

THE TOWNSHIP AT

Tajise

COLD STORAGE
DEVELOPMENT

LAREDO | TX



For Lease or Purchase

FOR COLD STORAGE INQUIRIES, PLEASE CONTACT:

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**CUSHMAN &
WAKEFIELD**

SITE SPECIFICATIONS

Laredo, Texas

Discover Township Logistics Park at Talise – a prime destination in north Laredo, offering unrivaled access to TX-255 and US-35 within the coveted 13,000-acre master planned community. Talise boasts cuttingedge facilities tailored for the warehousing and distribution supply chain. Experience a host of planned amenities including commercial spaces, multi-family residences, and single-family homes. Explore the forefront of trade’s future today.

- ±3,700' US-83 frontage in heavy weight corridor
- Flight-to-quality location near Colombia Bridge
- LMMD-managed public infrastructure including water, wastewater, firewater (3,000gpm @ 20psi for 4 hours), regional detention, and roads
- Power by Medina Electric Cooperative
- Webb County location, outside Laredo ETJ
- Access to US-83, TX-255 & US-35
- ±268-acre master planned industrial park with deed restrictions
- 1,049,071 SF spec space and BTS options available
- Future plans: 4,800 SF, 5,300 MF doors, 295 lots/homes by Q2 2025
- TX-PACE service area



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UNITED STATES

COLUMBIA SOLIDARITY BRIDGE

Logistics partners and services:

- UNITED STATES COLD STORAGE
- MISSION PRODUCE
- PENSKE
- DHL
- nature fresh farms
- PROTRANS
- Expeditors
- HP
- LOGISTICS
- Vikore
- ENVISION COLD
- DICEX
- GOLD CHAIN SOLUTIONS

H-E-B

WORLD TRADE BRIDGE

UNITED STATES COLD STORAGE

LAREDO INTERNATIONAL AIRPORT

TEXAS A&M INTERNATIONAL UNIVERSITY

Walmart+ target

GATEWAY TO THE AMERICAS BRIDGE

GRUPO CARSOQUIN

WALMART DISTRIBUTION CENTER
3 HOUR DRIVE (190 MILES)

LAREDO COLD STORAGE MARKET



OVERVIEW

Laredo continues to soar as a premier land port and logistics hub, driven by its strategic location and robust infrastructure. Situated 140 miles north of Monterrey, Mexico's industrial hub, and connected to DallasFort Worth, it's a vital trade artery between nations. With annual trade exceeding \$320 billion, Port Laredo handles an impressive 15,000 commercial truck crossings daily.

PERISHABLE IMPORTS

- Port Laredo leads in beef, berries, tomatoes, and other perishable products. The port ranks first in berries and tequila.
- Port Laredo has benefitted from strong trade with Mexico and reduced imports from China into the Port of Los Angeles and Chicago's O'Hare International Airport

PERISHABLE EXPORTS

- Port Laredo leads in the export of pork and poultry. Mexico recently replaced China as the top markets for US exports of poultry.

METRO HIGHLIGHTS

INDUSTRIAL SECTOR

Nearly every major logistics firm in the world has a footprint in Laredo: C.H Robinson, DHL, XPO Logistics, CJ Logistics, Kuehne & Nagel, NX Nippon Express, Expeditors, UberFreight, Medline Industries, Mission Produce, FedEx and UPS.

ACCESS TO WORLD MARKETS

The Laredo International Airport handles an excess of 522 million pounds of cargo and ships to and from 60 different countries worldwide.

