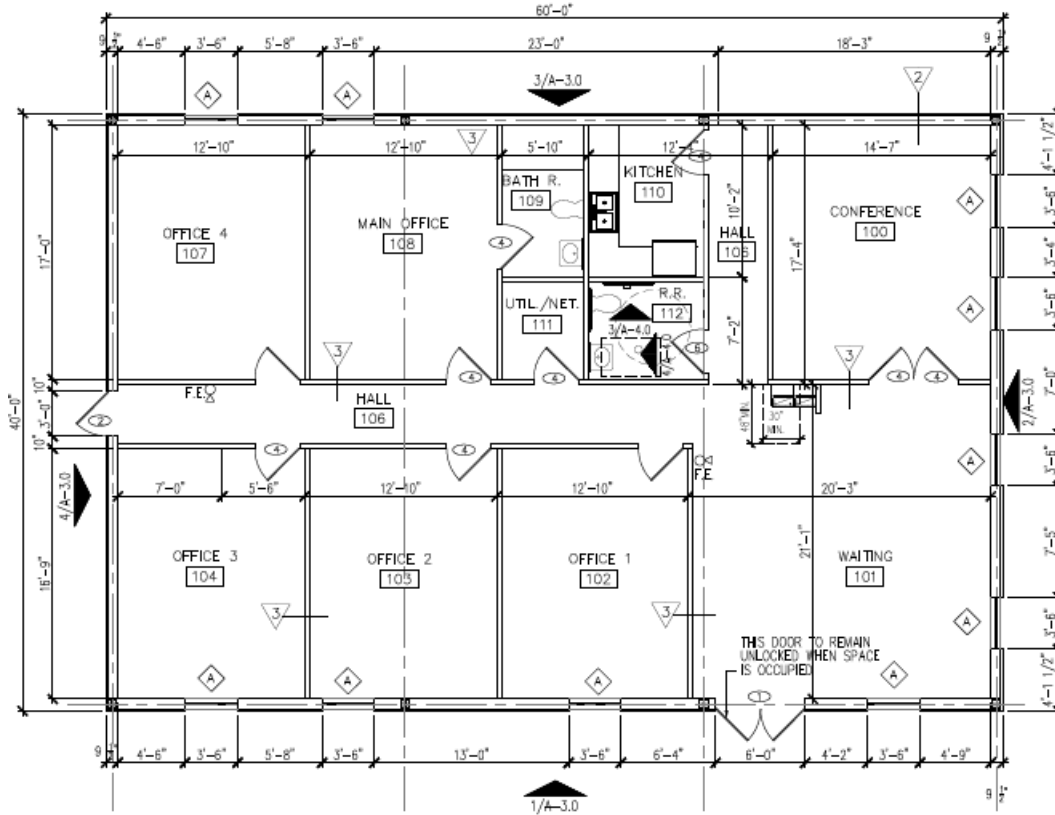
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FLOOR PLANS



WAREHOUSE—INCLUDES SHOP RESTROOMS, BREAKROOM, AND FIVE 12 X 15' OVERHEAD DOORS



OFFICE —INCLUDES RECEPTION, CONFERENCE ROOM, BREAKROOM AND FIVE OFFICES

For more information please contact:

