

UNDER CONSTRUCTION - Q4 2027 COMPLETION



STX FRIO



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Cold Storage | Food Distribution | Food Processing

22218 FM 2252, Schertz, Texas



BOOMERANG

STATE-OF-THE-ART FREEZER COOLER FACILITY

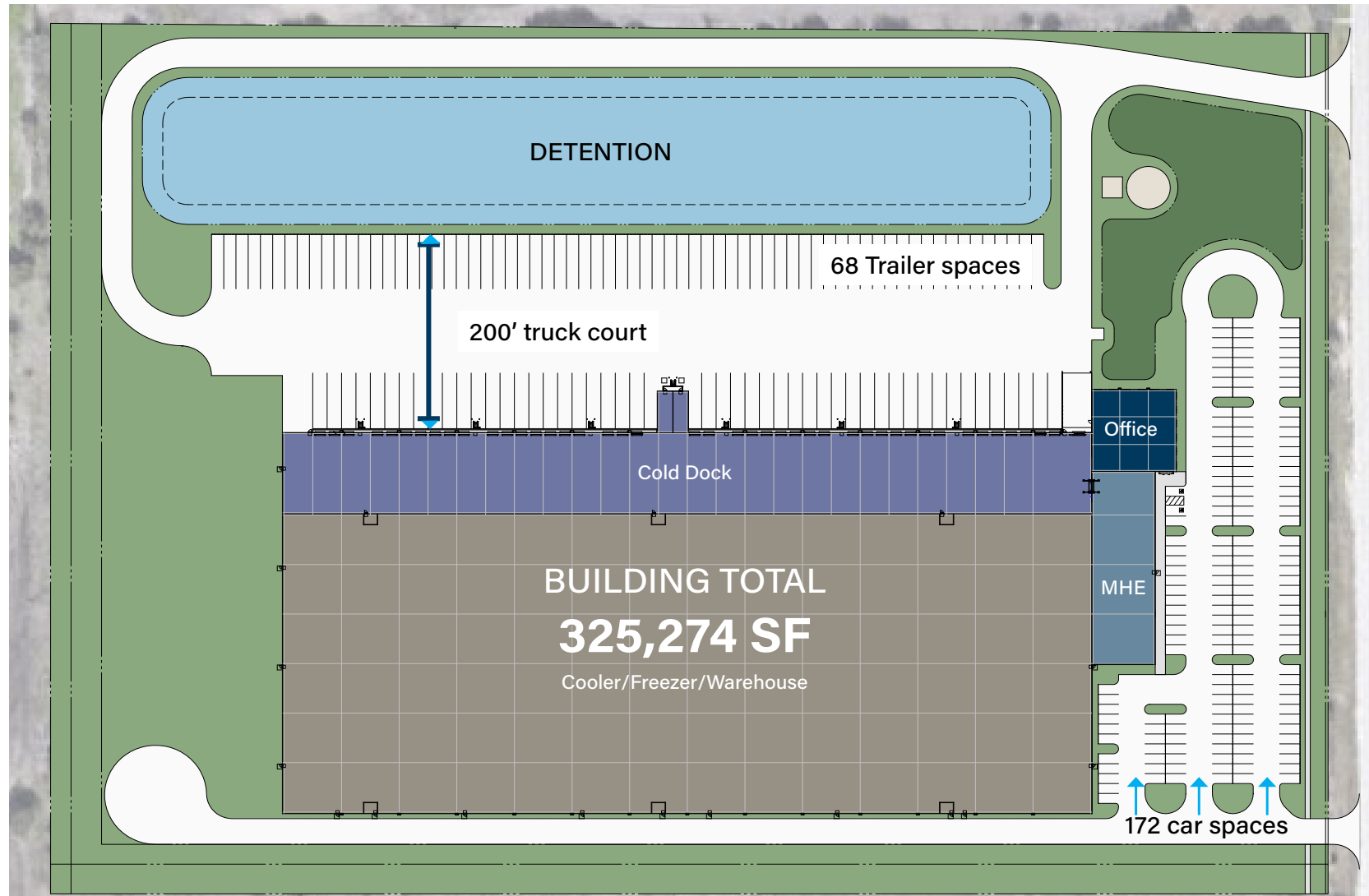


Building Specs

Total Building Size:	325,274 SF
Freezer / Cooler:	240,205 SF (300' deep)
Cold Dock:	64,882 SF (80' deep)
Material Handling Equipment Room:	12,032 SF
Office	6,869 SF (with option for mezzanine space)
Utility Room:	1,286 SF
Utilities:	Water, sewer, electrical
Column Spacing:	56' 6" x 50' deep in freezer/cooler 56' 6" x 80' deep in dock
Clear Height:	50' clear in freezer/cooler 24' clear in dock
Refrigeration:	9 Alta EXPERT systems, 2 for dock, 7 for freezer/cooler

Loading Areas:	42 fully automated dock positions 9' 6" x 11' dock doors w/ vertical pit levelers 1 drive-in ramp w/ 12' x 14' door
Fire Protection Systems:	TYCO Quell dry pipe fire sprinkler system w/ Protectowire detection
Electrical:	Two (2) 3,000 Amp, 480V, 3-Phase electrical services Two (2) 3,000 Amp, 480V, 3-Phase kirk-key sections
Lighting:	25 fc average utilizing LED fixtures w/ motion sensors in cold dock & MHE
Truck Court:	200' deep w/ heavy duty concrete
Car Parking:	172 spaces w/ potential for expansion
Trailer Parking:	68 spaces w/ potential for expansion