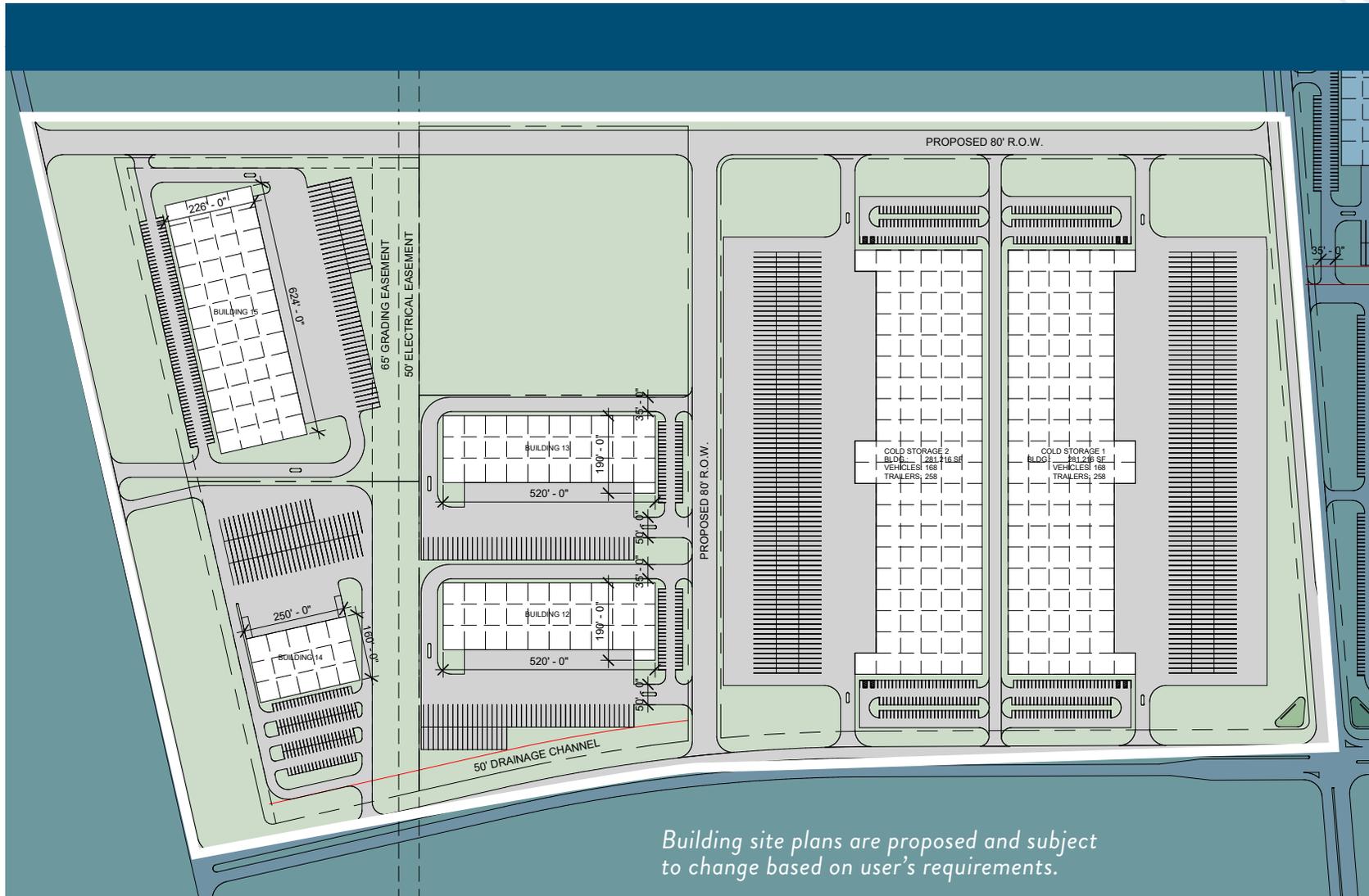
POSITIVE MARKET OUTLOOK AFTER USMCA AGREEMENT

The United States Mexico Canada trade agreement positions the U.S to gain manufacturing market share and border communities such as Laredo are well suited for this opportunity in a level playing field.

NUEVO LEON, MEXICO

Nuevo Leon is investing MX\$140 billion (US\$7.38 billion) in transformative infrastructure projects, including expanding metro lines and building new highways under Governor Samuel Garcia's leadership. This initiative promises growth and innovation for the region.

SITE PLAN



SITE ASSUMPTIONS/ STANDARD DIMENSIONS:

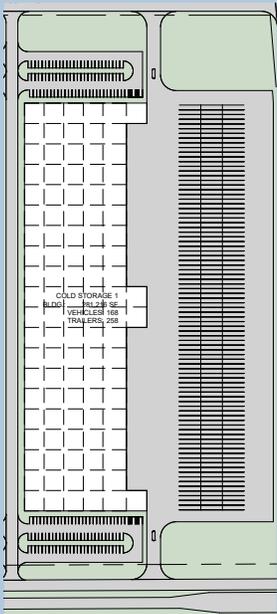
- 135' Truck Court Depth
- 12' x 55' Trailer Spaces
- 52' W x 52' D Typical Bay
- 9' x 18' Parking Spaces
- 52' W x 60' D Typical Speed Bay