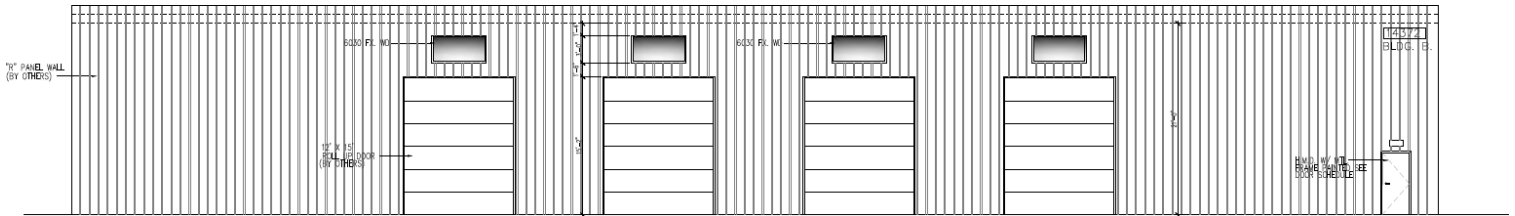
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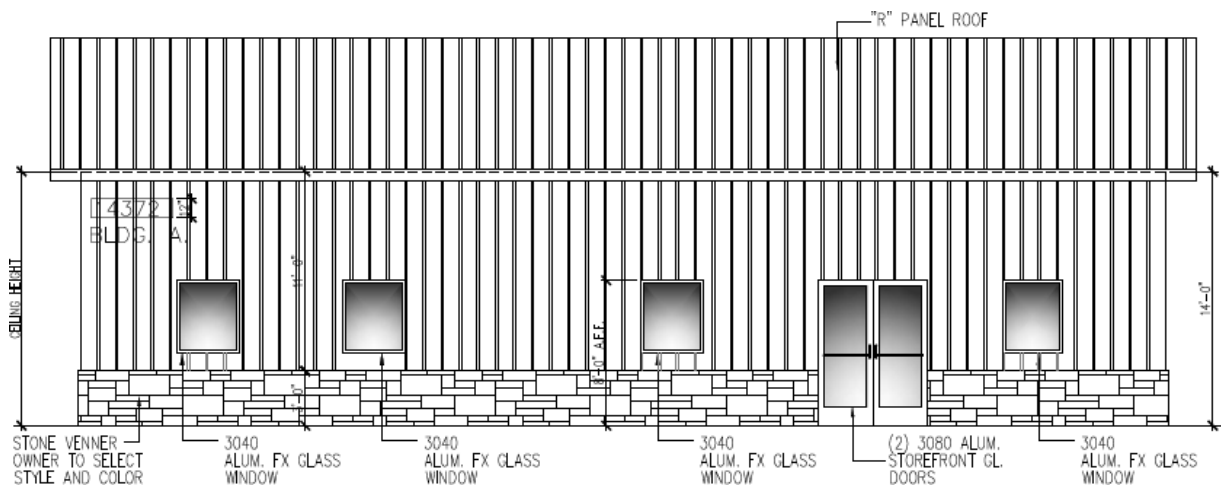
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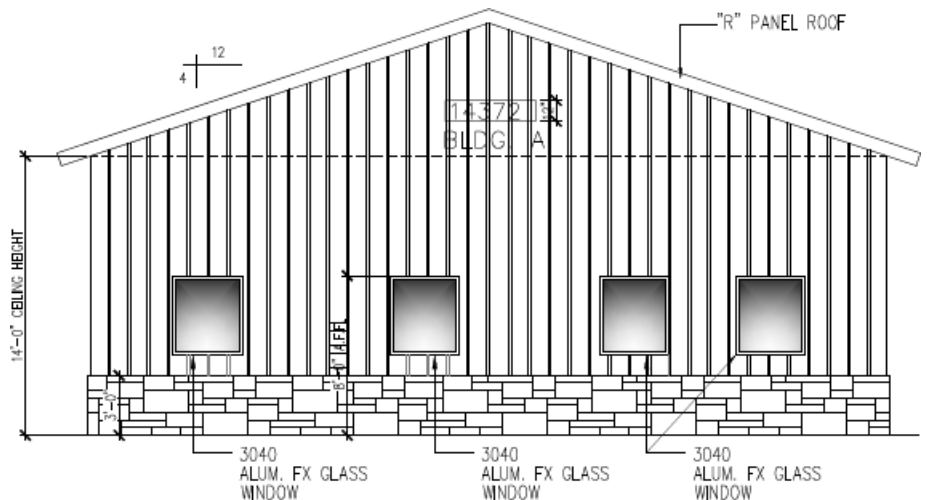
ELEVATIONS



WAREHOUSE SPACE—OVERSIZED 12 X 15' ROLL UP DOORS ARE EXTREMELY FUNCTIONAL. SIDE LIGHT WINDOWS PROVIDE NATURAL LIGHT IN THE WAREHOUSE. NO ROOF PENETRATIONS PREVENTS LEAKS!



OFFICE SPACE—STONE WAINSCOTTING WRAPS THE BUILDING AND EVERY OFFICE GETS A WINDOW—FUNCTION AND BEAUTY!



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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Rebecca McBroom	647957	mcbroom.becca@gmail.com	915-613-5376
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone
_____	_____	_____	_____

Buyer/Tenant/Seller/Landlord Initials

Date