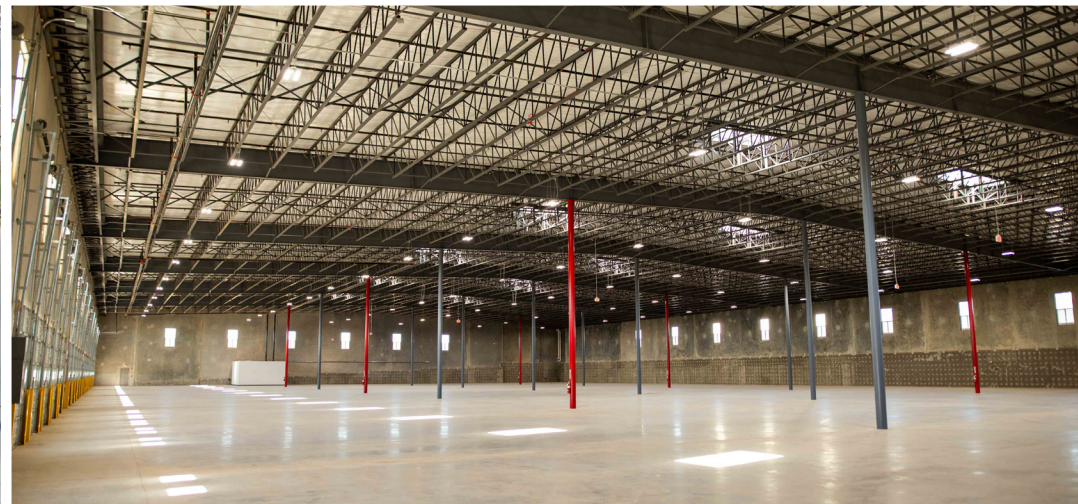


901

HACHAR



**83,506
SF**

**100%
Leased**

**4.0% ANNUAL
ESCALATIONS**

**6.9 YEAR
WALT**

**DECEMBER 2023
DELIVERY**

LAREDO, TX

OFFERING SUMMARY



THE OFFERING

Jones Lang LaSalle Americas, Inc. ("JLL") has been exclusively retained by ownership to offer qualified investors the opportunity to acquire 901 Nicolas D. Hachar (the "Property," or "901 Hachar"), a newly constructed, Class A+ industrial facility totaling 83,506 square feet in Laredo, TX. 901 Hachar is situated within Pinnacle Industry Center, a 1,349-acre master-planned business park located six miles from the World Trade Bridge. The Property is 100% leased to Lotte Global Logistics with 6.9 years of lease term remaining and 4.00% annual rent escalations.

901 Hachar presents investors with the rare opportunity to secure long term cash flow via exceptional tenancy in a brand-new state-of-the-art facility located in one of the fastest emerging industrial markets in the country.



ADDRESS:

901 NICOLAS D.
HACHAR ROAD
LAREDO, TX 78045

SQUARE FEET:

83,506

ACREAGE:

5.27 ACRES

OCCUPANCY:

100%

WALT:

6.9 YEARS

OFFICE FINISH:

5.3%

YEAR BUILT:

DECEMBER 2023

CLEAR HEIGHT:

30'

COLUMN SPACING:

52' x 50'

CAR / TRAILER PARKING:

60 CAR /
66 TRAILER SPACES

DOCK DOORS:

22 DOORS
2 RAMPS

TENANT:

LOTTE GLOBAL
LOGISTICS



INVESTMENT HIGHLIGHTS

BOOMING LAREDO LOCATION

The Laredo industrial market is experiencing a significant boom due to its strategic location along the US-Mexico border. Situated on a major trade route, it serves as a crucial gateway for goods flowing between the two countries. The market is seeing a surge in activity, driven by increased cross-border trade, strong demand for logistics and warehousing facilities, the growth of e-commerce, and nearshoring. Industrial logistics users are driving this trend by expanding existing facilities and creating demand for new state-of-the-art developments.