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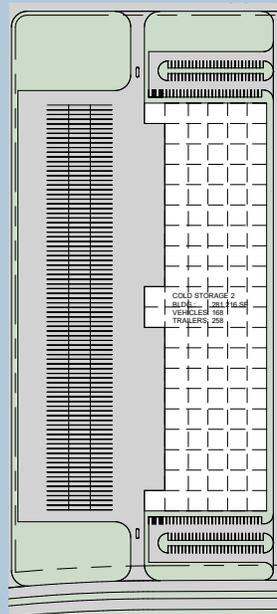
COLD STORAGE 1:

- 281,216 SF
- 168 Parking Spaces
- 258 Trailer Spaces



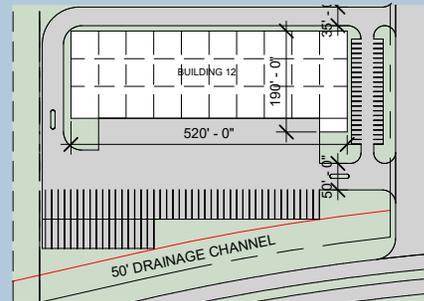
COLD STORAGE 2:

- 281,216 SF
- 168 Parking Spaces
- 258 Trailer Spaces



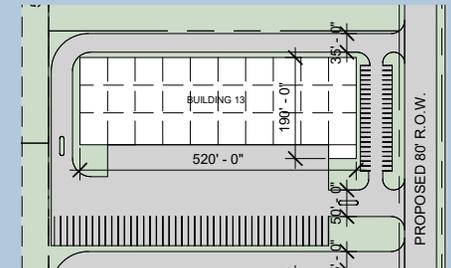
BUILDING 12:

- 86,632 SF
- 42 Parking Spaces
- 60 Trailer Spaces
- 28 Dock Doors
- 20 F to 55 F convertible storage



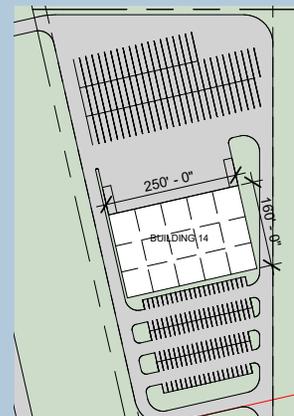
BUILDING 13:

- 86,632 SF
- 42 Parking Spaces
- 43 Trailer Spaces
- 28 Dock Doors
- 20 F to 55 F convertible storage



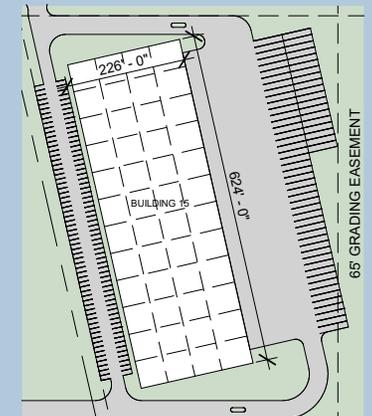
BUILDING 14:

- 40,000 SF
- 125 parking spaces
- 71 trailer spaces



BUILDING 15:

- 141,024 SF
- 128 parking spaces
- 66 trailer spaces





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Laredo, Texas

ABOUT TALISE MASTER PLANNED DEVELOPMENT

Talise is a uniquely crafted master planned community that celebrates the South Texas way of life. Steeped in ranching heritage, designed for growth, and imagined as a self-sustaining town, it offers a wide range of housing types, local retail, commercial, and industrial opportunities. At full build out it will be comprised of five distinctive neighborhoods spanning 13,000 acres, all connected by a shared spirit and a set of common core values. A first of its kind community right in the heart of the Rio Grande Valley.



ABOUT STEWART DEVELOPMENT

Stewart Development, privately owned and supported by Stewart Holdings Group, is a leader in full-spectrum horizontal and vertical construction-related services. Stewart delivers specialized commercial real estate services with a partner-centric focus. Our approach, honed over years of experience in construction, recognizes that buildings are more than structures – they're investments in the future. Rooted in this philosophy, our methodology ensures cohesive decision-making throughout the development journey. Our commitment to integrity and transparency fosters enduring partnerships, built on a foundation of mutual success and shared vision. As a part of the Stewart Holdings Group, we're privileged to be supported by over 1,500 dedicated individuals, each embodying a wealth of experience and unwavering loyalty. Our modest beginnings are a stark contrast to our achievements, having successfully completed over \$3 billion worth of real estate projects across Texas. We approach every endeavor with humility, recognizing the trust placed in us by our clients and the communities we serve.

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