Site Plan



Cooler/Freezer/Warehouse

Cold Dock

Office

MHE

Flexible Site



Flexible refrigeration
design configuration



Can deliver various floor plans for different food
users at varying temperatures down to -10°



Building is divisible to accommodate
multiple size tenants

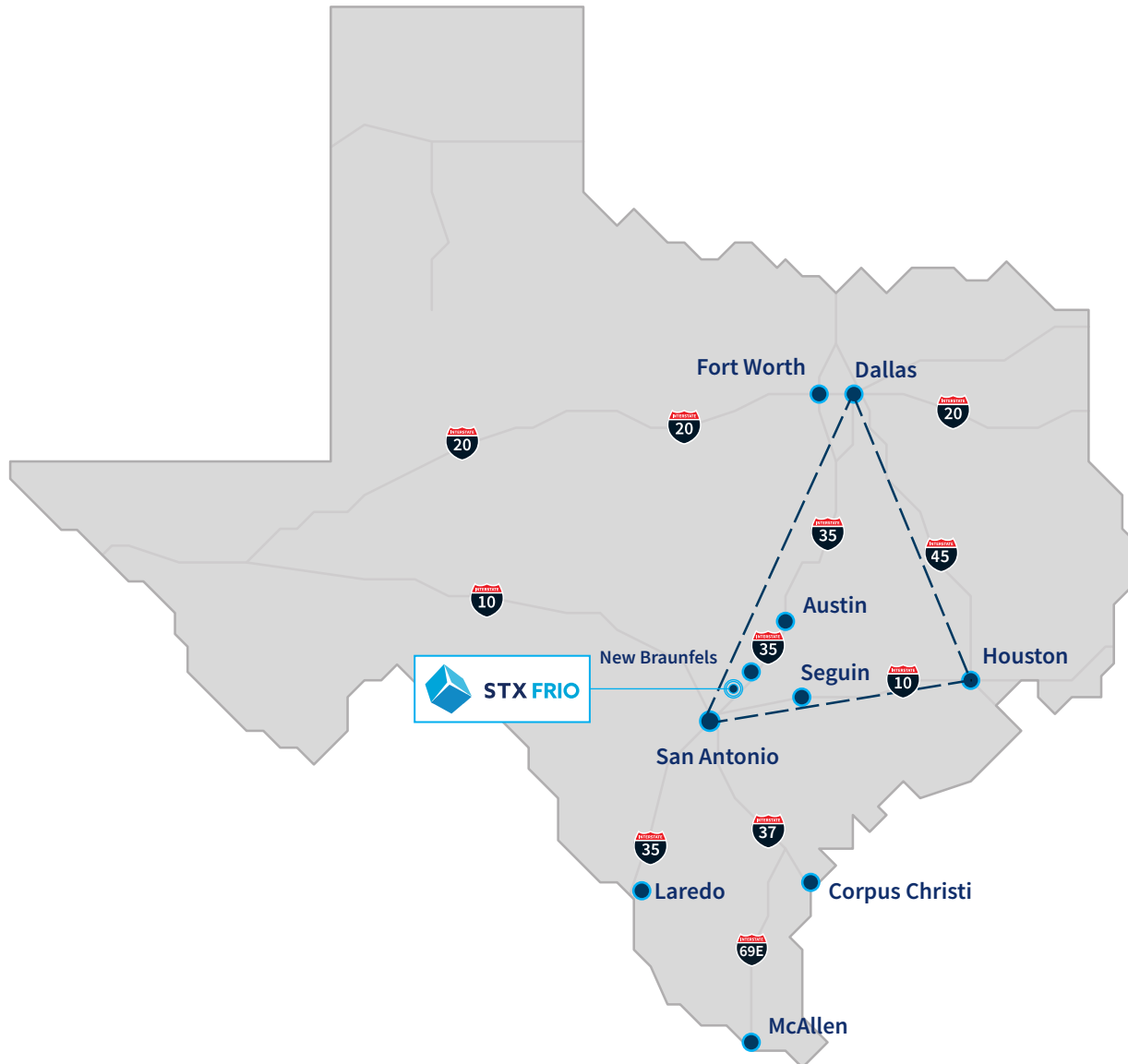
AREA TENANTS



AREA INGRESS/EGRESS



TEXAS TRIANGLE



TRAVEL DISTANCES

SAN ANTONIO	8 miles
SEGUIN	24 miles
AUSTIN	58 miles
CORPUS CHRISTI	160 miles
LAREDO	175 miles
HOUSTON	180 miles
DALLAS	250 miles
MCALLEN	256 miles

- STX FRIO is positioned to serve the central Texas region and all of the large Texas metros with a location in the heart of the Texas Triangle.
- The population of the Texas Triangle is currently over 20 million and generates over 75% of the state's economic activity.
- STX FRIO is positioned to leverage the extensive highway and port infrastructure in Texas and take advantage of being located in one of the fastest growing mega-regions in the country.



STX FRIO

Local Team

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

Date