BRAND NEW, CLASS A+ CONSTRUCTION

The Property was delivered in December 2023 and presents investors with a rare opportunity to acquire a recently delivered, Class A+ property with little immediate or medium-term capital needs.

The Property is one of Laredo's newest Class A+ logistics projects, providing all of the amenities and building characteristics that sophisticated tenants have come to expect in modern industrial warehouses.

STRONG NATIONAL TENANT WITH FAVORABLE RENTAL ESCALATIONS

Lotte Global Logistics is one of many arms under the greater Lotte Corporation, a South Korean multinational conglomerate with a market cap of \$2.25 billion. The company has performed exceptionally well historically and maintained excellent credit as evidenced by their Aa3 Moody's rating in October 2023. With 4.00% annual escalations and 6.9 years of remaining lease term, investors are provided the opportunity to capitalize on stable cash flow backed by a strong national tenant.

PROXIMITY TO US-MEXICO BORDER

The Property is strategically positioned along Mines Road (FM 1472), less than 2 miles from the Rio Grande River and US-Mexico Border, and 10 miles from Downtown Laredo. Additionally, the Property sits just 6 miles and 12 minutes from the World Trade International Bridge (Laredo International Bridge 4), the primary commercial traffic bridge in Laredo and the only border crossing that does not allow pedestrians or non-commercial vehicles. Its location is ideal for quick transportation to and from the border without encumbrance of daily Laredo traffic as well as non-commercial travelers.



