

DISTRIBUTION NOW

770 US Highway 183 S, Cuero, TX 77954

PROPERTY OVERVIEW

EXCLUSIVE MARKETING
ADVISORS

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PROPERTY DESCRIPTION

Property Address	770 US Highway 183 S Cuero, TX 77954
Rentable SF	12,500
Current Occupancy	100.0%
Year Built	2013
Lot Size	7 Acres



OFFERING SUMMARY

DistributionNOW is one of the largest global distributors of supply chain solutions, Industrial manufacturing, drilling, and exploration & production to the energy and industrial sectors. With more than 250 locations in 20+ countries, they stock and sell a comprehensive offering of products for the upstream, midstream, and downstream to industrial market segments. DNOW offers more than 300,000 stock keeping units and is one of the largest distributors to energy and industrial markets on a worldwide basis, with a legacy of over 150 years.

DNOW currently has 4 years remaining on the lease with two 3-year extension options. DNOW has a high commitment to the site adding an acre to the original 6-acre lease because they needed more space; and added a 4' base of compacted clay material underneath the limestone they added as a pad and then compacting and recompacting for the heavy machinery to operate on. They also added a 5,000-sf expansion to the warehouse with six 8 concrete piers under it.

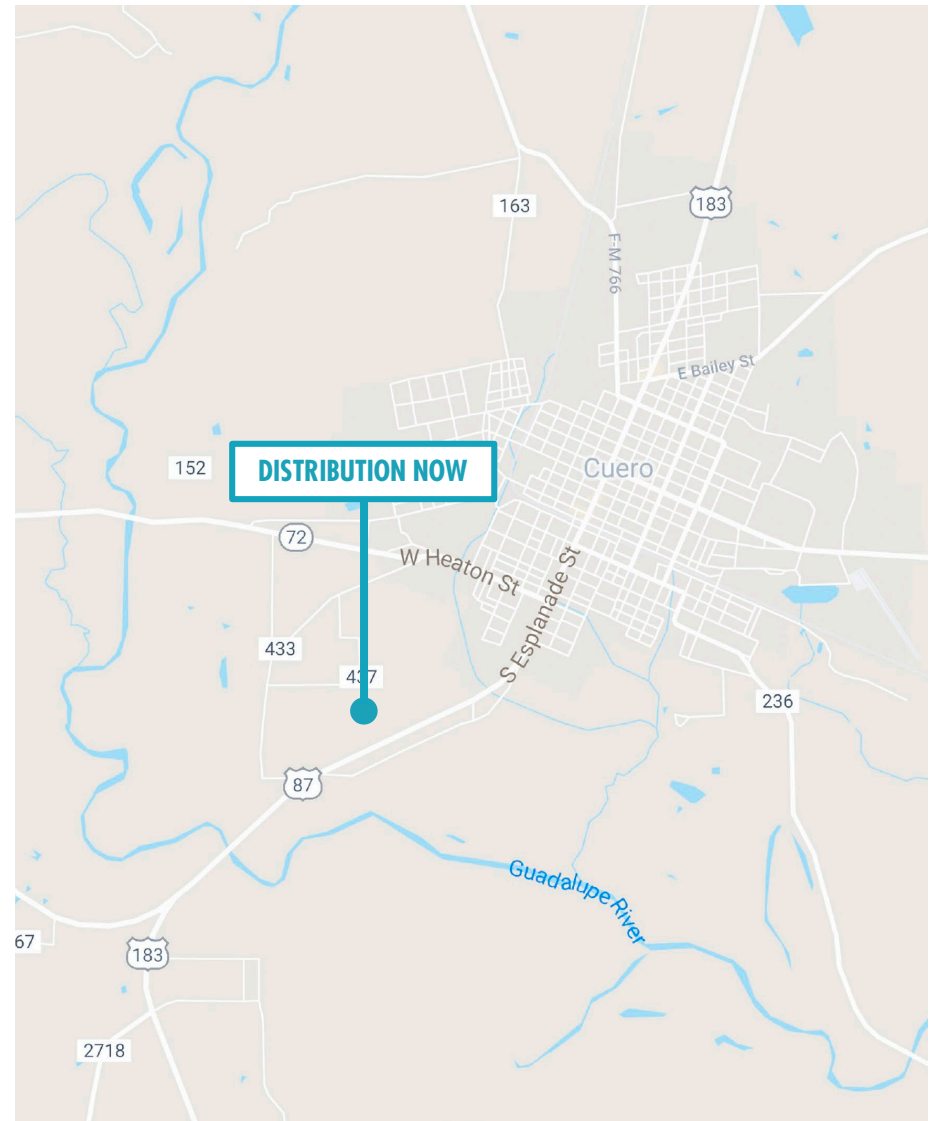
DNOW is a publicly traded company with an existing NYSE number at 13.46, and presently has 108,421,000 shares outstanding. DNOW has formerly had a 52-week high of 18.56, and a 52-week low at 9.12, and currently possesses a 46.41 P/E Ratio.

The Eagle Ford Shale is quite possibly the largest single economic development in the history of the state of Texas and ranks as the largest oil & gas development in the world based on capital invested. Almost \$30 billion was spent developing the play in 2013. The Eagle Ford had more than a \$60 billion dollar impact on the local South Texas economy in 2012 and over 116,000 Eagle Ford jobs were supported in the 20-county area impacted by the play. Add the jobs created in surrounding counties and the picture of a modern oil boom begins to take shape.

Investment Highlights

- National Credit Publicly Traded Company on the NYSE
- DNOW is Devon Energy's Exclusive Provider
- Recently Expanded Both the Building and the Yard at Tenants Request
- Located on The Eagle Ford Shale
- Eagle Ford Shale Statistics in DeWitt County:
 - Quarterly Taxable Spending: \$57,362,901
 - Oil & Gas Employment
 - Most active Shale Play in the World, with over 100 Rigs Running.
 - 10 – Year Oil & Gas Employment Outlook: 11,261 Jobs (2021)





Investment Overview

PROPERTY AERIAL



Investment Overview

PROPERTY AERIAL



Investment Overview

PROPERTY PHOTO





TEXAS OFFICE & INDUSTRIAL INVESTMENTS TEAM

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For Office and Industrial investments, give us a call!

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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:
 - 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date