PROXIMITY TO BUSTING INTERNATIONAL TRADE

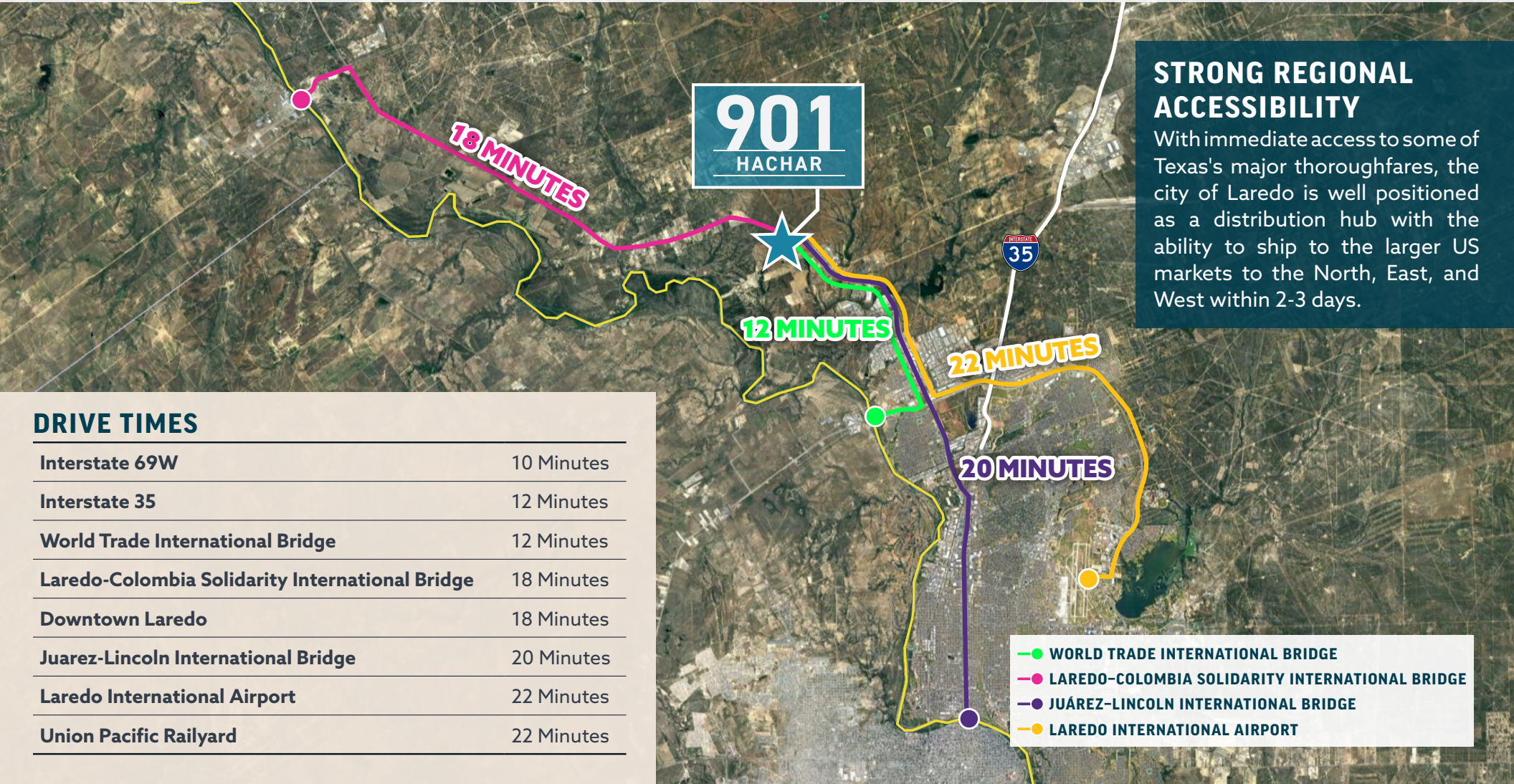
PORT LAREDO

#1
PORT IN US

\$300B
TRADE VOLUME IN 2022

37%
OF US-MEXICO TRADE
VOLUME IN 2022

\$28.8B
PORT VALUE



STRONG REGIONAL ACCESSIBILITY
With immediate access to some of Texas's major thoroughfares, the city of Laredo is well positioned as a distribution hub with the ability to ship to the larger US markets to the North, East, and West within 2-3 days.

DRIVE TIMES

Interstate 69W	10 Minutes
Interstate 35	12 Minutes
World Trade International Bridge	12 Minutes
Laredo-Colombia Solidarity International Bridge	18 Minutes
Downtown Laredo	18 Minutes
Juarez-Lincoln International Bridge	20 Minutes
Laredo International Airport	22 Minutes
Union Pacific Railyard	22 Minutes



IDEAL MID-MILE LOGISTICS LOCATION

Situated in the country’s most active gateway market, 901 Hachar is positioned with immediate access to Port Laredo and its various points of entry, providing essential trade and travel links between the United States and Mexico. Laredo’s location as a critical distribution node between Monterrey, San Antonio, Austin, and Dallas-Fort Worth is enticing to tenants looking to leverage Mexico and its revitalized manufacturing and distribution endeavors, serving as a ‘first stop’ for products crossing the border.

901 Hachar benefits from immediate access to major transportation thoroughfares, providing seamless connectivity to several major distribution hubs within the Texas Triangle. This advantageous location grants the property direct access to a population of over 25 million people within a 7-hour drive.

BOOMING LAREDO INDUSTRIAL MARKET

\$10.20 PSF
NNN Asking Rent

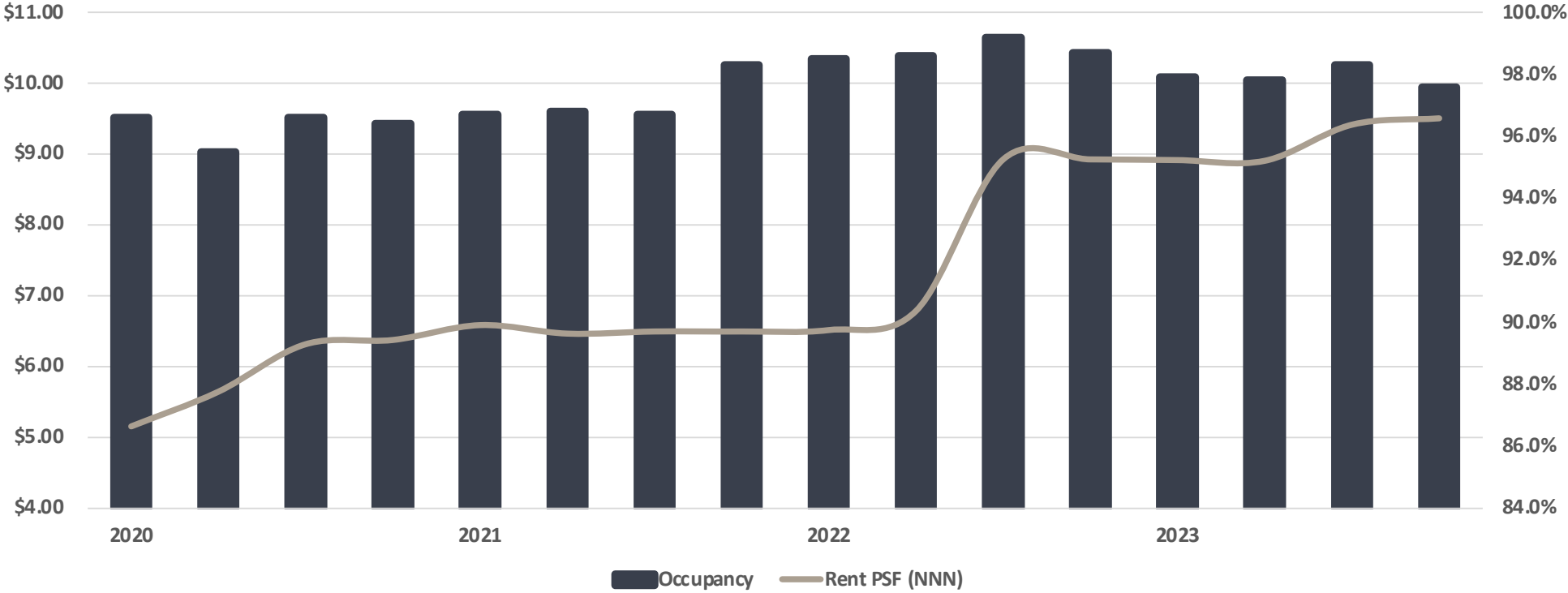
LESS THAN 2% VACANCY
for 9 consecutive quarters

47% RENTAL RATE GROWTH
since the beginning of 2022

5.9M SF
under construction



MARKET RENT VS OCCUPANCY



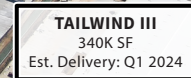
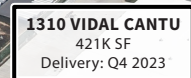
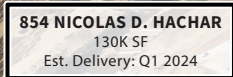


PINNACLE
INDUSTRY CENTER

- 1349-acre businesses park along Mines Rd. currently being developed
- Ranked #1 Economic Development Project in Laredo in 2021



HACHAR-REUTHINGER RD. EXPANSION
\$150 Million, 8.4-Mile expansion connecting FM 1472 to I-35, expected to begin construction in Spring 2024





TENANT OVERVIEW

Lotte Global Logistics, a subsidiary of the multinational conglomerate Lotte Corporation, is a logistics and shipping company headquartered in South Korea with a large US presence. Founded in 1996, the firm now has 18 locations in all corners of the US, supporting around 2,300 employees. Lotte Global Logistics offers parcel services, B2C distribution, general freight transportation, and packaging services, among many other specializations. Its global presence and connection to its parent entity allows it to deliver logistics and distribution services to its customers with efficiency and scale. Its parent company, Lotte Corporation, was founded in 1967, and is rated Aa3 credit by Moody's. It consists of over 90 business units and employs 60,000 people across the globe.

SEOUL, SOUTH KOREA

Headquarters

\$328 MILLION
2022 Revenue

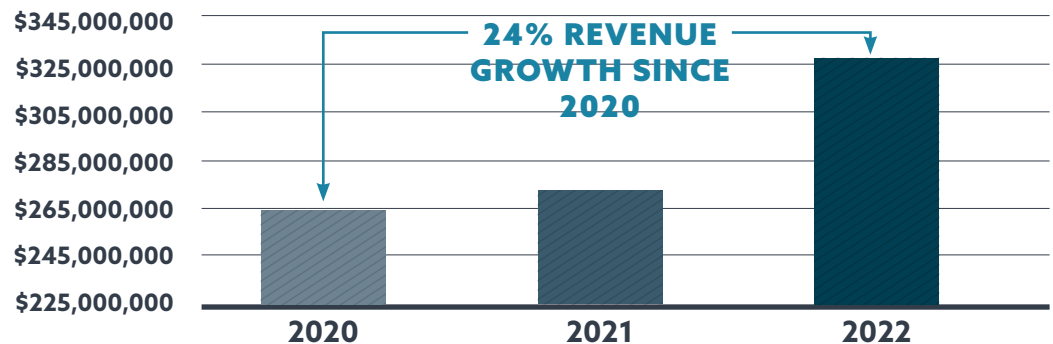
~2,300
US Employees

44%
Net Income Growth
(2021-2022)

18
US Locations

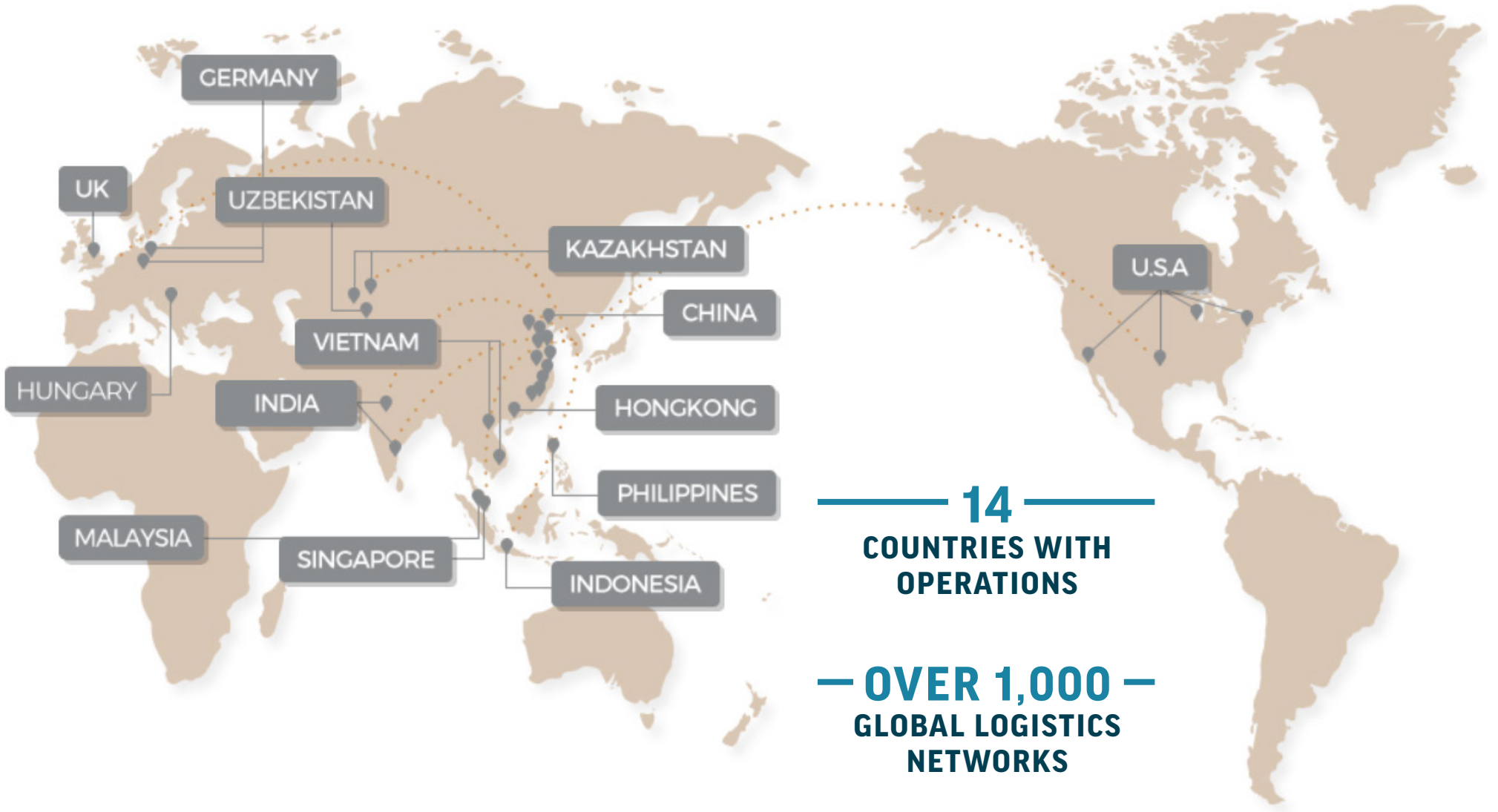
AA3
Parent Company Credit Rating

EXPLOSIVE REVENUE GROWTH



CUTTING EDGE DEVELOPMENT AND ADVANCEMENTS

Lotte Global Logistics has a demonstrated history of trailblazing a path within the logistics industry as a leader in technological advancement, and many of its endeavors have been prominently featured in the news as of late. In September, the firm announced it has partnered with CoEvolution, a specialist in automated control platforms, to promote technological advancements in their warehouses. Also in September, Lotte partnered with car manufacturer Kia to develop purpose-built vehicles, or PBVs, in an effort to optimize their logistics business and sport environmentally friendly cargo trucks. In late December Lotte announced it had installed robotic parcel sorting capabilities in its fulfillment facility in Seoul, allowing the facility to sort twice as many parcels than it had previously been able to.



901

HACHAR

DEAL CONTACTS

TRENT AGNEW

Industrial Group Co-Head &
Senior Managing Director
Industrial Capital Markets
(713) 852 3431
trent.agnew@jll.com

TOM WEBER

Director
Industrial Capital Markets
(214) 929 7291
tom.weber@jll.com

MATTHEW BARGE

Associate
Industrial Capital Markets
(214) 632 8220
matthew.barge@jll.com

BEN POLLACK

Analyst
Industrial Capital Markets
(214) 934 3152
ben.pollack@jll.com

FINANCING CONTACTS

MICHAEL JOHNSON

Managing Director
Debt & Equity Placement
(713) 540 0787
michael.johnson@jll.com

JACK BRITTON

Director
Debt & Equity Placement
(713) 806 5454
jack.britton@jll.com

LEASING CONTACTS

CARLO MOLANO

Managing Principal - Forum CRE
Industrial Leasing
(956) 523 9403
carlom@forumcre.com

MIKE RODRIGUEZ

Vice President - Forum CRE
Industrial Leasing
(956) 286 1926
miker@forumcre.com

TEXAS INDUSTRIAL TEAM

CHARLIE STRAUSS

Senior Director
Industrial Capital Markets
(713) 212 6574
charles.strauss@jll.com

PARKER MCCORMACK

Senior Director
Industrial Capital Markets
(469) 232 1952
parker.mccormack@jll.com

PAULI KERR

Director
Industrial Capital Markets (972)
533 2928
pauli.kerr@jll.com

LANCE YOUNG

Director
Industrial Capital Markets
(713) 852 3544
lance.young@jll.com

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

